

**HOWELL
TOWNSHIP**

**2025
ECF
STUDIES**

AMBER OAKS PHASE 1

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-301-005	279 CIMARRON DRIVE	05/26/2022	\$330,000	\$330,000	\$119,757	36.29	\$309,109	\$60,794	\$269,206	\$228,230	1.180
4706-13-301-024	3483 AMBER OAKS DRIVE	08/12/2022	\$310,000	\$310,000	\$133,996	43.22	\$326,594	\$77,682	\$232,318	\$228,779	1.015
4706-13-301-038	3462 AMBER OAKS DRIVE	07/25/2023	\$310,004	\$310,004	\$131,425	42.39	\$298,097	\$55,235	\$254,769	\$223,218	1.141
4706-13-301-043	3442 AMBER OAKS DRIVE	05/30/2023	\$299,900	\$299,900	\$121,636	40.56	\$266,891	\$55,447	\$244,453	\$194,341	1.258
Totals:			\$1,249,904	\$1,249,904	\$506,814		\$1,200,691		\$1,000,746	\$874,568	
						Sale. Ratio =>	40.55			E.C.F. =>	1.144
						Std. Dev. =>	3.09				

AMBER OAKS PHASE 2 AND 3

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-301-068	335 SUNBURY DR	06/13/2022	\$345,000	\$345,000	\$115,600	33.51	\$306,349	\$60,203	\$284,797	\$237,363	1.200
4706-13-301-068	335 SUNBURY DR	08/16/2023	\$310,620	\$310,620	\$129,085	41.56	\$306,349	\$60,203	\$250,417	\$237,363	1.055
4706-13-301-071	347 SUNBURY DRIVE	07/10/2023	\$324,000	\$324,000	\$131,234	40.50	\$297,988	\$54,649	\$269,351	\$234,656	1.148
4706-13-301-110	3704 AMBER OAKS DRIVE	10/10/2023	\$315,000	\$315,000	\$109,489	34.76	\$250,268	\$57,471	\$257,529	\$185,918	1.385
4706-13-301-133	3707 WESCOTT CT	04/11/2022	\$340,000	\$340,000	\$146,904	43.21	\$362,404	\$55,380	\$284,620	\$296,069	0.961
4706-13-301-137	364 SUNBURY DRIVE	08/30/2022	\$360,000	\$360,000	\$134,379	37.33	\$334,674	\$59,097	\$300,903	\$265,744	1.132
4706-13-301-138	358 SUNBURY DRIVE	07/06/2022	\$372,500	\$372,500	\$143,867	38.62	\$356,735	\$59,163	\$313,337	\$286,954	1.092
4706-13-301-179	3681 AMBER OAKS DRIVE	05/12/2022	\$344,026	\$344,026	\$136,801	39.76	\$337,933	\$59,640	\$284,386	\$268,363	1.060
4706-13-301-180	3687 AMBER OAKS DRIVE	05/12/2022	\$345,176	\$345,176	\$141,709	41.05	\$350,032	\$59,640	\$285,536	\$280,030	1.020
4706-13-301-182	3695 AMBER OAKS DRIVE	05/12/2022	\$325,616	\$325,616	\$136,232	41.84	\$336,532	\$59,640	\$265,976	\$267,012	0.996
4706-13-301-190	3668 AMBER OAKS DRIVE	05/12/2022	\$330,219	\$330,219	\$141,709	42.91	\$350,032	\$59,640	\$270,579	\$280,030	0.966
4706-13-301-200	3610 AMBER OAKS DRIVE	06/12/2023	\$390,000	\$390,000	\$198,769	50.97	\$422,782	\$53,638	\$336,362	\$355,972	0.945
4706-13-301-203	3598 AMBER OAKS DRIVE	05/13/2022	\$386,000	\$386,000	\$158,297	41.01	\$390,733	\$56,296	\$329,704	\$322,504	1.022
Totals:			\$4,488,157	\$4,488,157	\$1,824,075		\$4,402,811		\$3,733,497	\$3,517,978	
						Sale. Ratio =>	40.64			E.C.F. =>	1.061
						Std. Dev. =>	4.30				

BI-LEVEL

4706-13-301-080	387 SUNBURY DRIVE	08/11/2022	\$310,000	\$310,000	\$122,491	39.51	\$313,752	\$55,380	\$254,620	\$231,931	1.098
4706-13-301-084	3735 AMBER OAKS DRIVE	06/16/2023	\$330,000	\$330,000	\$138,344	41.92	\$324,276	\$53,434	\$276,566	\$243,125	1.138
4706-13-301-094	387 GENEVA CT	04/26/2023	\$315,000	\$315,000	\$135,979	43.17	\$319,274	\$58,177	\$256,823	\$234,377	1.096
4706-13-301-097	3756 AMBER OAKS DRIVE	06/28/2023	\$347,000	\$347,000	\$145,539	41.94	\$336,625	\$70,006	\$276,994	\$239,334	1.157
4706-13-301-127	3673 WESCOTT CT	05/12/2023	\$375,000	\$375,000	\$147,832	39.42	\$347,978	\$66,749	\$308,251	\$252,449	1.221
4706-13-301-214	336 KEENEN CT	10/28/2022	\$305,000	\$305,000	\$115,072	37.73	\$295,412	\$63,090	\$241,910	\$208,547	1.160
Totals:			\$1,982,000	\$1,982,000	\$805,257		\$1,937,317		\$1,615,164	\$1,409,763	
						Sale. Ratio =>	40.63			E.C.F. =>	1.146
						Std. Dev. =>	2.05				

OUTLIERS

4706-13-301-136	368 SUNBURY DRIVE	09/29/2022	\$305,000	\$305,000	\$123,894	40.62	\$325,287	\$57,949	\$247,051	\$239,980	1.029
4706-13-301-163	3565 AMBER OAKS DRIVE	10/11/2022	\$308,900	\$308,900	\$126,752	41.03	\$324,861	\$57,433	\$251,467	\$240,061	1.048

BARRON ROAD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-101-001	460 DAMA VIEW COURT	07/28/2022	\$200,000	1.00	\$468,500	\$468,441	\$62,557	\$405,943	\$484,348	0.838
Totals:			\$200,000		\$468,500	\$468,441		\$405,943	\$484,348	
									E.C.F. =>	0.838

*Not enough Sales data to warrant change. Leave 2024 ECF in place.

