

2026 ECF

2000 Commercial North Tier

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
001990001001	27695 GRAND RIVER	3/12/2025	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$251,300	38.66	\$526,552	\$153,384	\$496,616	\$310,973	1.597	5,820	\$85.33	'2000	27.5201	\$118,000		2000 COMMERCIAL NORTH TIER + OTHERS	201	
003010425007	19500 MIDDLEBELT	2/1/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$370,400	74.08	\$724,526	\$197,034	\$302,966	\$439,576	0.689	19,500	\$15.54	'2000	63.2550	\$168,000		2000 COMMERCIAL NORTH TIER + OTHERS	201	
003010447003	19850 MIDDLEBELT	5/3/2023	\$710,000	PTA	03-ARM'S LENGTH	\$710,000	\$470,000	66.20	\$1,042,558	\$231,633	\$478,367	\$675,770	0.708	7,620	\$62.78	'2000	61.3889	\$184,000		2000 COMMERCIAL NORTH TIER + OTHERS	201	
003020055000	28860 SEVEN MILE	11/21/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$164,100	43.76	\$377,245	\$81,288	\$293,712	\$246,630	1.191	4,300	\$68.31	'2000	13.0872	\$74,200		2000 COMMERCIAL NORTH TIER + OTHERS	201	
005010001002	20325 MIDDLEBELT	2/10/2025	\$700,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$417,000	59.57	\$908,029	\$199,219	\$500,781	\$590,675	0.848	10,730	\$46.67	'2000	47.3962	\$172,400	005 01 0004 001	2000 COMMERCIAL NORTH TIER + OTHERS	201	
005010168001	30057 EIGHT MILE	9/13/2024	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$326,000	32.60	\$717,072	\$217,758	\$782,242	\$416,095	1.880	8,210	\$95.28	'2000	55.8187	\$202,240		2000 COMMERCIAL NORTH TIER + OTHERS	201	
006990001002	30625 EIGHT MILE	9/12/2023	\$1,650,000	PTA	03-ARM'S LENGTH	\$1,650,000	\$645,100	39.10	\$1,444,928	\$359,851	\$1,290,149	\$904,230	1.427	22,912	\$56.31	'2000	10.5020	\$356,980		2000 COMMERCIAL NORTH TIER + OTHERS	201	
024990087004	19213 NEWBURGH	7/25/2024	\$2,700,000	PTA	03-ARM'S LENGTH	\$2,700,000	\$861,200	31.90	\$1,763,286	\$509,558	\$2,190,442	\$1,044,773	2.097	21,450	\$102.12	'2000	77.4799	\$295,120		2000 COMMERCIAL NORTH TIER + OTHERS	201	
045020016000	27841 SEVEN MILE	4/29/2024	\$500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$164,000	32.80	\$328,029	\$57,175	\$442,825	\$247,355	1.790	4,720	\$93.82	'2000	46.8468	\$56,430	045 02 0014 000, 045 02 0019 000	2000 COMMERCIAL NORTH TIER + OTHERS	201	
045030064001	28209 SEVEN MILE	11/15/2024	\$755,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$755,000	\$265,800	35.21	\$538,152	\$118,251	\$636,749	\$382,797	1.663	4,652	\$136.88	'2000	34.1638	\$93,400	045 03 0066 000, 045 03 0068 001	2000 COMMERCIAL NORTH TIER + OTHERS	201	
046010002001	18340 MIDDLEBELT	12/14/2023	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$480,700	60.09	\$1,052,411	\$328,890	\$471,110	\$602,934	0.781	7,821	\$60.24	'2000	54.0411	\$283,600		2000 COMMERCIAL NORTH TIER + OTHERS	201	
046030002000	18300 MIDDLEBELT	2/21/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$109,600	41.36	\$231,868	\$104,498	\$160,502	\$106,141	1.512	1,600	\$100.31	'2000	19.0385	\$90,000		2000 COMMERCIAL NORTH TIER + OTHERS	207	
046990077000	18750 MIDDLEBELT	5/31/2023	\$1,382,250	PTA	03-ARM'S LENGTH	\$1,382,250	\$724,900	52.44	\$1,614,990	\$376,727	\$1,005,523	\$1,031,885	0.974	20,276	\$49.59	'2000	34.7321	\$298,800		2000 COMMERCIAL NORTH TIER + OTHERS	201	
046990106000	18730 MIDDLEBELT	5/31/2023	\$1,042,750	PTA	03-ARM'S LENGTH	\$1,042,750	\$438,400	42.04	\$950,118	\$194,338	\$848,412	\$629,816	1.347	12,212	\$69.47	'2000	2.5306	\$160,000		2000 COMMERCIAL NORTH TIER + OTHERS	201	
Totals:			\$13,030,000			\$13,030,000	\$5,688,500		\$12,219,764		\$9,900,396	\$7,629,650			\$74.47		2.4152					
									Sale. Ratio =>	43.66	E.C.F. =>		1.298	Std. Deviation=>		0.464355486						
									Std. Dev. =>	13.68	Ave. E.C.F. =>		1.322	Ave. Variance=>		39.1286	Coefficient of Var=>		29.60313273			

