

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-15-201-047	4755 ROCHESTER	04/02/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$2,352,710
88-20-26-401-049	2105 AUSTIN	08/30/22	\$800,000	LC	03-ARM'S LENGTH	\$800,000	\$436,850
88-20-26-428-030	1840 BRINSTON	07/28/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$242,710
88-20-26-432-034	1816 LARCHWOOD	10/15/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$146,510
88-20-26-432-036	1886 LARCHWOOD	12/19/22	\$585,000	MLC	03-ARM'S LENGTH	\$585,000	\$296,790
88-20-26-432-049	1815 WOODSLEE	05/28/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$298,180
88-20-26-434-035	1871 WOODSLEE	07/07/21	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$758,670
88-20-26-435-028	1911 WOODSLEE	11/22/21	\$5,475,000	WD	03-ARM'S LENGTH	\$5,475,000	\$2,711,010
88-20-26-451-038	1955 BELLINGHAM	12/06/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$301,530
88-20-28-301-016	1154 MAPLELAWN	04/12/22	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$1,138,230
88-20-28-402-007	2032 HEIDE	08/17/21	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$582,060
88-20-28-402-008	2000 HEIDE	11/04/22	\$1,250,000	LC	03-ARM'S LENGTH	\$1,250,000	\$546,750
88-20-29-401-033	1750 MAPLELAWN	11/30/21	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$492,190
88-20-32-101-015	1515 AXTELL	01/06/23	\$1,000,000	CD	03-ARM'S LENGTH	\$1,000,000	\$440,850
88-20-32-151-002	2922 INDUSTRIAL ROW	04/22/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,930
88-20-32-226-013	1095 CROOKS	11/12/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$1,470,070
88-20-32-226-018	1416 MEIJER	08/31/21	\$1,561,128	WD	03-ARM'S LENGTH	\$1,561,128	\$677,950
88-20-34-152-006	120 PARK	06/22/21	\$950,000	LC	03-ARM'S LENGTH	\$950,000	\$565,290
88-20-34-178-019	575 ELMWOOD	12/17/21	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$430,980
88-20-34-201-062	1249 ROCHESTER	07/18/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$292,060
88-20-34-226-040	1040 E MAPLE	08/25/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$361,980
88-20-34-227-003	1450 SOUTER	09/10/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$318,180
88-20-34-227-029	1287 RANKIN	04/22/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$295,650
88-20-34-276-006	938 RANKIN	11/07/22	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$372,650
88-20-35-102-040	1400 ALLEN	08/12/21	\$3,620,000	WD	03-ARM'S LENGTH	\$3,620,000	\$1,901,840
88-20-35-151-014	1460 RANKIN	07/21/22	\$2,395,500	WD	03-ARM'S LENGTH	\$2,395,500	\$1,089,470
88-20-35-276-001	900 CHICAGO	11/30/21	\$436,954	WD	03-ARM'S LENGTH	\$436,954	\$353,890
88-20-36-302-014	567 ROBBINS	10/22/21	\$1,715,000	WD	03-ARM'S LENGTH	\$1,715,000	\$902,340
88-20-36-352-016	289 ROBBINS	12/20/21	\$3,052,345	WD	03-ARM'S LENGTH	\$3,052,345	\$1,393,270
88-20-36-376-040	449 EXECUTIVE	08/25/21	\$2,705,000	WD	03-ARM'S LENGTH	\$2,705,000	\$1,216,170
88-20-36-376-049	977 E FOURTEEN MILE	10/15/21	\$7,750,000	WD	03-ARM'S LENGTH	\$7,750,000	\$4,422,450
88-20-36-377-025	286 EXECUTIVE	09/12/22	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$614,930
88-20-36-426-116	2708 AMERICAN	02/01/23	\$1,590,000	WD	03-ARM'S LENGTH	\$1,590,000	\$715,850

88-20-36-476-037	1783 E FOURTEEN MILE	02/09/23	\$5,750,000	WD	03-ARM'S LENGTH	\$5,750,000	\$3,019,420
		Totals:	\$60,730,927			\$60,730,927	\$31,457,410
						Sale. Ratio =>	
						Std. Dev. =>	