CENTRAL METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-14-100-013	1588 WOODHAVEN RD	12/19/2023	\$618,000	\$618,000	\$207,846	33.63	\$566,475	\$140,000	\$478,000	\$414,053	1.154
4706-14-200-003	230 W BARRON RD	11/29/2022	\$255,000	\$255,000	\$102,706	40.28	\$245,735	\$51,000	\$204,000	\$189,063	1.079
4706-14-200-013	3991 OAK GROVE RD	07/12/2023	\$443,000	\$443,000	\$141,051	31.84	\$431,473	\$137,900	\$305,100	\$285,230	1.070
4706-14-300-002	3457 BYRON	04/27/2023	\$255,000	\$255,000	\$102,927	40.36	\$235,417	\$51,000	\$204,000	\$179,045	1.139
4706-14-300-010	1301 W BARRON RD	06/30/2022	\$320,000	\$320,000	\$130,765	40.86	\$335,354	\$133,140	\$186,860	\$196,704	0.950
4706-14-300-020	1799 W BARRON RD	02/22/2024	\$526,000	\$526,000	\$214,652	40.81	\$488,053	\$72,632	\$453,368	\$403,321	1.124
4706-15-100-013	3900 BYRON	04/11/2023	\$295,000	\$295,000	\$113,827	38.59	\$245,111	\$45,760	\$249,240	\$193,544	1.288
4706-15-100-019	2110 W BARRON RD	12/15/2023	\$275,000	\$275,000	\$138,094	50.22	\$287,779	\$72,693	\$202,307	\$209,512	0.966
4706-15-100-033	3980 BYRON RD	12/15/2023	\$355,000	\$355,000	\$125,605	35.38	\$304,661	\$80,933	\$274,067	\$217,211	1.262
4706-16-300-005	3155 CRANDALL RD	10/25/2023	\$417,000	\$417,000	\$196,792	47.19	\$417,580	\$161,700	\$255,300	\$248,727	1.026
4706-16-300-027	3778 WARNER	04/29/2022	\$452,500	\$452,500	\$195,016	43.10	\$476,894	\$115,863	\$336,637	\$350,553	0.960
4706-16-300-037	3870 WARNER	06/10/2022	\$500,000	\$500,000	\$169,484	33.90	\$471,117	\$76,845	\$423,155	\$383,223	1.104
4706-16-300-048	3710 WARNER	07/06/2023	\$375,000	\$375,000	\$154,909	41.31	\$366,921	\$88,968	\$286,032	\$269,857	1.060
4706-16-300-056	3778 WARNER	02/03/2023	\$517,900	\$517,900	\$198,942	38.41	\$462,539	\$93,575	\$424,325	\$358,255	1.184
4706-16-400-015	3312 WARNER RD	08/19/2022	\$290,000	\$290,000	\$119,640	41.26	\$309,515	\$88,563	\$201,437	\$214,748	0.938
4706-17-400-015	4136 WARNER	08/21/2023	\$400,000	\$400,000	\$165,424	41.36	\$393,749	\$85,020	\$314,980	\$299,779	1.051
4706-18-400-021	5472 WARNER RD	12/18/2023	\$245,000	\$245,000	\$96,301	39.31	\$220,635	\$51,000	\$194,000	\$164,730	1.178
4706-19-100-010	5761 WARNER	11/03/2023	\$235,000	\$235,000	\$128,093	54.51	\$255,287	\$57,500	\$177,500	\$192,026	0.924
4706-19-100-013	5799 WARNER	11/15/2022	\$339,900	\$339,900	\$130,212	38.31	\$318,210	\$65,412	\$274,488	\$245,774	1.117
4706-19-100-031	5974 LAYTON	11/10/2023	\$489,000	\$489,000	\$179,933	36.80	\$429,583	\$104,800	\$384,200	\$315,323	1.218
4706-19-100-032	5952 LAYTON RD	01/09/2023	\$319,900	\$319,900	\$134,504	42.05	\$337,366	\$80,740	\$239,160	\$249,151	0.960
4706-19-200-021	5461 WARNER	08/22/2023	\$372,000	\$372,000	\$157,742	42.40	\$372,850	\$88,220	\$283,780	\$276,339	1.027
4706-19-400-011	2356 BURKE	02/22/2023	\$250,000	\$250,000	\$81,725	32.69	\$220,930	\$51,000	\$199,000	\$164,980	1.206
4706-20-201-006	4452 W GRAND RIVER AVE	11/21/2023	\$469,757	\$469,757	\$221,060	47.06	\$489,106	\$121,549	\$348,208	\$342,231	1.017
4706-21-100-029	3760 BOWEN RD	06/22/2023	\$270,000	\$270,000	\$104,111	38.56	\$256,646	\$57,500	\$212,500	\$193,345	1.099
4706-21-300-004	3720 W GRAND RIVER	07/15/2023	\$333,000	\$333,000	\$148,067	44.46	\$336,220	\$54,200	\$278,800	\$273,805	1.018
4706-21-400-014	2071 TOOLEY RD	02/06/2024	\$285,000	\$285,000	\$117,421	41.20	\$297,833	\$57,500	\$227,500	\$233,333	0.975
4706-22-100-012	2552 BOWEN RD	03/24/2023	\$365,000	\$365,000	\$143,987	39.45	\$361,091	\$87,560	\$277,440	\$265,564	1.045
4706-22-300-037	2290 TOOLEY RD	10/21/2022	\$290,000	\$290,000	\$116,637	40.22	\$298,990	\$80,939	\$209,061	\$211,700	0.988
4706-22-400-002	2031 BREWER RD	09/19/2022	\$346,000	\$346,000	\$144,402	41.73	\$365,986	\$105,820	\$240,180	\$252,996	0.949
4706-23-300-039	1410 HENDERSON RD	05/06/2022	\$660,700	\$660,700	\$301,944	45.70	\$733,376	\$98,500	\$562,200	\$616,384	0.912
4706-24-100-006	2975 MONTEREY COURT	07/13/2022	\$350,000	\$350,000	\$156,967	44.85	\$377,254	\$96,530	\$253,470	\$272,547	0.930
4706-24-100-007	2999 MONTEREY COURT	10/30/2023	\$370,000	\$370,000	\$117,957	31.88	\$309,610	\$75,600	\$294,400	\$227,460	1.294
4706-24-100-008	2990 MONTEREY COURT	09/28/2023	\$418,000	\$418,000	\$164,312	39.31	\$415,277	\$98,500	\$319,500	\$307,550	1.039
4706-24-300-001	2024 OAK GROVE RD	08/26/2022	\$385,000	\$385,000	\$141,698	36.80	\$346,507	\$99,418	\$285,582	\$240,613	1.187
4706-24-300-041	2426 FISHER RD	02/03/2023	\$320,000	\$320,000	\$108,192	33.81	\$262,106	\$51,000	\$269,000	\$204,957	1.312
4706-24-400-019	2660 FISHER RD	09/06/2022	\$400,000	\$400,000	\$136,315	34.08	\$360,066	\$59,901	\$340,099	\$272,041	1.250
4706-27-100-011	2503 POPPLE LANE	08/05/2022	\$400,000	\$400,000	\$165,722	41.43	\$417,728	\$140,000	\$260,000	\$269,985	0.963
4706-27-100-012	2500 POPPLE LANE	12/01/2022	\$395,000	\$395,000	\$141,230	35.75	\$319,809	\$50,000	\$345,000	\$262,383	1.315
4706-27-100-024	1880 TOOLEY RD	03/24/2023	\$442,000	\$442,000	\$137,034	31.00	\$376,206	\$113,770	\$328,230	\$254,792	1.288
Totals:			\$15,044,657	\$15,044,657	\$5,953,246		\$14,517,045		\$11,602,106	\$10,722,834	
						Sale. Ratio =>	39.57				
						Std. Dev. =>	5.09				
E.C.F. => 1.082											

OUTLIERS

4706-19-100-011	5835 WARNER RD	02/08/2024	\$238,000	\$238,000	\$85,424	35.89	\$324,110	\$57,500	\$180,500	\$260,418	0.693
4706-21-400-010	3445 BOWEN RD	09/20/2022	\$300,000	\$300,000	\$93,885	31.30	\$338,567	\$66,640	\$233,360	\$265,296	0.880

ENGLISH GARDENS LOWER LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-26-202-029	712 OLDE ENGLISH CIRCLE	03/24/2023	\$189,100	\$189,100	\$81,136	42.91	\$196,170	\$15,000	\$174,100	\$142,317	1.223	
4706-26-202-044	684 OLDE ENGLISH CIRCLE	08/25/2022	\$225,000	\$225,000	\$84,876	37.72	\$205,381	\$15,000	\$210,000	\$149,553	1.404	
4706-26-202-068	618 OLDE ENGLISH CIRCLE	08/30/2023	\$230,000	\$230,000	\$89,454	38.89	\$200,822	\$15,000	\$215,000	\$145,971	1.473	
4706-26-202-085	534 OLDE ENGLISH CIRCLE	06/19/2023	\$215,000	\$215,000	\$84,153	39.14	\$207,860	\$15,000	\$200,000	\$151,500	1.320	
4706-26-202-092	552 OLDE ENGLISH CIRCLE	05/22/2023	\$226,750	\$226,750	\$89,454	39.45	\$222,396	\$15,000	\$211,750	\$162,919	1.300	
4706-26-202-114	603 OLDE ENGLISH CIRCLE	05/11/2022	\$187,500	\$187,500	\$75,218	40.12	\$182,382	\$15,000	\$172,500	\$131,486	1.312	
4706-26-202-115	609 OLDE ENGLISH CIRCLE	12/29/2022	\$220,000	\$220,000	\$75,218	34.19	\$182,382	\$15,000	\$205,000	\$131,486	1.559	
4706-26-202-119	617 OLDE ENGLISH CIRCLE	12/15/2022	\$199,900	\$199,900	\$81,136	40.59	\$196,488	\$15,000	\$184,900	\$142,567	1.297	
Totals:			\$1,693,250	\$1,693,250	\$660,645		\$1,593,881		\$1,573,250	\$1,157,799		
						Sale. Ratio =>	39.02				E.C.F. =>	1.359
						Std. Dev. =>	2.50					

