

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-03-301-087	6054 LIVERNOIS	12/20/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$434,010
88-20-08-476-009	5555 NEW KING	02/21/23	\$5,700,000	WD	03-ARM'S LENGTH	\$5,700,000	\$2,943,120
88-20-08-476-018	5440 CORPORATE	07/15/21	\$10,900,000	WD	03-ARM'S LENGTH	\$10,900,000	\$5,744,330
88-20-12-100-086	2032 E SQUARE LAKE	06/22/22	\$1,733,333	WD	03-ARM'S LENGTH	\$1,733,333	\$788,900
88-20-14-101-040	1120 E LONG LAKE	10/22/21	\$1,750,000	WD	03-ARM'S LENGTH	\$1,750,000	\$964,320
88-20-21-351-016	901 WILSHIRE	12/21/21	\$15,500,000	WD	03-ARM'S LENGTH	\$15,500,000	\$8,527,180
88-20-22-358-019	189 E BIG BEAVER	03/29/23	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$488,900
88-20-23-352-040	3190 ROCHESTER	08/13/21	\$601,000	WD	03-ARM'S LENGTH	\$601,000	\$310,060
88-20-24-226-087	38921 DEQUINDRE	08/11/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$474,800
88-20-25-101-027	2118 E BIG BEAVER	09/28/22	\$2,000,000	CD	03-ARM'S LENGTH	\$2,000,000	\$1,175,960
88-20-26-102-013	1059 OWENDALE	08/12/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$585,610
88-20-26-351-016	1441 E MAPLE	05/12/22	\$1,995,000	WD	03-ARM'S LENGTH	\$1,995,000	\$1,014,660
88-20-26-482-032	1853 E MAPLE	02/13/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$248,850
88-20-26-482-033	1869 E MAPLE	03/28/22	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000	\$700,470
88-20-27-307-038	1950 LIVERNOIS	07/28/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$270,950
88-20-27-351-016	1934 LIVERNOIS	02/23/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$135,670
88-20-27-358-021	179 E MAPLE	04/20/21	\$170,000	LC	04-BUYERS INTEREST IN A LC	\$170,000	\$74,770
88-20-27-377-017	305 E MAPLE	09/30/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,580
88-20-27-379-013	505 E MAPLE	06/08/22	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$686,130
88-20-27-403-062	627 E MAPLE	06/12/21	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$935,160
88-20-27-482-030	1095 E MAPLE	12/16/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$163,900
88-20-27-483-029	1133 E MAPLE	01/26/22	\$2,067,000	WD	03-ARM'S LENGTH	\$2,067,000	\$1,379,600
88-20-28-252-016	245 KIRTS	10/19/22	\$5,950,000	CD	03-ARM'S LENGTH	\$5,950,000	\$3,272,750
88-20-28-302-007	1890 CROOKS	04/14/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$531,910
88-20-28-303-033	1000 W MAPLE	03/16/22	\$2,330,000	WD	03-ARM'S LENGTH	\$2,330,000	\$1,108,650
88-20-28-432-021	2065 LIVERNOIS	04/11/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$219,920
88-20-28-478-030	1631 LIVERNOIS	03/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$169,190
88-20-35-126-014	1350 STEPHENSON	11/23/21	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$1,218,120
88-20-36-377-020	1075 E FOURTEEN MILE	12/29/21	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$752,200
Totals:			\$68,518,333			\$68,518,333	\$35,429,670
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.06	\$868,022	\$338,893	\$511,107	\$648,442	0.788	9,173	\$55.72	OFF
51.63	\$5,886,237	\$1,937,393	\$3,762,607	\$4,839,270	0.778	114,878	\$32.75	OFF
52.70	\$11,488,651	\$2,815,365	\$8,084,635	\$10,629,027	0.761	95,916	\$84.29	OFF
45.51	\$1,577,807	\$505,215	\$1,228,118	\$1,314,451	0.934	11,673	\$105.21	OFF
55.10	\$1,928,636	\$600,630	\$1,149,370	\$1,627,458	0.706	18,957	\$60.63	OFF
55.01	\$17,054,365	\$4,921,255	\$10,578,745	\$14,869,007	0.711	180,416	\$58.64	OFF
43.46	\$977,808	\$309,222	\$815,778	\$819,346	0.996	10,060	\$81.09	OFF
51.59	\$620,113	\$252,264	\$348,736	\$450,795	0.774	5,262	\$66.27	OFF
41.29	\$949,597	\$444,596	\$705,404	\$618,874	1.140	5,100	\$138.31	OFF
58.80	\$2,351,925	\$603,028	\$1,396,972	\$2,143,256	0.652	17,373	\$80.41	OFF
48.80	\$1,171,228	\$392,391	\$807,609	\$954,457	0.846	11,642	\$69.37	OFF
50.86	\$2,029,316	\$418,912	\$1,576,088	\$1,973,534	0.799	32,175	\$48.98	OFF
33.18	\$497,695	\$197,121	\$552,879	\$368,350	1.501	4,000	\$138.22	OFF
47.49	\$1,400,935	\$478,424	\$996,576	\$1,130,528	0.882	9,936	\$100.30	OFF
45.92	\$541,902	\$198,319	\$391,681	\$421,058	0.930	4,116	\$95.16	OFF
27.69	\$271,334	\$81,656	\$408,344	\$232,449	1.757	2,723	\$149.96	OFF
43.98	\$149,549	\$84,317	\$85,683	\$79,941	1.072	924	\$92.73	OFF
48.70	\$219,152	\$107,756	\$117,244	\$136,515	0.859	1,937	\$60.53	OFF
44.27	\$1,372,250	\$380,589	\$1,169,411	\$1,215,271	0.962	10,465	\$111.74	OFF
31.17	\$1,870,328	\$418,530	\$2,581,470	\$1,779,164	1.451	10,277	\$251.19	OFF
50.12	\$327,802	\$196,236	\$130,764	\$161,233	0.811	1,680	\$77.84	OFF
66.74	\$2,759,191	\$650,035	\$1,416,965	\$2,584,750	0.548	21,100	\$67.15	OFF
55.00	\$6,545,507	\$1,545,361	\$4,404,639	\$6,127,630	0.719	102,943	\$42.79	OFF
48.36	\$1,063,828	\$448,530	\$651,470	\$754,042	0.864	10,767	\$60.51	OFF
47.58	\$2,217,298	\$808,870	\$1,521,130	\$1,726,015	0.881	22,450	\$67.76	OFF
49.98	\$439,848	\$119,175	\$320,825	\$392,982	0.816	3,521	\$91.12	OFF
42.30	\$338,371	\$115,602	\$284,398	\$273,001	1.042	2,497	\$113.90	OFF
84.01	\$2,436,230	\$1,128,142	\$321,858	\$1,603,049	0.201	44,061	\$7.30	OFF
44.25	\$1,504,399	\$663,475	\$1,036,525	\$1,030,544	1.006	13,440	\$77.12	OFF
\$70,859,324			\$47,357,031	\$60,904,439	\$85.76			
51.71	E.C.F. =>				0.778	Std. Deviation=>	0.293178326	
10.41	Ave. E.C.F. =>				0.903	Ave. Variance=>	19.7098	