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
67.22	\$4,705,427	\$2,356,956	\$1,143,044	\$2,121,473	0.539	190,956	\$5.99	ILM
54.61	\$873,695	\$504,709	\$295,291	\$333,321	0.886	10,404	\$28.38	ILM
53.94	\$485,427	\$191,862	\$258,138	\$265,190	0.973	6,464	\$39.93	ILM
63.70	\$293,017	\$174,469	\$55,531	\$107,089	0.519	2,176	\$25.52	ILM
50.73	\$593,588	\$183,864	\$401,136	\$370,121	1.084	6,400	\$62.68	ILM
55.73	\$596,363	\$258,924	\$276,076	\$304,823	0.906	5,273	\$52.36	ILM
60.69	\$1,517,343	\$471,181	\$778,819	\$945,042	0.824	16,158	\$48.20	ILM
49.52	\$5,422,011	\$1,323,451	\$4,151,549	\$3,702,403	1.121	48,885	\$84.92	ILM
50.26	\$603,056	\$389,206	\$210,794	\$193,180	1.091	4,915	\$42.89	ILM
49.49	\$2,276,453	\$605,952	\$1,694,048	\$1,509,034	1.123	22,034	\$76.88	ILM
46.56	\$1,164,121	\$423,273	\$826,727	\$669,239	1.235	17,210	\$48.04	ILM
43.74	\$1,093,490	\$411,810	\$838,190	\$615,790	1.361	15,500	\$54.08	ILM
53.21	\$984,372	\$524,359	\$400,641	\$415,549	0.964	11,056	\$36.24	ILM
44.09	\$881,706	\$402,200	\$597,800	\$433,158	1.380	12,000	\$49.82	ILM
45.84	\$595,854	\$197,238	\$452,762	\$360,087	1.257	4,640	\$97.58	ILM
47.42	\$2,940,147	\$755,307	\$2,344,693	\$1,973,659	1.188	35,340	\$66.35	ILM
43.43	\$1,355,901	\$486,899	\$1,074,229	\$785,006	1.368	17,998	\$59.69	ILM
59.50	\$1,130,589	\$478,358	\$471,642	\$589,188	0.800	16,856	\$27.98	ILM
45.37	\$861,956	\$415,160	\$534,840	\$403,610	1.325	7,800	\$68.57	ILM
55.63	\$584,110	\$172,423	\$352,577	\$371,894	0.948	8,040	\$43.85	ILM
60.33	\$723,952	\$206,807	\$393,193	\$467,159	0.842	4,880	\$80.57	ILM
60.61	\$636,365	\$172,087	\$352,913	\$419,402	0.841	10,400	\$33.93	ILM
45.48	\$591,290	\$238,224	\$411,776	\$318,939	1.291	7,650	\$53.83	ILM
49.36	\$745,300	\$159,024	\$595,976	\$529,608	1.125	5,595	\$106.52	ILM
52.54	\$3,803,682	\$1,403,828	\$2,216,172	\$2,167,890	1.022	46,984	\$47.17	ILM
45.48	\$2,178,932	\$781,214	\$1,614,286	\$1,262,618	1.279	28,170	\$57.31	ILM
80.99	\$707,781	\$172,442	\$264,512	\$483,594	0.547	12,155	\$21.76	ILM
52.61	\$1,804,682	\$465,725	\$1,249,275	\$1,209,537	1.033	22,110	\$56.50	ILM
45.65	\$2,786,547	\$982,214	\$2,070,131	\$1,629,930	1.270	30,023	\$68.95	ILM
44.96	\$2,432,348	\$879,601	\$1,825,399	\$1,402,662	1.301	33,001	\$55.31	ILM
57.06	\$8,844,908	\$1,914,619	\$5,835,381	\$6,260,424	0.932	156,391	\$37.31	ILM
47.30	\$1,229,864	\$487,658	\$812,342	\$670,466	1.212	18,700	\$43.44	ILM
45.02	\$1,431,707	\$466,717	\$1,123,283	\$871,716	1.289	17,900	\$62.75	ILM

52.51	\$6,038,846	\$2,306,885	\$3,443,115	\$3,371,238	1.021	78,362	\$43.94	ILM
	\$62,914,830		\$39,366,281	\$37,534,042			\$52.62	
51.80				E.C.F. =>	1.049		Std. Deviation=>	0.23907228
8.08				Ave. E.C.F. =>	1.056		Ave. Variance=>	19.3867

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
51.7049			\$2,146,819	No	/ /		M-1	301
16.9940			\$437,863	No	/ /		M-1	301
8.2438			\$177,072	No	/ /		M-1	301
53.7299			\$173,600	No	/ /		M-1	301
2.7950			\$173,600	No	/ /		M-1	301
15.0153			\$220,168	No	/ /		M-1	301
23.1736			\$418,723	No	/ /		M-1	301
6.5466			\$1,182,737	No	/ /		M-1	301
3.5334			\$375,957	No	/ /		M-1	301
6.6758			\$546,840	No	/ /		M-1	301
17.9477			\$378,109	No	/ /		M-1	301
30.5315			\$378,109	No	/ /		M-1	301
9.1722			\$500,359	No	/ /		M-1	301
32.4250			\$347,200	No	/ /		M-1	301
20.1523			\$177,827	No	/ /		M-1	301
13.2147			\$619,292	No	/ /		M-1	301
31.2587			\$452,263	No	/ /		M-1	301
25.5351			\$456,030	No	/ /		M-1	301
26.9295			\$358,154	No	/ /		M-1	301
10.7789			\$164,191	No	/ /		M-1	301
21.4178			\$183,070	No	/ /		M-1	301
21.4379			\$156,240	No	/ /		M-1	301
23.5232			\$208,320	No	/ /		M-1	301
6.9469			\$143,151	No	/ /		M-1	301
3.3575			\$1,294,188	No	/ /		M-1	301
22.2677			\$682,274	No	/ /		M-1	301
50.8876			\$142,230	No	/ /		M-1	301
2.2992			\$415,737	No	/ /		M-1	301
21.4227			\$922,944	No	/ /		M-1	301
24.5535			\$800,713	No	/ /		M-1	301
12.3740			\$1,583,202	No	/ /		M-1	301
15.5761			\$455,700	No	/ /		M-1	301
23.2741			\$404,566	No	/ /		M-1	301

3.4526	\$1,856,478	No	/ /	M-1	301
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0.7031

Coefficient of Var=> 18.36131578

[illegible]

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[illegible]