ENGLISH GARDENS UPPER LEVEL

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-26-202-006	782 OLDE ENGLISH CIRCLE	08/29/2022	\$200,000	\$200,000	\$79,176	39.59	\$189,203	\$15,000	\$185,000	\$145,048	1.275	
4706-26-202-010	794 OLDE ENGLISH CIRCLE	09/13/2022	\$170,000	\$170,000	\$66,208	38.95	\$158,730	\$15,000	\$155,000	\$119,675	1.295	
4706-26-202-014	740 OLDE ENGLISH CIRCLE	09/28/2022	\$205,000	\$205,000	\$77,767	37.94	\$195,369	\$15,000	\$190,000	\$150,182	1.265	
4706-26-202-014	740 OLDE ENGLISH CIRCLE	09/13/2023	\$212,000	\$212,000	\$84,323	39.78	\$195,369	\$15,000	\$197,000	\$150,182	1.312	
4706-26-202-014	740 OLDE ENGLISH CIRCLE	12/11/2023	\$219,000	\$219,000	\$84,323	38.50	\$195,369	\$15,000	\$204,000	\$150,182	1.358	
4706-26-202-023	762 OLDE ENGLISH CIRCLE	09/28/2023	\$215,000	\$215,000	\$79,973	37.20	\$196,714	\$15,000	\$200,000	\$151,302	1.322	
4706-26-202-039	670 OLDE ENGLISH CIRCLE	05/26/2022	\$167,000	\$167,000	\$66,208	39.65	\$158,730	\$15,000	\$152,000	\$119,675	1.270	
4706-26-202-045	686 OLDE ENGLISH CIRCLE	01/24/2023	\$179,900	\$179,900	\$68,432	38.04	\$163,959	\$15,000	\$164,900	\$124,029	1.330	
4706-26-202-046	688 OLDE ENGLISH CIRCLE	04/19/2023	\$175,000	\$175,000	\$69,575	39.76	\$154,108	\$15,000	\$160,000	\$115,826	1.381	
4706-26-202-051	636 OLDE ENGLISH CIRCLE	09/13/2023	\$175,000	\$175,000	\$71,720	40.98	\$158,730	\$15,000	\$160,000	\$119,675	1.337	
4706-26-202-055	648 OLDE ENGLISH CIRCLE	11/10/2022	\$207,000	\$207,000	\$78,994	38.16	\$188,775	\$15,000	\$192,000	\$144,691	1.327	
4706-26-202-064	606 OLDE ENGLISH CIRCLE	04/22/2022	\$180,000	\$180,000	\$68,432	38.02	\$163,959	\$15,000	\$165,000	\$124,029	1.330	
4706-26-202-074	570 OLDE ENGLISH CIRCLE	02/27/2023	\$170,000	\$170,000	\$74,836	44.02	\$177,618	\$15,000	\$155,000	\$135,402	1.145	
4706-26-202-074	570 OLDE ENGLISH CIRCLE	05/09/2023	\$208,000	\$208,000	\$81,128	39.00	\$177,618	\$15,000	\$193,000	\$135,402	1.425	
4706-26-202-075	572 OLDE ENGLISH CIRCLE	07/31/2023	\$193,500	\$193,500	\$73,374	37.92	\$162,286	\$15,000	\$178,500	\$122,636	1.456	
4706-26-202-078	578 OLDE ENGLISH CIRCLE	11/03/2023	\$205,000	\$205,000	\$90,038	43.92	\$198,195	\$15,000	\$190,000	\$152,535	1.246	
4706-26-202-079	584 OLDE ENGLISH CIRCLE	10/03/2022	\$185,000	\$185,000	\$79,716	43.09	\$191,653	\$15,000	\$170,000	\$147,088	1.156	
4706-26-202-093	554 OLDE ENGLISH CIRCLE	03/13/2024	\$209,000	\$209,000	\$75,215	35.99	\$185,160	\$15,000	\$194,000	\$141,681	1.369	
4706-26-202-102	512 OLDE ENGLISH CIRCLE	09/29/2023	\$215,000	\$215,000	\$85,661	39.84	\$215,416	\$15,000	\$200,000	\$166,874	1.199	
4706-26-202-111	597 OLDE ENGLISH CIRCLE	07/08/2022	\$180,000	\$180,000	\$67,994	37.77	\$162,930	\$15,000	\$165,000	\$123,172	1.340	
4706-26-202-113	601 OLDE ENGLISH CIRCLE	02/24/2023	\$215,000	\$215,000	\$76,626	35.64	\$183,206	\$15,000	\$200,000	\$140,054	1.428	
Totals:			\$4,085,400	\$4,085,400	\$1,599,719		\$3,773,097		\$3,770,400	\$2,879,340		
						Sale. Ratio =>	39.16				E.C.F. =>	1.309
						Std. Dev. =>	2.26					

FOX RIDGE CONDOS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-27-303-003	1341 SHIRE CT	01/05/2023	\$177,000	\$177,000	\$75,895	42.88	\$165,909	\$15,000	\$162,000	\$143,449	1.129
4706-27-303-020	1396 SHIRE CT	11/22/2023	\$195,000	\$195,000	\$77,497	39.74	\$159,335	\$15,000	\$180,000	\$137,200	1.312
4706-27-303-050	1405 STEEPLECHASE CT	11/22/2023	\$240,000	\$240,000	\$98,848	41.19	\$201,835	\$15,000	\$225,000	\$177,599	1.267
4706-27-303-052	1417 STEEPLECHASE CT	09/25/2023	\$250,000	\$250,000	\$103,218	41.29	\$210,526	\$15,000	\$235,000	\$185,861	1.264
Totals:			\$862,000	\$862,000	\$355,458		\$737,605		\$802,000	\$644,109	
						Sale. Ratio =>	41.24			E.C.F. =>	1.245
						Std. Dev. =>	1.28				

OUTLIERS

4706-27-303-039	1315 STEEPLECHASE CT	09/30/2022	\$275,000	\$275,000	\$93,115	33.86	\$201,035	\$15,000	\$260,000	\$176,839	1.470
4706-27-303-073	1471 STEEPLECHASE CT	08/29/2022	\$180,000	\$180,000	\$98,310	54.62	\$212,018	\$15,000	\$165,000	\$187,279	0.881

GRAND RIVER SUBDIVISIONS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-27-301-027	1235 FOX HILLS DR	10/21/2022	\$400,000	\$150,337	37.58	\$426,461	\$80,120	\$319,880	\$336,253	0.951	
4706-27-302-003	1017 WILLOW LANE	12/30/2022	\$299,000	\$116,742	39.04	\$300,143	\$64,655	\$234,345	\$228,629	1.025	
4706-27-302-016	1095 WILLOW LANE	08/01/2022	\$279,900	\$109,129	38.99	\$291,106	\$79,618	\$200,282	\$205,328	0.975	
4706-27-402-005	1330 CRESTWOOD LN	10/28/2022	\$366,500	\$145,666	39.75	\$360,720	\$71,647	\$294,853	\$280,653	1.051	
Totals:			\$1,345,400	\$521,874		\$1,378,430		\$1,049,360	\$1,050,863		
					Sale. Ratio =>	38.79				E.C.F. =>	0.999
					Std. Dev. =>	0.91					

OUTLIER

4706-27-301-009	1248 FOX HILLS DR	08/30/2022	\$405,000	\$199,040	49.15	\$466,994	\$112,486	\$292,514	\$344,182	0.850
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JONATHAN'S LANDING