2026 ECF: 1.300
2025 ECF: 1.200

003010439004	19708 MIDDLEBELT	6/7/2024	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$172,400	21.55	\$376,556	\$140,012	\$659,988	\$197,120	3.348	4,085	\$161.56	'2000	334.8153	\$124,200		2000 COMMERCIAL NORTH TIER + OTHERS	201
008010485008	19711 MIDDLEBELT	1/16/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$305,800	152.90	\$729,706	\$174,740	\$25,260	\$462,471	0.055	9,900	\$2.55	'2000	5.4620	\$158,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
019990015005	37400 SEVEN MILE	8/12/2024	\$3,500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$3,500,000	\$406,800	11.62	\$1,098,874	\$298,996	\$3,201,004	\$666,565	4.802	12,602	\$254.01	'2000	480.2238	\$273,200	019 99 0015 004	2000 COMMERCIAL NORTH TIER + OTHERS	201
010010007001	20340 FARMINGTON	4/13/2023	\$950,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$950,000	\$246,300	25.93	\$485,166	\$211,277	\$738,723	\$251,274	2.940	5,400	\$136.80	'2000	293.9910	\$181,070	010 99 0002 000	2000 COMMERCIAL NORTH TIER + OTHERS	201
019990015003	37350 SEVEN MILE	8/29/2023	\$760,000	PTA	03-ARM'S LENGTH	\$760,000	\$177,500	23.36	\$381,388	\$103,002	\$656,998	\$231,988	2.832	4,425	\$148.47	'2000	283.2034	\$85,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
001990011000	28281 EIGHT MILE	11/29/2023	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$438,700	24.37	\$964,256	\$124,261	\$1,675,739	\$699,995	2.394	10,250	\$163.49	'2000	239.3930	\$104,000		2000 COMMERCIAL NORTH TIER + OTHERS	201

2026 ECF
2050 Large Sf Office

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table		
022 99 0002 004	20255 VICTOR PARKWAY	9/17/2024	\$2,863,513	PTA	03-ARM'S LENGTH	\$2,863,513	\$9,116,200	318.36	\$8,378,042	\$2,536,867	\$326,646	\$7,301,468	0.045	184,896	\$1.77	'2050	8.9192	\$1,927,669		2000 COMMERCIAL NORTH TIER + OTHERS		
024 01 0002 000	19975 VICTOR PARKWAY	9/17/2024	\$1,636,486	PTA	03-ARM'S LENGTH	\$1,636,486	\$5,517,900	337.18	\$4,690,604	\$2,073,670	(\$437,184)	\$3,271,167	(0.134)	100,374	(\$4.36)	'2050	8.9192	\$1,768,999		2000 COMMERCIAL NORTH TIER + OTHERS		
Totals:			\$4,499,999			\$4,499,999	\$14,634,100		\$13,068,646		(\$110,538)	\$10,572,635			(\$1.29)		3.4000					
													E.C.F. =>	(0.010)	Std. Deviation=>	0.1261371						
													Ave. E.C.F. =>	(0.044)	Ave. Variance=>	8.9192	Coefficient of Var=>	-200.633643				