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
11.4734			\$303,173	No	/ /		O-1	201
12.5426			\$1,609,142	No	/ /		R-C	201
14.2323			\$2,462,228	No	/ /		O-1	201
3.1379			\$461,670	No	/ /		O-1	201
19.6705			\$528,600	No	/ /		O-1	201
19.1478			\$3,757,642	No	/ /		O-M	207
9.2705			\$271,929	No	/ /		O-1	201
12.9340			\$238,578	No	/ /		B-123	201
23.6878			\$409,665	No	/ /		O-1	201
25.1142			\$397,883	No	/ /		O-1	201
5.6796			\$365,439	No	/ /		O-1	201
10.4329			\$326,186	No	/ /		O-1	201
59.8018			\$179,927	No	/ /		O-1	201
2.1427			\$366,496	No	/ /		O-1	201
2.7290			\$180,367	No	/ /		O-1	201
85.3766			\$77,070	No	/ /		O-1	201
16.8884			\$76,823	No	/ /		O-1	201
4.4103			\$97,439	No	/ /		O-1	201
5.9323			\$333,969	No	/ /		O-1	201
54.8004			\$374,557	No	/ /		O-1	201
9.1915			\$177,539	No	/ /		B-123	201
35.4739			\$558,739	No	/ /		B-123	201
18.4125			\$1,225,221	No	/ /		O-1	201
3.8970			\$411,092	No	/ /		O-1	201
2.1645			\$714,896	No	/ /		O-1	201
8.6554			\$104,064	No	/ /		O-1	201
13.8805			\$102,945	No	/ /		O-1	201
70.2162			\$1,128,142	No	/ /		R-C	201
10.2863			\$607,680	No	/ /		M-1	201
12.5378								

Coefficient of Var=> 21.82839657

[illegible]

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character