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-28-402-008	1318 DUFREE BLVD	04/19/2023	\$209,900	\$209,900	\$88,192	42.02	\$192,697	\$20,000	\$189,900	\$162,768	1.167	
4706-28-402-035	3088 KNEELAND CIRCLE	11/28/2022	\$215,000	\$215,000	\$74,686	34.74	\$173,827	\$20,000	\$195,000	\$144,983	1.345	
4706-28-402-035	3088 KNEELAND CIRCLE	09/20/2023	\$224,900	\$224,900	\$80,543	35.81	\$173,827	\$20,000	\$204,900	\$144,983	1.413	
4706-28-402-046	3122 KNEELAND CIRCLE	09/11/2023	\$225,000	\$225,000	\$80,478	35.77	\$172,977	\$20,000	\$205,000	\$144,181	1.422	
4706-28-402-048	3118 KNEELAND CIRCLE	07/15/2022	\$167,500	\$167,500	\$71,769	42.85	\$167,151	\$20,000	\$147,500	\$138,690	1.064	
4706-28-402-055	3148 KNEELAND CIRCLE	03/16/2023	\$195,000	\$195,000	\$75,195	38.56	\$174,991	\$20,000	\$175,000	\$146,080	1.198	
4706-28-402-057	3144 KNEELAND CIRCLE	02/12/2024	\$210,000	\$210,000	\$78,039	37.16	\$168,543	\$20,000	\$190,000	\$140,002	1.357	
4706-28-402-069	1024 SHIAWASSEE CIRCLE	03/16/2023	\$197,000	\$197,000	\$71,331	36.21	\$166,147	\$20,000	\$177,000	\$137,744	1.285	
4706-28-402-081	1056 SHIAWASSEE CIRCLE	10/20/2023	\$195,000	\$195,000	\$77,886	39.94	\$166,105	\$20,000	\$175,000	\$137,704	1.271	
4706-28-402-092	1090 SHIAWASSEE CIRCLE	06/05/2023	\$189,900	\$189,900	\$88,325	46.51	\$188,348	\$20,000	\$169,900	\$158,669	1.071	
4706-28-402-100	3320 KNEELAND CIRCLE	09/20/2023	\$216,500	\$216,500	\$81,663	37.72	\$173,879	\$20,000	\$196,500	\$145,032	1.355	
4706-28-402-102	3324 KNEELAND CIRCLE	12/13/2022	\$179,900	\$179,900	\$71,769	39.89	\$167,151	\$20,000	\$159,900	\$138,690	1.153	
4706-28-402-103	3332 KNEELAND CIRCLE	02/07/2023	\$193,500	\$193,500	\$75,323	38.93	\$175,284	\$20,000	\$173,500	\$146,356	1.185	
4706-28-402-137	3418 KNEELAND CIRCLE	05/31/2023	\$210,000	\$210,000	\$88,892	42.33	\$191,436	\$20,000	\$190,000	\$161,579	1.176	
4706-28-402-138	3420 KNEELAND CIRCLE	07/13/2022	\$180,000	\$180,000	\$71,769	39.87	\$167,151	\$20,000	\$160,000	\$138,690	1.154	
4706-28-402-152	3458 KNEELAND CIRCLE	12/22/2023	\$212,500	\$212,500	\$87,664	41.25	\$188,849	\$20,000	\$192,500	\$159,141	1.210	
4706-28-402-155	3464 KNEELAND CIRCLE	05/09/2023	\$215,000	\$215,000	\$88,325	41.08	\$190,242	\$20,000	\$195,000	\$160,454	1.215	
4706-28-402-156	3462 KNEELAND CIRCLE	02/09/2023	\$205,000	\$205,000	\$71,769	35.01	\$167,151	\$20,000	\$185,000	\$138,690	1.334	
4706-28-402-158	3476 KNEELAND CIR	11/17/2023	\$208,000	\$208,000	\$88,325	42.46	\$190,242	\$20,000	\$188,000	\$160,454	1.172	
4706-28-402-173	1138 RIAL LAKE DR	04/26/2022	\$200,000	\$200,000	\$81,765	40.88	\$187,730	\$20,000	\$180,000	\$158,086	1.139	
4706-28-402-173	1138 RIAL LAKE DR	05/25/2023	\$207,000	\$207,000	\$88,229	42.62	\$187,730	\$20,000	\$187,000	\$158,086	1.183	
4706-28-402-181	3411 KNEELAND CIR	05/17/2022	\$190,501	\$190,501	\$75,141	39.44	\$174,865	\$20,000	\$170,501	\$145,961	1.168	
4706-28-402-181	3411 KNEELAND CIR	11/28/2023	\$219,750	\$219,750	\$81,036	36.88	\$174,865	\$20,000	\$199,750	\$145,961	1.369	
4706-28-402-186	3413 KNEELAND CIR	05/12/2023	\$192,000	\$192,000	\$77,997	40.62	\$168,454	\$20,000	\$172,000	\$139,918	1.229	
4706-28-402-194	3377 KNEELAND CIRCLE	07/14/2023	\$218,000	\$218,000	\$88,506	40.60	\$190,916	\$20,000	\$198,000	\$161,089	1.229	
4706-28-402-197	3383 KNEELAND CIRCLE	04/29/2022	\$199,000	\$199,000	\$81,244	40.83	\$188,849	\$20,000	\$179,000	\$159,141	1.125	
4706-28-402-199	3361 KNEELAND CIRCLE	10/31/2022	\$190,500	\$190,500	\$74,626	39.17	\$173,688	\$20,000	\$170,500	\$144,852	1.177	
4706-28-402-203	3369 KNEELAND CIRCLE	05/04/2022	\$180,000	\$180,000	\$80,845	44.91	\$187,935	\$20,000	\$160,000	\$158,279	1.011	
4706-28-402-208	3275 KNEELAND CIRCLE	08/29/2022	\$180,000	\$180,000	\$74,626	41.46	\$173,688	\$20,000	\$160,000	\$144,852	1.105	
4706-28-402-222	3163 KNEELAND CIR	02/16/2024	\$215,000	\$215,000	\$78,893	36.69	\$167,850	\$20,000	\$195,000	\$139,349	1.399	
4706-28-402-226	3149 KNEELAND CIRCLE	06/26/2023	\$165,000	\$165,000	\$80,478	48.77	\$172,018	\$20,000	\$145,000	\$143,278	1.012	
4706-28-402-229	1100 RIAL LAKE DR	02/12/2024	\$190,000	\$190,000	\$80,478	42.36	\$173,000	\$20,000	\$170,000	\$144,203	1.179	
4706-28-402-232	1106 RIAL LAKE DR	10/25/2023	\$220,000	\$220,000	\$80,478	36.58	\$172,684	\$20,000	\$200,000	\$143,905	1.390	
4706-28-402-237	1114 RIAL LAKE DR	01/31/2023	\$180,000	\$180,000	\$71,769	39.87	\$166,279	\$20,000	\$160,000	\$137,868	1.161	
4706-28-402-237	1114 RIAL LAKE DR	07/31/2023	\$215,000	\$215,000	\$77,379	35.99	\$166,279	\$20,000	\$195,000	\$137,868	1.414	
Totals:			\$7,011,351	\$7,011,351	\$2,785,433		\$6,182,828		\$6,311,351	\$5,167,586		
						Sale. Ratio =>	39.73			E.C.F. =>	1.221	
						Std. Dev. =>	3.23					

LITTLE BURKLEY

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-05-201-033	5749 CRANDALL RD	10/11/2022	\$260,000	\$260,000	\$108,500	41.73	\$256,979	\$49,629	\$210,371	\$187,647	1.121
4706-05-201-035	5765 CRANDALL RD	08/11/2023	\$270,000	\$270,000	\$93,999	34.81	\$205,812	\$49,629	\$220,371	\$141,342	1.559
4706-05-202-013	4161 W ALLEN RD	01/06/2023	\$235,000	\$235,000	\$85,208	36.26	\$201,412	\$36,000	\$199,000	\$149,694	1.329
4706-05-202-027	4187 W ALLEN RD	03/19/2024	\$289,900	\$289,900	\$127,322	43.92	\$276,248	\$50,912	\$238,988	\$203,923	1.172
Totals:			\$1,054,900	\$1,054,900	\$415,029		\$940,451		\$868,730	\$682,606	
						Sale. Ratio =>	39.34			E.C.F. =>	1.273
						Std. Dev. =>	4.34				

MARWOOD ESTATES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-11-401-026	600 W MARR RD	06/27/2022	\$339,900	\$339,900	\$101,316	29.81	\$279,199	\$76,622	\$263,278	\$199,190	1.322	
4706-11-401-027	540 W MARR RD	09/22/2022	\$310,000	\$310,000	\$108,325	34.94	\$304,301	\$76,438	\$233,562	\$228,747	1.021	
Totals:			\$649,900	\$649,900	\$209,641		\$583,500		\$496,840	\$427,937		
						Sale. Ratio =>	32.26				E.C.F. =>	1.161
						Std. Dev. =>	3.63					

NORTH METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-01-100-018	5927 ANNABETTE LANE	01/31/2024	\$455,000	\$455,000	\$167,070	36.72	\$407,175	\$92,840	\$362,160	\$314,964	1.150	
4706-01-100-030	430 E ALLEN RD	08/09/2023	\$351,000	\$351,000	\$135,410	38.58	\$297,477	\$57,500	\$293,500	\$240,453	1.221	
4706-01-100-039	178 E ALLEN RD	06/30/2022	\$630,000	\$630,000	\$169,095	26.84	\$519,455	\$87,592	\$542,408	\$432,554	1.254	
4706-01-400-007	5635 FISHER RD	03/27/2023	\$320,000	\$320,000	\$123,235	38.51	\$304,892	\$121,380	\$198,620	\$183,879	1.080	
4706-03-100-014	5781 BYRON	05/12/2023	\$355,940	\$355,940	\$120,564	33.87	\$320,008	\$77,280	\$278,660	\$243,181	1.146	
4706-03-100-015	5787 BYRON RD	01/06/2023	\$335,000	\$335,000	\$112,507	33.58	\$299,882	\$70,840	\$264,160	\$229,501	1.151	
4706-05-100-017	4701 W ALLEN RD	08/30/2022	\$410,000	\$410,000	\$178,560	43.55	\$426,453	\$193,550	\$216,450	\$233,358	0.928	
4706-05-200-025	5925 N BURKHART	05/24/2023	\$400,000	\$400,000	\$181,993	45.50	\$397,744	\$113,260	\$286,740	\$284,980	1.006	
4706-05-300-013	5190 FLEMING RD	06/17/2022	\$230,000	\$230,000	\$76,364	33.20	\$251,965	\$57,500	\$172,500	\$194,839	0.885	
4706-06-300-023	5360 OWOSSO RD	10/12/2023	\$645,000	\$500,000	\$312,531	62.51	\$419,109	\$84,710	\$415,290	\$334,990	1.240	
4706-08-100-006	4572 FLEMING RD	08/30/2022	\$250,000	\$250,000	\$90,577	36.23	\$208,439	\$51,000	\$199,000	\$157,754	1.261	
4706-08-100-007	4970 W MARR RD	05/25/2022	\$207,000	\$207,000	\$77,292	37.34	\$178,371	\$51,000	\$156,000	\$127,626	1.222	
4706-09-100-012	4600 N BURKHART RD	06/06/2022	\$230,000	\$230,000	\$82,171	35.73	\$200,125	\$57,500	\$172,500	\$142,910	1.207	
4706-09-100-014	4900 N BURKHART	07/21/2023	\$325,000	\$325,000	\$135,102	41.57	\$294,159	\$57,500	\$267,500	\$237,133	1.128	
4706-09-200-028	3158 W MARR RD	07/29/2022	\$549,000	\$549,000	\$190,942	34.78	\$523,456	\$143,500	\$405,500	\$380,717	1.065	
4706-12-400-025	828 E MARR RD	08/29/2022	\$426,000	\$426,000	\$186,941	43.88	\$419,919	\$54,200	\$371,800	\$366,451	1.015	
4706-12-400-022	1513 E MARR	06/22/2022	\$339,000	\$339,000	\$184,630	54.46	\$385,412	\$43,120	\$295,880	\$342,977	0.863	
4706-13-400-004	3195 FISHER RD	08/18/2023	\$145,000	\$145,000	\$50,247	34.65	\$136,121	\$77,663	\$67,337	\$58,570	1.150	
4706-13-400-019	830 MARLENE DRIVE	02/03/2023	\$200,600	\$200,600	\$82,924	41.34	\$191,539	\$51,000	\$149,600	\$140,820	1.062	
4706-13-400-021	3423 FISHER RD	08/29/2023	\$230,000	\$230,000	\$93,883	40.82	\$205,512	\$51,000	\$179,000	\$154,821	1.156	
Totals:			\$7,033,540	\$6,888,540	\$2,752,038		\$6,387,213		\$5,294,605	\$4,802,478		
						Sale. Ratio =>	39.95			E.C.F. =>	1.102	
						Std. Dev. =>	7.90					