2026 ECF: 0.700
2026 ECF: 0.800

2026 ECF
2100 Middle Tier Commercial

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.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
049 01 0153 001	27401 SIX MILE	12/20/2023	\$1,445,000	PTA	03-ARM'S LENGTH	\$1,445,000	\$632,600	43.78	\$1,309,943	\$366,194	\$1,078,806	\$861,871	1.252	9,030	\$119.47	'2100	15.2262	\$316,890	049 01 0153 004	2100 COMMERCIAL MIDDLE SECTION	201		
051 01 0265 000	15700 MIDDLEBELT	8/25/2023	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$475,800	50.08	\$1,079,268	\$315,699	\$634,301	\$623,321	1.018	18,000	\$35.24	'2100	38.6349	\$288,000		2100 COMMERCIAL MIDDLE SECTION	201		
052 01 0038 001	27492 FIVE MILE	3/11/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$85,400	35.58	\$189,839	\$80,148	\$159,852	\$89,543	1.785	1,280	\$124.88	'2100	38.1234	\$67,830		2100 COMMERCIAL MIDDLE SECTION	201		
055 02 0148 005	30950 FIVE MILE	9/11/2023	\$1,680,000	PTA	03-ARM'S LENGTH	\$1,680,000	\$536,300	31.92	\$1,200,321	\$658,434	\$1,021,566	\$442,356	2.309	36,031	\$28.35	'2100	90.5411	\$545,600		2100 COMMERCIAL MIDDLE SECTION	201		
056 99 0031 008	15435 MIDDLEBELT	11/21/2024	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$1,020,400	51.02	\$2,286,413	\$360,285	\$1,639,715	\$1,572,349	1.043	27,934	\$58.70	'2100	36.1120	\$297,600		2100 COMMERCIAL MIDDLE SECTION	201		
059 01 0074 000	32900 FIVE MILE	10/3/2023	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$331,200	44.16	\$784,021	\$120,512	\$629,488	\$541,640	1.162	8,948	\$70.35	'2100	24.1775	\$112,480		2100 COMMERCIAL MIDDLE SECTION	201		
059 01 0142 001	32600 FIVE MILE	1/16/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$188,200	37.64	\$439,142	\$89,542	\$410,458	\$285,387	1.438	4,455	\$92.13	'2100	3.4286	\$71,630		2100 COMMERCIAL MIDDLE SECTION	201		
068 99 0007 004	36100 FIVE MILE	2/20/2025	\$1,200,000	PTA	03-ARM'S LENGTH	\$1,200,000	\$560,800	46.73	\$1,315,516	\$244,695	\$955,305	\$874,139	1.093	8,126	\$117.56	'2100	31.1112	\$208,400		2100 COMMERCIAL MIDDLE SECTION	201		
077 99 0008 006	35951 FIVE MILE	1/29/2024	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$342,400	45.65	\$737,104	\$293,436	\$456,564	\$362,177	1.261	4,439	\$102.85	'2100	14.3354	\$275,680		2100 COMMERCIAL MIDDLE SECTION	201		
087 99 0015 002	32500 SCHOOLCRAFT	3/21/2025	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$201,400	40.28	\$451,513	\$74,709	\$425,291	\$307,595	1.383	3,800	\$111.92	'2100	2.1331	\$64,790		2100 COMMERCIAL MIDDLE SECTION	201		
088 99 0002 002	32200 SCHOOLCRAFT	10/17/2023	\$682,500	PTA	03-ARM'S LENGTH	\$682,500	\$313,000	45.86	\$786,874	\$218,516	\$463,984	\$463,965	1.000	7,013	\$66.16	'2100	40.3923	\$183,730		2100 COMMERCIAL MIDDLE SECTION	201		
092 01 0019 001	14265 MIDDLEBELT	3/31/2025	\$7,684,000	PTA	03-ARM'S LENGTH	\$7,684,000	\$3,376,300	43.94	\$7,445,999	\$1,132,026	\$6,551,974	\$5,154,263	1.271	89,152	\$73.49	'2100	13.2788	\$1,054,267		2100 COMMERCIAL MIDDLE SECTION	201		
093 02 0048 000	28343 FIVE MILE	8/12/2024	\$350,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$143,500	41.00	\$287,770	\$160,639	\$189,361	\$116,101	1.631	2,771	\$68.34	'2100	22.7038	\$155,800	093 02 0049 002	2100 COMMERCIAL MIDDLE SECTION	201		
093 02 0088 000	28225 FIVE MILE	1/31/2024	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$231,900	27.28	\$559,181	\$133,044	\$716,956	\$347,866	2.061	6,036	\$118.78	'2100	65.7048	\$128,250		2100 COMMERCIAL MIDDLE SECTION	201		
093 99 0030 003	27811 FIVE MILE	4/28/2023	\$330,000	LC	03-ARM'S LENGTH	\$330,000	\$185,100	56.09	\$402,098	\$115,672	\$214,328	\$233,817	0.917	4,370	\$49.05	'2100	48.7316	\$91,580		2100 COMMERCIAL MIDDLE SECTION	201		
094 01 0031 000	15140 MIDDLEBELT	10/24/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$105,400	35.13	\$241,490	\$74,610	\$225,390	\$136,228	1.655	3,828	\$58.88	'2100	25.0541	\$65,360		2100 COMMERCIAL MIDDLE SECTION	201		
094 01 0064 000	29211 FIVE MILE	11/7/2024	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$50,100	32.85	\$112,081	\$9,132	\$143,368	\$84,040	1.706	1,528	\$93.83	'2100	30.1985	\$8,740		2100 COMMERCIAL MIDDLE SECTION	201		
117 02 0009 006	38019 SCHOOLCRAFT	12/20/2024	\$1,845,000	PTA	03-ARM'S LENGTH	\$1,845,000	\$913,500	49.51	\$1,777,228	\$454,188	\$1,390,812	\$1,080,032	1.288	34,005	\$40.90	'2100	11.6213	\$354,490		3300 OFFICE WAREHOUSE COMMERCIAL	201		
Totals:			\$22,209,000			\$22,209,000	\$9,693,300		\$21,405,801		\$17,307,519	\$13,576,690			\$79.49		12.9168						
									Sale. Ratio =>	43.65		E.C.F. =>		1.275		Std. Deviation=>		0.38458421					
									Std. Dev. =>	7.58		Ave. E.C.F. =>		1.404		Ave. Variance=>		30.6394		Coefficient of Var=>		21.8234748	