OUTLIERS

4706-03-200-006	5990 BYRON	10/11/2023	\$250,000	\$250,000	\$132,198	52.88	\$293,648	\$98,500	\$151,500	\$195,446	0.775
4706-03-400-014	5435 BYRON	06/27/2023	\$130,000	\$130,000	\$79,098	60.84	\$146,210	\$56,000	\$74,000	\$90,383	0.819
4706-12-300-005	626 E MARR RD	09/27/2022	\$380,000	\$380,000	\$185,193	48.74	\$460,898	\$51,000	\$329,000	\$410,719	0.801
4706-12-400-031	1013 E MARR	10/31/2022	\$845,000	\$845,000	\$392,229	46.42	\$974,522	\$108,059	\$736,941	\$868,124	0.849
4706-13-400-003	3141 FISHER RD	09/22/2023	\$285,000	\$285,000	\$84,329	29.59	\$185,877	\$51,000	\$234,000	\$135,147	1.731
4706-13-400-021	3423 FISHER RD	06/14/2022	\$188,000	\$188,000	\$85,560	45.51	\$205,512	\$51,000	\$137,000	\$154,821	0.885

OAKGROVE MEADOWS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-302-025	3055 IVY WOOD CIRCLE	08/03/2023	\$384,900	\$384,900	\$31,730	8.24	\$356,484	\$64,752	\$320,148	\$281,866	1.136
4706-13-302-026	3059 IVY WOOD CIRCLE	08/25/2023	\$384,900	\$384,900	\$33,066	8.59	\$357,100	\$67,478	\$317,422	\$279,828	1.134
4706-13-302-030	3071 IVY WOOD CIRCLE	03/08/2023	\$380,050	\$380,050	\$25,125	6.61	\$346,706	\$57,084	\$322,966	\$279,828	1.154
4706-13-302-031	3075 IVY WOOD CIRCLE	07/06/2023	\$380,245	\$380,245	\$31,939	8.40	\$320,296	\$65,178	\$315,067	\$246,490	1.278
4706-13-302-036	3095 IVY WOOD CIRCLE	01/18/2023	\$374,900	\$374,900	\$26,250	7.00	\$338,020	\$59,640	\$315,260	\$268,966	1.172
4706-13-302-042	3119 IVY WOOD CIRCLE	05/12/2022	\$344,026	\$344,026	\$145,692	42.35	\$344,173	\$59,640	\$284,386	\$274,911	1.034
4706-13-302-043	3123 IVY WOOD CIRCLE	08/29/2022	\$410,000	\$410,000	\$168,691	41.14	\$399,084	\$59,640	\$350,360	\$327,965	1.068
4706-13-302-052	3221 HILL HOLLOW LANE	05/26/2023	\$380,000	\$380,000	\$167,125	43.98	\$357,757	\$54,528	\$325,472	\$292,974	1.111
4706-13-302-060	3249 HILL HOLLOW LANE	05/12/2022	\$330,219	\$330,219	\$152,272	46.11	\$348,117	\$69,012	\$261,207	\$269,666	0.969
4706-13-302-061	3253 HILL HOLLOW LANE	05/12/2022	\$322,165	\$322,165	\$133,840	41.54	\$315,760	\$63,048	\$259,117	\$244,166	1.061
4706-13-302-068	3234 HILL HOLLOW LANE	09/19/2022	\$349,900	\$349,900	\$144,258	41.23	\$340,776	\$59,640	\$290,260	\$271,628	1.069
4706-13-302-075	3008 IVY WOOD CIRCLE	03/22/2024	\$385,000	\$385,000	\$153,787	39.94	\$328,636	\$59,044	\$325,956	\$260,475	1.251
4706-13-302-088	3078 IVY WOOD CIRCLE	06/13/2022	\$364,500	\$364,500	\$42,477	11.65	\$345,688	\$67,308	\$297,192	\$268,966	1.105
4706-13-302-089	3088 IVY WOOD CIRCLE	01/03/2024	\$349,900	\$349,900	\$27,138	7.76	\$344,800	\$55,380	\$294,520	\$279,632	1.053
4706-13-302-094	3112 IVY WOOD CIRCLE	12/15/2023	\$400,000	\$400,000	\$176,150	44.04	\$378,698	\$55,380	\$344,620	\$312,384	1.103
4706-13-302-095	3116 IVY WOOD CIRCLE	05/12/2022	\$345,176	\$345,176	\$148,916	43.14	\$354,314	\$55,380	\$289,796	\$288,825	1.003
4706-13-302-096	3120 IVY WOOD CIRCLE	05/05/2022	\$380,000	\$380,000	\$154,856	40.75	\$366,317	\$55,380	\$324,620	\$300,422	1.081
4706-13-302-097	3124 IVY WOOD CIRCLE	05/12/2022	\$330,219	\$330,219	\$148,916	45.10	\$352,116	\$55,380	\$274,839	\$286,701	0.959
4706-13-302-098	3128 IVY WOOD CIRCLE	05/12/2022	\$322,165	\$322,165	\$136,269	42.30	\$321,944	\$55,380	\$266,785	\$257,549	1.036
4706-13-302-099	3208 HILL HOLLOW LANE	06/22/2022	\$372,000	\$372,000	\$148,275	39.86	\$349,797	\$70,716	\$301,284	\$269,643	1.117
Totals:			\$7,290,265	\$7,290,265	\$2,196,772		\$6,966,583		\$6,081,277	\$5,562,885	

2 STORY						Sale. Ratio =>	30.13			E.C.F. =>	1.093
						Std. Dev. =>	16.78	Includes New Construction			

OUTLIERS

4706-13-302-072	146 PINECOVE TRAIL	05/12/2022	\$235,860	\$235,860	\$148,389	62.91	\$350,415	\$66,456	\$169,404	\$274,356	0.617
4706-13-302-079	3024 IVY WOOD CIRCLE	05/12/2022	\$235,860	\$235,860	\$143,514	60.85	\$339,339	\$55,380	\$180,480	\$274,356	0.658

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-302-029	3067 IVY WOOD CIRCLE	07/19/2023	\$444,835	\$444,835	\$87,680	19.71	\$385,781	\$59,640	\$385,195	\$303,105	1.271
4706-13-302-029	3067 IVY WOOD CIRCLE	09/07/2023	\$414,900	\$414,900	\$87,680	21.13	\$385,781	\$59,640	\$355,260	\$303,105	1.172
4706-13-302-056	3235 HILL HOLLOW LANE	03/01/2023	\$352,000	\$352,000	\$141,076	40.08	\$339,178	\$54,528	\$297,472	\$264,544	1.124
Totals:			\$1,211,735	\$1,211,735	\$316,436		\$1,110,740		\$1,037,927	\$870,754	

1 STORY						Sale. Ratio =>	26.11			E.C.F. =>	1.192
						Std. Dev. =>	14.11	Includes New Construction			

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-13-302-028	3065 IVY WOOD CIRCLE	05/03/2023	\$369,900	\$369,900	\$79,916	21.60	\$338,279	\$55,380	\$314,520	\$260,496	1.207
4706-13-302-024	3051 IVY WOOD CIRCLE	03/17/2023	\$349,900	\$349,900	\$24,750	7.07	\$332,177	\$56,232	\$293,668	\$254,093	1.156
4706-13-302-038	3103 IVY WOOD CIRCLE	06/16/2022	\$355,000	\$355,000	\$26,250	7.39	\$359,189	\$59,640	\$295,360	\$275,827	1.071
4706-13-302-080	3030 IVY WOOD CIRCLE	02/03/2023	\$340,000	\$340,000	\$129,724	38.15	\$331,537	\$55,380	\$284,620	\$254,288	1.119
4706-13-302-082	3038 IVY WOOD CIRCLE	01/05/2024	\$323,000	\$323,000	\$132,292	40.96	\$289,623	\$55,380	\$267,620	\$215,693	1.241
4706-13-302-087	3066 IVY WOOD CIRCLE	04/11/2022	\$340,795	\$340,795	\$84,002	24.65	\$338,573	\$66,456	\$274,339	\$250,568	1.095
Totals:			\$2,078,595	\$2,078,595	\$476,934		\$1,989,378		\$1,730,127	\$1,510,965	

BI-LEVEL						Sale. Ratio =>	22.95			E.C.F. =>	1.145
						Std. Dev. =>	15.64	Includes New Construction			

PINEVIEW VILLAGE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-27-201-011	2160 KNOTTY PINE TRAIL	10/14/2022	\$225,000	\$225,000	\$76,688	34.08	\$186,351	\$15,000	\$210,000	\$170,329	1.233	
4706-27-201-017	1625 RED HICKORY COURT	05/10/2023	\$209,000	\$209,000	\$77,477	37.07	\$174,969	\$15,000	\$194,000	\$159,014	1.220	
4706-27-201-018	1623 RED HICKORY COURT	07/19/2022	\$205,000	\$205,000	\$75,132	36.65	\$182,634	\$15,000	\$190,000	\$166,634	1.140	
4706-27-201-021	1617 RED HICKORY COURT	12/07/2022	\$190,100	\$190,100	\$70,351	37.01	\$171,203	\$15,000	\$175,100	\$155,271	1.128	
4706-27-201-023	1616 RED HICKORY COURT	07/05/2022	\$212,900	\$212,900	\$86,004	40.40	\$208,625	\$15,000	\$197,900	\$192,470	1.028	
4706-27-201-034	2157 KNOTTY PINE TRAIL	05/24/2023	\$205,000	\$205,000	\$81,485	39.75	\$183,809	\$15,000	\$190,000	\$167,802	1.132	
4706-27-201-046	1602 PINECROFT LANE	06/16/2023	\$210,000	\$210,000	\$76,350	36.36	\$172,982	\$15,000	\$195,000	\$157,039	1.242	
4706-27-201-101	2178 KNOTTY PINE TRAIL	05/02/2022	\$209,000	\$209,000	\$84,578	40.47	\$205,219	\$15,000	\$194,000	\$189,084	1.026	
4706-27-201-106	2188 KNOTTY PINE TRAIL	08/26/2022	\$208,000	\$208,000	\$85,815	41.26	\$208,173	\$15,000	\$193,000	\$192,020	1.005	
4706-27-201-110	2177 KNOTTY PINE TRAIL	08/02/2022	\$206,500	\$206,500	\$74,596	36.12	\$181,353	\$15,000	\$191,500	\$165,360	1.158	
4706-27-201-120	2211 KNOTTY PINE TRAIL	08/12/2022	\$186,500	\$186,500	\$71,268	38.21	\$173,401	\$15,000	\$171,500	\$157,456	1.089	
Totals:			\$2,267,000	\$2,267,000	\$859,744		\$2,048,719		\$2,102,000	\$1,872,479		
						Sale. Ratio =>	37.92				E.C.F. =>	1.123
						Std. Dev. =>	2.25					

OUTLIERS

4706-27-201-001	2130 KNOTTY PINE TRAIL	05/06/2022	\$200,000	\$200,000	\$84,578	42.29	\$205,219	\$15,000	\$185,000	\$189,084	0.978
4706-27-201-022	1615 RED HICKORY COURT	05/16/2022	\$200,000	\$200,000	\$84,578	42.29	\$205,219	\$15,000	\$185,000	\$189,084	0.978
4706-27-201-035	2155 KNOTTY PINE TRL	08/04/2023	\$245,500	\$245,500	\$83,295	33.93	\$186,922	\$15,000	\$230,500	\$170,896	1.349

PLATTED SUBDIVISIONS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-02-401-008	5407 OAK GROVE RD	04/19/2022	\$207,000	\$207,000	\$67,085	32.41	\$197,714	\$66,000	\$141,000	\$122,638	1.150
4706-14-401-039	222 BAIN DR	03/30/2023	\$265,000	\$265,000	\$105,799	39.92	\$290,190	\$82,613	\$182,387	\$193,274	0.944
4706-14-401-040	200 BAIN	05/16/2023	\$302,500	\$302,500	\$110,116	36.40	\$264,695	\$76,937	\$225,563	\$176,952	1.275
4706-24-301-017	70 HENDERSON RD	05/18/2022	\$240,000	\$240,000	\$80,969	33.74	\$201,960	\$47,955	\$192,045	\$143,393	1.339
4706-24-301-037	2425 OAK GROVE RD	09/19/2022	\$219,000	\$219,000	\$85,022	38.82	\$215,794	\$60,000	\$159,000	\$145,059	1.096
4706-24-301-051	54 HENDERSON RD	09/09/2023	\$275,000	\$275,000	\$122,254	44.46	\$260,159	\$55,486	\$219,514	\$190,570	1.152
4706-24-302-018	2472 KAREN DR	06/07/2022	\$280,000	\$280,000	\$113,470	40.53	\$292,707	\$83,608	\$196,392	\$194,691	1.009
4706-24-302-021	94 ROBIN COURT	05/01/2023	\$368,000	\$368,000	\$159,326	43.30	\$363,633	\$90,568	\$277,432	\$255,036	1.088
4706-26-201-002	729 HENDERSON RD	06/02/2023	\$257,000	\$257,000	\$91,005	35.41	\$223,477	\$60,000	\$197,000	\$152,213	1.294
4706-26-201-004	1990 BYRON	07/11/2022	\$315,000	\$315,000	\$105,333	33.44	\$269,806	\$82,693	\$232,307	\$174,220	1.333
4706-26-201-014	1784 BYRON RD	05/31/2022	\$310,000	\$310,000	\$115,775	37.35	\$282,037	\$60,000	\$250,000	\$206,738	1.209
4706-29-101-005	1657 LAYTON RD	06/30/2023	\$370,000	\$370,000	\$193,980	52.43	\$410,888	\$61,713	\$308,287	\$325,116	0.948
4706-29-101-014	4890 MILETT RD	11/30/2023	\$255,000	\$255,000	\$109,717	43.03	\$247,838	\$60,000	\$195,000	\$174,895	1.115
Totals:			\$3,663,500	\$3,663,500	\$1,459,851		\$3,520,898		\$2,775,927	\$2,454,795	
						Sale. Ratio =>	39.85			E.C.F. =>	1.131
						Std. Dev. =>	5.56				

OUTLIERS

4706-24-301-003	2230 ARMOND	08/24/2023	\$375,000	\$315,000	\$114,725	36.42	\$234,635	\$28,703	\$286,297	\$191,743	1.493
4706-20-201-003	2661 STARLITE DR	03/13/2023	\$265,000	\$265,000	\$83,636	31.56	\$209,293	\$51,000	\$214,000	\$147,386	1.452
4706-24-102-033	122 EDMONT DR	09/20/2023	\$295,000	\$295,000	\$107,140	36.32	\$239,371	\$66,904	\$228,096	\$160,583	1.420
4706-29-101-008	1585 LAYTON RD	10/11/2023	\$240,000	\$240,000	\$110,519	46.05	\$280,850	\$59,241	\$180,759	\$206,339	0.876

RIVER DOWNS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-27-304-009	2750 SILVER TREE CT	06/27/2022	\$300,000	\$300,000	\$119,025	39.68	\$281,268	\$68,798	\$231,202	\$205,881	1.123
4706-27-304-053	1303 EDGEBROOK DR	09/05/2023	\$311,000	\$311,000	\$121,690	39.13	\$286,015	\$68,527	\$242,473	\$210,744	1.151
4706-27-304-065	2644 THISTLEWOOD DR	06/14/2022	\$308,000	\$308,000	\$121,775	39.54	\$287,112	\$66,055	\$241,945	\$214,202	1.130
4706-27-304-065	2644 THISTLEWOOD DR	03/21/2024	\$305,000	\$305,000	\$130,312	42.73	\$287,112	\$66,055	\$238,945	\$214,202	1.116
4706-27-304-072	1356 BLUE PINE WAY	08/25/2022	\$255,500	\$255,500	\$102,547	40.14	\$243,735	\$66,357	\$189,143	\$171,877	1.100
4706-27-304-079	2679 THISTLEWOOD DR	06/08/2022	\$291,000	\$291,000	\$111,524	38.32	\$262,469	\$60,104	\$230,896	\$196,090	1.178
4706-27-304-081	2667 THISTLEWOOD DR	06/08/2022	\$300,000	\$300,000	\$115,464	38.49	\$271,869	\$60,159	\$239,841	\$205,145	1.169
4706-27-304-087	2631 THISTLEWOOD DR	04/22/2022	\$293,000	\$293,000	\$123,229	42.06	\$292,718	\$60,358	\$232,642	\$225,155	1.033
Totals:			\$2,363,500	\$2,363,500	\$945,566		\$2,212,298		\$1,847,087	\$1,643,296	
						Sale. Ratio =>	40.01			E.C.F. =>	1.124
						Std. Dev. =>	1.60				