2026 ECF: 1.300
2025 ECF: 1.225

059 01 0166 000	15365 HUBBARD	5/9/2024	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$154,700	22.10	\$336,499	\$83,539	\$616,461	\$206,497	2.985	3,066	\$201.06	'2100	298.5327	\$72,580		2100 COMMERCIAL MIDDLE SECTION	201
092 01 0010 004	29460 SCHOOLCRAFT	6/13/2023	\$415,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$415,000	\$115,800	27.90	\$237,368	\$138,241	\$276,759	\$90,942	3.043	2,118	\$130.67	'2100	304.3247	\$130,720	092 01 0010 003	2100 COMMERCIAL MIDDLE SECTION	201

2026 ECF
2200 South Tier Commercial

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
100 01 0203 000	11663 ARCOLA	10/24/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$252,517	\$77,228	\$187,772	\$152,425	1.232	2,040	\$92.05	'2200	6.0481	\$70,880		2200 COMMERCIAL SOUTH TIER	201		
123 99 0001 001	38945 ANN ARBOR RD	6/25/2024	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$1,074,900	53.75	\$2,255,940	\$664,733	\$1,335,267	\$1,383,658	0.965	18,077	\$73.87	'2200	32.7352	\$598,500		2200 COMMERCIAL SOUTH TIER	201		
125 99 0010 003	36001 PLYMOUTH	12/27/2023	\$1,056,371	PTA	03-ARM'S LENGTH	\$1,056,371	\$454,000	42.98	\$824,168	\$255,426	\$800,945	\$494,558	1.620	1,296	\$618.01	'2200	32.7138	\$233,680		2200 COMMERCIAL SOUTH TIER	201		
125 99 0013 001	36163 PLYMOUTH	7/10/2023	\$2,900,000	PTA	03-ARM'S LENGTH	\$2,900,000	\$1,187,700	40.96	\$2,491,520	\$899,216	\$2,000,784	\$1,384,612	1.445	36,196	\$55.28	'2200	15.2636	\$665,900		2200 COMMERCIAL SOUTH TIER	201		
129 01 0200 006	11583 FARMINGTON	10/12/2023	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$595,500	62.68	\$1,255,268	\$237,500	\$712,500	\$885,015	0.805	8,000	\$89.06	'2200	48.7307	\$191,920		2200 COMMERCIAL SOUTH TIER	201		
138 99 0006 001	30499 PLYMOUTH	2/22/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$123,700	41.23	\$270,106	\$68,115	\$231,885	\$175,644	1.320	2,640	\$87.84	'2200	2.7820	\$61,560		2200 COMMERCIAL SOUTH TIER	201		
138 99 0009 000	30777 PLYMOUTH	8/1/2024	\$1,809,200	PTA	03-ARM'S LENGTH	\$1,809,200	\$935,000	51.68	\$2,002,428	\$745,766	\$1,063,434	\$1,092,749	0.973	36,308	\$29.29	'2200	31.9205	\$615,200		2200 COMMERCIAL SOUTH TIER	201		
141 02 0937 000	27819 PLYMOUTH	11/22/2024	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$69,500	34.75	\$144,163	\$67,657	\$132,343	\$66,526	1.989	1,876	\$70.55	'2200	69.6964	\$64,600		2200 COMMERCIAL SOUTH TIER	201		
144 03 0068 003	28422 JOY	5/28/2024	\$257,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$257,500	\$127,100	49.36	\$255,419	\$42,264	\$257,236	\$193,777	1.111	3,600	\$59.79	'2200	18.1638	\$39,330	144 03 0068 004	2200 COMMERCIAL SOUTH TIER	201		