OUTLIERS

4706-27-304-092	2622 THISTLEWOOD DR	08/23/2023	\$325,000	\$325,000	\$105,129	32.35	\$256,339	\$62,611	\$262,389	\$187,720	1.398
4706-27-304-026	1256 PIN OAK BLUFF	05/09/2023	\$329,900	\$329,900	\$118,548	35.93	\$274,095	\$63,991	\$265,909	\$203,589	1.306
4706-27-304-042	1336 EDGEBROOK DR	04/17/2023	\$310,000	\$310,000	\$118,950	38.37	\$264,418	\$70,943	\$239,057	\$187,475	1.275
4706-27-304-080	2673 THISTLEWOOD DR	12/16/2022	\$240,000	\$240,000	\$109,273	45.53	\$254,993	\$59,885	\$180,115	\$189,058	0.953
4706-27-304-088	2625 THISTLEWOOD DR	07/05/2022	\$305,000	\$305,000	\$100,293	32.88	\$259,063	\$60,267	\$244,733	\$192,631	1.270

SHIAWASSEE FARMS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-10-301-004	4360 INDIAN CAMP TRAIL	11/28/2022	\$290,000	\$290,000	\$104,547	36.05	\$235,956	\$42,735	\$247,265	\$217,102	1.139	
4706-10-301-031	4135 INDIAN CAMP TRAIL	04/14/2023	\$375,000	\$375,000	\$129,389	34.50	\$285,403	\$54,576	\$320,424	\$259,356	1.235	
Totals:			\$665,000	\$665,000	\$233,936		\$521,359		\$567,689	\$476,458		
						Sale. Ratio =>	35.18				E.C.F. =>	1.191
						Std. Dev. =>	1.09					

SOUTH METES AND BOUNDS

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-25-100-022	1976 OAK GROVE RD	06/30/2022	\$290,000	\$290,000	\$96,699	33.34	\$253,650	\$57,500	\$232,500	\$189,901	1.224	
4706-31-100-022	5520 LOWE RD	06/24/2022	\$430,000	\$430,000	\$121,253	28.20	\$360,092	\$73,838	\$356,162	\$277,757	1.282	
4706-31-100-026	5486 W LOWE RD	02/24/2023	\$349,000	\$349,000	\$151,608	43.44	\$331,601	\$54,200	\$294,800	\$268,539	1.098	
4706-31-300-031	5568 MASON RD	11/14/2022	\$365,000	\$365,000	\$149,722	41.02	\$361,060	\$62,982	\$302,018	\$288,555	1.047	
4706-31-300-036	226 N TRUHN RD	10/28/2022	\$500,000	\$500,000	\$188,294	37.66	\$486,061	\$93,969	\$406,031	\$380,729	1.066	
4706-33-300-019	160 N BURKHART	02/15/2023	\$308,500	\$308,500	\$113,205	36.70	\$289,057	\$91,860	\$216,640	\$191,197	1.133	
4706-33-300-041	3800 MASON RD	06/14/2022	\$520,000	\$520,000	\$173,484	33.36	\$436,915	\$99,418	\$420,582	\$327,671	1.284	
4706-33-400-007	165 HARMON RD	05/19/2022	\$340,000	\$340,000	\$144,506	42.50	\$347,984	\$54,200	\$285,800	\$284,398	1.005	
Totals:			\$3,102,500	\$3,102,500	\$1,138,771		\$2,866,420		\$2,514,533	\$2,208,747		
						Sale. Ratio =>	36.70				E.C.F. =>	1.138
						Std. Dev. =>	5.24					

OUTLIERS

4706-26-100-041	1800 BREWER	10/13/2023	\$238,000	\$238,000	\$0	0.00	\$165,094	\$44,600	\$193,400	\$116,644	1.658
4706-31-400-008	39 N DIETERLE RD	10/11/2022	\$222,000	\$222,000	\$96,194	43.33	\$232,731	\$51,000	\$171,000	\$175,925	0.972

2025 AG ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
4706-06-300-019	5360 OWOSSO RD	10/12/2023	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$312,531	48.45	\$686,566	\$251,475	\$347,648	\$295,937	1.175		
4706-08-400-008	4443 W MARR RD	12/08/2023	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,773	48.30	\$395,486	\$244,930	\$139,129	\$107,419	1.295		
4706-05-400-010	5195 N BURKHART	07/16/2023	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$357,416	55.85	\$732,932	\$368,196	\$264,848	\$276,914	0.956		
Totals:			\$1,680,000			\$1,680,000	\$860,720		\$1,814,984		\$751,625	\$680,270			
								Sale. Ratio =>	51.23					E.C.F. =>	1.105
								Std. Dev. =>	4.31					AG Building E.C.F. =>	1.300

*ROCKY POINT SHORES (DEVELOPMENTAL) - 2025 ECF is 1.00 No sales and old vacant improvements.

*Agricultural Building materials and labor support manual cost plus 30% from talking with farmers.

OUTLIERS

4706-34-100-004	739 SLEAFORD RD	05/04/2023	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$122,031	28.71	\$344,119	\$245,502	\$179,498	\$81,501	2.202
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2025 LARGE INDUSTRIAL ECF (OVER 75,000 SF)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land	Bldg. Residual w/ Time Adj 5%	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
4706-27-400-010	2280 W GRAND RIVER	07/08/2021	\$7,300,000	\$6,800,000	\$640,594	\$6,127,376	\$7,714,497	0.794	154,040	\$39.78
4706-28-401-028	1415 DURANT DR	02/03/2023	\$11,250,000	\$7,000,000	\$769,327	\$6,230,673	\$6,054,794	1.029	122,040	\$51.05
Totals:			\$18,550,000	\$13,800,000		\$12,358,049	\$13,769,291	E.C.F. =>		\$45.42
								0.898		

2025 SMALL INDUSTRIAL ECF (UNDER 75,000 SF)

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$ w/ Time Adj*	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
4706-20-401-018	2212 GRAND COMMERCE DRIVE	09/24/2019	\$1,100,000	\$1,408,000	\$209,702	\$1,198,298	\$1,092,387	1.097	22,660	\$52.88
4706-28-100-060	1892 HYDRALIC DR	03/04/2020	\$1,275,000	\$1,542,750	\$260,718	\$1,282,032	\$1,373,912	0.933	25,010	\$51.26
4706-28-401-032	1240 PACKARD	06/02/2021	\$2,383,000	\$2,716,620	\$365,665	\$2,350,955	\$2,646,294	0.888	39,327	\$59.78
Totals:			\$4,758,000	\$5,667,370		\$4,831,285	\$5,112,593	E.C.F. =>	0.945	\$54.64

***TIME ADJUSTMENT**

Sales Adjusted 7% per year outside of Sales Study

MAIN COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-28-300-024	3915 TRACTOR DRIVE	11/23/21	\$1,283,349	1.00	\$1,383,349	\$1,594,677	\$415,895	\$967,454	\$943,025	1.026	
4706-28-300-027	3813 TRACTOR DRIVE	7/13/21	\$1,050,000	1.00	\$1,050,000	\$979,266	\$324,152	\$725,848	\$524,091	1.385	
4706-26-100-035	1700 W HIGHLAND	12/10/21	\$852,500	1.00	\$962,000	\$1,050,660	\$301,874	\$660,126	\$679,028	0.972	
4706-28-100-011	2000 N BURKHART	4/15/22	\$1,200,000	1.00	\$1,200,000	\$988,764	\$579,625	\$620,375	\$409,139	1.516	
4706-33-100-013	620 N BURKHART	12/27/21	\$400,000	1.00	\$500,000	\$472,248	\$117,250	\$382,750	\$282,998	1.352	
Totals:			\$4,785,849		\$5,095,349	\$5,085,615		\$3,356,553	\$2,838,281		
										E.C.F. =>	1.250

Use for Residential Converted to Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	
4706-28-100-024	3590 W Grand River	10/09/23	\$750,000	1.00	\$750,000	\$749,800	\$564,375	\$185,625	\$185,425	1.001	
4717-36-304-004	Howell City	07/01/22	\$440,000	1.00	\$400,000	\$295,388	\$57,908	\$366,120	\$300,855	1.217	
4717-36-401-006	Howell City	05/01/22	\$240,000	1.00	\$240,000	\$236,036	\$45,420	\$198,841	\$168,722	1.179	
4717-36-404-026	Howell City	03/01/22	\$350,000	1.00	\$367,000	\$220,056	\$42,895	\$324,105	\$188,049	1.724	
4718-31-104-009	Brighton City	02/01/23	\$445,000	1.00	\$445,000	\$378,956	\$115,384	\$347,595	\$294,482	1.180	
Totals:			\$1,773,000		\$1,773,000	\$1,654,786	\$534,797	\$1,422,286	\$1,137,533		
										E.C.F. =>	1.250

APARTMENTS ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4717-35-203-114	HOWELL CITY	07/01/22	\$3,000,000	1.00	\$3,000,000	\$2,654,500	\$597,265	\$2,402,735	\$2,477,745	0.970
4706-33-300-016	396 N BURKHART	05/27/21	\$525,000	1.00	\$525,000	\$501,428	\$69,834	\$505,166	\$379,689	1.330
4706-33-300-020	472 N BURKHART	10/01/22	\$275,000	1.00	\$275,000	\$265,489	\$54,085	\$220,915	\$195,332	1.131
4706-12-300-012	566 E MARR	07/29/22	\$326,400	1.00	\$326,400	\$310,565	\$35,000	\$291,400	\$164,222	1.774
4718-31-200-085	BRIGHTON CITY	08/01/20	\$972,000	1.00	\$972,000	\$956,000	\$160,000	\$858,744	\$741,768	1.158
4705-11-400-013	HANDY TWP	03/01/21	\$297,500	1.00	\$297,500	\$254,600	\$48,000	\$249,500	\$233,182	1.070
Totals:			\$5,395,900		\$5,395,900	\$4,942,582	\$964,184	\$4,528,460	\$4,191,938	
									E.C.F. =>	1.080

BUILDINGS ON LEASED LAND COMMERCIAL ECF

BUILDINGS ON COUNTY AIRPORT LAND

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Time/Market Adj	
4706-28-200-034	3800 W GRAND RIVER	11/29/17	\$1,000,000	\$940,000	\$925,000	\$0	\$940,000	\$949,872	0.990	1.250	
Totals:			\$1,000,000	\$940,000	\$925,000	\$0	\$940,000	\$949,872	E.C.F. =>	0.990	1.250

BURKHART RIDGE ECF FOR DECKS AND GARAGES

No true sales allow for ECF calculation. Use 95% of residential cost manual to account for Mobile Home Park.

0.950

DUPLEX ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
4706-12-300-012	566 E MARR	07/29/2022	\$326,400	1.00	\$326,400	\$253,498	\$50,000	\$276,400	\$271,330	1.019
4706-33-300-016	396 N BURKHART	05/27/2021	\$525,000	1.00	\$525,000	\$599,332	\$141,750	\$383,250	\$521,909	0.734
4706-33-300-020	472 N BURKHART	10/05/2022	\$275,000	1.00	\$275,000	\$271,689	\$113,475	\$161,525	\$210,952	0.766
Totals:			\$1,126,400		\$1,126,400	\$1,124,519		\$821,175	\$1,004,191	
									E.C.F. =>	0.818

GAS STATION CONVENIENCE MARKET ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4708-28-200-020	HARTLAND TWP	12/01/22	\$2,755,000	1.00	\$2,755,000	\$2,345,617	\$741,619	\$1,912,228	\$1,173,691	1.629
4706-28-200-047	3100 W HIGHLAND	02/22/21	\$2,163,000	1.00	\$2,163,000	\$841,513	\$441,004	\$1,721,996	\$890,114	1.935
4717-02-201-002	HOWELL CITY	10/01/21	\$540,000	1.00	\$540,000	\$512,648	\$177,735	\$362,265	\$316,253	1.145
4711-28-301-012	GENOA TOWNSHIP	01/01/21	\$450,000	1.00	\$450,000	\$447,954	\$116,034	\$333,966	\$343,764	0.971
4718-19-300-013	BRIGHTON COTY	09/01/22	\$2,935,000	1.00	\$2,935,000	\$2,429,000	\$769,038	\$2,096,828	\$949,631	2.208
Totals:			\$8,843,000		\$8,843,000	\$6,576,732	\$2,245,430	\$6,427,283	\$3,673,453	
E.C.F. =>										1.750

HEALTHCARE COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-26-200-020	1500 Byron Road	08/16/16	\$10,409,616	1.15	\$11,971,058	\$7,705,504	\$855,000	\$11,116,058	\$9,580,424	1.160
4708-21-400-036	HARTLAND TWP	04/15/18	\$1,337,500	1.15	\$1,538,125	\$1,245,000	\$325,571	\$1,212,554	\$1,217,388	0.996
4715-25-300-002	HAMBURG TOWNSHIP	04/01/22	\$585,000	1.15	\$672,750	\$237,500	\$91,085	\$581,665	\$434,051	1.340
Totals:			\$12,332,116		\$14,181,933	\$9,188,004	\$1,271,656	\$12,910,277	\$11,231,863	E.C.F. => 1.150

HOTEL AND OUTLET MALL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.	Time/Market Adj 11%	
4711-24-200-064	GENOA TWP	06/15/17	\$7,850,000	\$7,850,000	\$6,650,256	\$755,330	\$7,029,235	\$4,140,750	1.698	1.884	
4716-32-300-003	GREEN OAK TWP	04/15/18	\$2,900,000	\$2,900,000	\$2,564,897	\$764,478	\$2,091,133	\$2,187,484	0.956	1.061	
4712-07-626-007	GRAND BLANC TWP	10/15/17	\$4,600,000	\$4,600,000	\$4,325,896	\$451,645	\$4,069,901	\$3,967,980	1.026	1.139	
Totals:			\$15,350,000	\$15,350,000	\$13,541,049	\$1,971,453	\$13,190,269	\$10,296,214			
									MOTEL	E.C.F. =	1.422
									HOTEL (56%)		0.800

OUTLET MALL

2024 - Worst performing mall in Tanger portfolio for entire United States. With a vacancy of 18%,

ECF is 1.00 - 0.20 = .80

MINI STORAGE COMMERCIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-26-100-013	1370 W HIGHLAND	11/04/21	\$6,393,524	1.00	\$4,795,143	\$3,895,260	\$500,000	\$4,295,143	\$2,317,072	1.854
4712-19-300-025	BRIGHTON TWP	04/01/22	\$1,400,000	1.00	\$1,400,000	\$149,878	\$209,088	\$1,153,943	\$824,689	1.399
4711-05-100-008	GENOA TWP	05/01/23	\$385,000	1.00	\$385,000	\$292,500	\$203,735	\$179,700	\$133,068	1.350
4706-28-100-049	3835 W GRAND RIVER	10/28/21	\$1,900,000	1.00	\$1,900,000	\$1,852,285	\$649,000	\$1,083,703	\$1,186,377	0.913
Totals:			\$10,078,524		\$8,480,143	\$6,189,923	\$1,561,823	\$6,712,489	\$4,461,206	
										E.C.F. => 1.500

COMMERCIAL OFFICE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4706-20-100-001	4495 W GRAND RIVER	05/20/22	\$164,500	1.00	\$164,500	\$137,660	\$26,840	\$40,455	0.663
4711-11-300-003	6121 W GRAND RIVER	02/15/24	\$210,000	1.00	\$210,000	\$59,293	\$150,707	\$112,395	1.341
4706-33-100-013	620 N BURKHART	12/27/21	\$400,000	1.00	\$400,000	\$107,721	\$292,279	\$294,426	0.993
Totals:			\$774,500		\$774,500	\$304,674	\$469,826	\$447,276	
								E.C.F. =>	1.050

RESTAURANT FAST FOOD ECF

Parcel Number	Street Address	Sale Date	Sale Price	Time Adj	Adj. Sale \$	Cur. Appraisal	Land	Bldg. Residual	Cost Man. \$	E.C.F.
4714-22-404-027	Putnam Twp	05/01/22	\$750,000	1.00	\$750,000	\$442,866	\$58,356	\$691,644	\$423,746	1.632
4711-05-400-027	Genoa Twp	12/01/20	\$1,000,000	1.00	\$1,060,000	\$987,656	\$302,415	\$716,825	\$821,166	0.873
4712-32-106-037	Brighton Twp	01/01/23	\$445,000	1.00	\$445,000	\$405,625	\$127,808	\$308,802	\$205,697	1.501
4718-30-100-031	Brighton City	01/01/20	\$842,500	1.00	\$893,050	\$837,500	\$240,714	\$624,918	\$500,850	1.248
Totals:			\$3,037,500		\$3,148,050	\$2,673,647	\$729,293	\$2,342,189	\$1,951,459	
								Restaurant	E.C.F. =>	1.200
								Fast Food+25%	E.C.F. =>	1.500