144 03 0069 003	28436 JOY	8/30/2023	\$208,500	PTA	03-ARM'S LENGTH	\$208,500	\$86,700	41.58	\$195,234	\$28,923	\$179,577	\$144,618	1.242	2,400	\$74.82	'2200	5.0645	\$26,220		2200 COMMERCIAL SOUTH TIER	201		
144 03 0069 004	28444 JOY	10/23/2023	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$75,300	42.42	\$162,610	\$41,854	\$135,646	\$105,005	1.292	2,400	\$56.52	'2200	0.0573	\$39,330		2200 COMMERCIAL SOUTH TIER	201		
144 99 0072 001	27790 JOY	6/12/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$166,600	38.74	\$352,733	\$130,483	\$299,517	\$193,260	1.550	4,659	\$64.29	'2200	25.7435	\$119,890		2200 COMMERCIAL SOUTH TIER	201		
144 99 0164 000	27520 JOY	10/23/2023	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$192,100	46.29	\$392,532	\$262,643	\$208,847	\$208,847	1.258	3,480	\$75.47	'2200	3.4793	\$136,040		2200 COMMERCIAL SOUTH TIER	201		
Totals:			\$10,969,071			\$10,969,071	\$5,088,100		\$10,854,638		\$7,557,549	\$6,480,694			\$111.29		12.6215						
								Sale. Ratio =>	46.39					E.C.F. =>	1.166	Std. Deviation=>		0.312259					
								Std. Dev. =>	14.61					Ave. E.C.F. =>	1.292	Ave. Variance=>		22.4922	Coefficient of Var=>	17.4037363			

2026 ECF: 1.250
2025 ECF: 1.150

130 01 0009 004	34835 PLYMOUTH	1/3/2024	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$238,000	23.80	\$249,586	\$249,586	\$750,414	\$0	#DIV/0!	0	#DIV/0!	'2200	#DIV/0!	\$226,800		2200 COMMERCIAL SOUTH TIER	201
123 99 0027 001	38400 JOY	8/1/2024	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$217,100	72.37	\$2,682,067	\$174,420	\$125,580	\$2,180,562	0.058	0	#DIV/0!	'2200	123.4788	\$174,420		2200 COMMERCIAL SOUTH TIER	201
138 99 0005 007	30471 PLYMOUTH	12/19/2024	\$4,195,000	PTA	03-ARM'S LENGTH	\$4,195,000	\$144,600	3.45	\$1,195,555	\$500,670	\$3,694,330	\$604,247	6.114	0	#DIV/0!	'2200	611.3940	\$289,200		2200 COMMERCIAL SOUTH TIER	201
142 01 0131 002	29067 PLYMOUTH	12/27/2023	\$742,950	PTA	03-ARM'S LENGTH	\$742,950	\$319,300	42.98	\$725,128	\$140,205	\$602,745	\$508,628	1.185	0	#DIV/0!	'2200	118.5041	\$116,090		2200 COMMERCIAL SOUTH TIER	201
131 99 0017 004	34950 ANN ARBOR TR	1/4/2024	\$610,000	LC	03-ARM'S LENGTH	\$610,000	\$0	0.00	\$274,484	\$121,253	\$488,747	\$133,244	3.668	3,000	\$162.92	'2200	366.8060	\$113,430		2200 COMMERCIAL SOUTH TIER	201
133 01 0015 000	31507 PLYMOUTH	3/7/2025	\$71,000	PTA	03-ARM'S LENGTH	\$71,000	\$61,000	85.92	\$128,559	\$8,740	\$62,260	\$104,190	0.598	1,980	\$31.44	'2200	59.7562	\$8,740		2200 COMMERCIAL SOUTH TIER	201

2026 ECF
2222 Hotel & Motel

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
024 99 0003 002	19525 VICTOR PARKWAY	5/16/2024	\$7,500,000	PTA	03-ARM'S LENGTH	\$7,500,000	\$5,241,400	69.89	\$8,918,601	\$1,024,084	\$6,475,916	\$7,894,517	0.820	186,735	\$34.68	'2222	24.8074	\$811,235		2000 COMMERCIAL NORTH TIER + OTHERS	201
027 99 0014 009	17350 FOX	3/26/2024	\$5,370,000	PTA	03-ARM'S LENGTH	\$5,370,000	\$2,834,500	52.78	\$5,500,008	\$603,608	\$4,766,392	\$4,896,400	0.973	52,057	\$91.56	'2222	9.4931	\$455,290		2000 COMMERCIAL NORTH TIER + OTHERS	201
099 99 0007 005	11808 MIDDLEBELT	12/23/2024	\$5,400,000	PTA	03-ARM'S LENGTH	\$5,400,000	\$2,041,500	37.81	\$3,980,044	\$528,391	\$4,871,609	\$3,451,653	1.411	41,328	\$117.88	'2222	34.3005	\$399,020		3300 OFFICE WAREHOUSE COMMERCIAL	201
Totals:			\$18,270,000			\$18,270,000	\$10,117,400		\$18,398,653		\$16,113,917	\$16,242,570			\$81.37		7.6300				
								Sale. Ratio =>	55.38				E.C.F. =>	0.992		Std. Deviation=>	0.3067613				
								Std. Dev. =>	16.05				Ave. E.C.F. =>	1.068		Ave. Variance=>	22.8670	Coefficient of Var=>	21.40344369		

2026 ECF: 1.000
2025 ECF: 1.000

2026 ECF
2300 Office/Warehouse

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
106 01 0010 003	33125 SCHOOLCRAFT	11/8/2024	\$4,600,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$4,600,000	\$3,264,900	70.98	\$4,645,022	\$1,164,804	\$3,435,196	\$2,677,090	1.283	76,320	\$45.01	'2300	36.5521	\$987,750	106 01 0012 001	3300 OFFICE WAREHOUSE COMMERCIAL	201
106 01 0028 002	32543 SCHOOLCRAFT	6/17/2024	\$2,050,000	PTA	03-ARM'S LENGTH	\$2,050,000	\$811,500	39.59	\$1,891,759	\$331,740	\$1,718,260	\$1,006,463	1.707	37,800	\$45.46	'2300	5.8522	\$295,660		3300 OFFICE WAREHOUSE COMMERCIAL	201
106 02 0011 000	12886 WESTMORE	12/13/2023	\$1,675,000	PTA	03-ARM'S LENGTH	\$1,675,000	\$614,000	36.66	\$1,584,677	\$171,485	\$1,503,515	\$911,736	1.649	18,000	\$83.53	'2300	0.0364	\$146,477		3300 OFFICE WAREHOUSE COMMERCIAL	201
106 03 0004 001	33080 INDUSTRIAL	1/15/2025	\$3,600,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$3,600,000	\$1,028,600	28.57	\$2,409,859	\$290,408	\$3,309,592	\$1,367,387	2.420	27,586	\$119.97	'2300	77.1673	\$234,888	105 03 0017 001	3300 OFFICE WAREHOUSE COMMERCIAL	201
107 02 0031 000	11923 BROOKFIELD	6/20/2023	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000	\$503,500	45.77	\$1,325,102	\$145,365	\$954,635	\$761,120	1.254	14,600	\$65.39	'2300	39.4454	\$126,788		3300 OFFICE WAREHOUSE COMMERCIAL	201
108 99 0049 002	31550 PLYMOUTH	8/31/2023	\$633,836	PTA	03-ARM'S LENGTH	\$633,836	\$392,700	61.96	\$950,180	\$190,299	\$443,537	\$490,245	0.905	5,724	\$77.49	'2300	74.3979	\$146,364		2500 COMM PROPERTY INDUSTRIAL BELT	201
109 03 0821 001	34133 SCHOOLCRAFT	4/14/2023	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$240,100	33.12	\$613,764	\$147,351	\$577,649	\$300,911	1.920	5,972	\$96.73	'2300	27.0963	\$137,425		3300 OFFICE WAREHOUSE COMMERCIAL	201
109 03 0822 003	34147 SCHOOLCRAFT	8/23/2023	\$790,000	PTA	03-ARM'S LENGTH	\$790,000	\$328,200	41.54	\$848,670	\$153,733	\$636,267	\$448,346	1.419	10,255	\$62.04	'2300	22.9561	\$129,375		3300 OFFICE WAREHOUSE COMMERCIAL	201
109 04 0009 002	34471 INDUSTRIAL	4/9/2024	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$263,900	43.98	\$632,658	\$113,591	\$486,409	\$334,881	1.452	7,200	\$67.56	'2300	19.6221	\$106,231		3300 OFFICE WAREHOUSE COMMERCIAL	201
110 01 0013 002	13570 WAYNE	7/11/2024	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$510,700	26.88	\$1,228,015	\$183,192	\$1,716,808	\$674,079	2.547	19,320	\$88.86	'2300	89.8190	\$157,813		3300 OFFICE WAREHOUSE COMMERCIAL	201
111 99 0003 000	35000 PLYMOUTH	7/15/2024	\$1,080,000	PTA	03-ARM'S LENGTH	\$1,080,000	\$476,700	44.14	\$1,186,940	\$661,750	\$418,250	\$338,832	1.234	7,600	\$55.03	'2300	41.4317	\$637,578		3300 OFFICE WAREHOUSE COMMERCIAL	201
115 05 0006 001	12000 GLOBE	10/31/2023	\$4,500,000	PTA	03-ARM'S LENGTH	\$4,500,000	\$1,278,700	28.42	\$3,278,487	\$524,699	\$3,975,301	\$1,776,637	2.238	45,505	\$87.36	'2300	58.8838	\$454,375		3300 OFFICE WAREHOUSE COMMERCIAL	201
117 99 0001 003	12801 NEWBURGH	11/19/2024	\$2,790,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$2,790,000	\$1,328,000	47.60	\$2,717,094	\$692,903	\$2,097,097	\$1,557,070	1.347	39,874	\$52.59	'2300	30.1882	\$603,073	117 99 0001 004	3300 OFFICE WAREHOUSE COMMERCIAL	201
119 99 0020 000	39319 PLYMOUTH	6/26/2023	\$1,850,000	PTA	03-ARM'S LENGTH	\$1,850,000	\$704,200	38.06	\$1,712,823	\$350,610	\$1,499,390	\$878,847	1.706	18,090	\$82.89	'2300	5.7384	\$275,190		3300 OFFICE WAREHOUSE COMMERCIAL	201
Totals:			\$27,893,836			\$27,893,836	\$11,745,700		\$25,025,050	\$22,771,906	\$13,523,644				\$73.56		3.5155				
						Sale. Ratio =>	42.11			E.C.F. =>	1.684			Std. Deviation=>	0.48244492						
						Std. Dev. =>	12.45			Ave. E.C.F. =>	1.649			Ave. Variance=>	37.7991			Coefficient of Var=>	22.92652989		

2026 ECF: 1.680
2025 ECF: 1.550

109 03 0820 001	34111 SCHOOLCRAFT	1/3/2024	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$94,600	22.26	\$216,160	\$143,918	\$281,082	\$46,607	6.031	920	\$305.52	'2300	603.0897	\$139,211		2500 COMM PROPERTY INDUSTRIAL BELT	201
109 02 0017 000	12926 STARK	2/29/2024	\$3,100,000	PTA	03-ARM'S LENGTH	\$3,100,000	\$695,400	22.43	\$1,991,920	\$529,216	\$2,570,784	\$943,680	2.724	24,000	\$107.12	'2300	272.4212	\$510,000		3300 OFFICE WAREHOUSE COMMERCIAL	201

2026 ECF
2333 Grow/Flex

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
102 99 0035 000	30844 INDUSTRIAL	8/23/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$371,800	74.36	\$771,285	\$197,028	\$302,972	\$499,353	0.607	14,535	\$20.84	'2333	50.9328	\$179,338		3000 INDUSTRIAL	301
107 02 0041 002	11966 BROOKFIELD	8/9/2023	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$304,200	48.67	\$805,298	\$116,498	\$508,502	\$598,956	0.849	12,303	\$41.33	'2333	26.7077	\$100,194		3000 INDUSTRIAL	301
107 02 0041 002	11966 BROOKFIELD	1/16/2024	\$1,250,000	PTA	03-ARM'S LENGTH	\$1,250,000	\$304,200	24.34	\$805,298	\$116,498	\$1,133,502	\$598,956	1.892	12,303	\$92.13	'2333	77.6405	\$100,194		3000 INDUSTRIAL	301
Totals:			\$2,375,000			\$2,375,000	\$980,200		\$2,381,881		\$1,944,976	\$1,697,265			\$51.44		2.9890				
							Sale. Ratio =>	41.27				E.C.F. =>	1.146			Std. Deviation=>	0.6832096				
							Std. Dev. =>	25.02				Ave. E.C.F. =>	1.116			Ave. Variance=>	51.7604	Coefficient of Var=>	46.37785872		

2026 ECF: 1.150
2025 ECF: 1.150

2026 ECF
2400 Commerical Inside Industrial Belt

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.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
103 99 0019 000	31300 PLYMOUTH	1/5/2024	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$117,000	49.79	\$253,934	\$49,584	\$185,416	\$185,772	0.998	2,925	\$63.39	'2400	28.4727	\$42,263		3300 OFFICE WAREHOUSE COMMERCIAL	201		
103 99 0030 000	30400 PLYMOUTH	7/15/2024	\$4,500,000	PTA	03-ARM'S LENGTH	\$4,500,000	\$1,521,800	33.82	\$3,907,452	\$800,662	\$3,699,338	\$2,824,354	1.310	50,622	\$73.08	'2400	2.6989	\$658,174		3300 OFFICE WAREHOUSE COMMERCIAL	201		
107 99 0027 000	32516 PLYMOUTH	7/15/2024	\$320,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$320,000	\$126,800	39.63	\$254,243	\$77,948	\$242,052	\$176,295	1.373	2,983	\$81.14	'2400	9.0184	\$64,523	107 99 0028 000	2500 COMM PROPERTY INDUSTRIAL BELT	201		
108 99 0047 000	31690 PLYMOUTH	12/11/2023	\$307,000	LC	03-ARM'S LENGTH	\$307,000	\$140,000	45.60	\$289,311	\$76,113	\$230,887	\$193,816	1.191	3,000	\$76.96	'2400	9.1541	\$73,095		2500 COMM PROPERTY INDUSTRIAL BELT	201		
115 03 0005 000	36600 PLYMOUTH	6/3/2024	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$330,900	36.77	\$715,125	\$254,927	\$645,073	\$418,361	1.542	16,797	\$38.40	'2400	25.9095	\$222,424		2500 COMM PROPERTY INDUSTRIAL BELT	201		
Totals:			\$6,262,000			\$6,262,000	\$2,236,500		\$5,420,065		\$5,002,766	\$3,798,598			\$66.60		3.4193						
								Sale. Ratio =>	35.72					E.C.F. =>	1.317	Std. Deviation=>		0.20337205					
								Std. Dev. =>	6.51					Ave. E.C.F. =>	1.283	Ave. Variance=>		15.0507	Coefficient of Var=>		11.73261447		

2026 ECF: 1.315
2025 ECF: 1.100

108 99 0011 001	32222 PLYMOUTH	7/15/2024	\$11,000,000	PTA	03-ARM'S LENGTH	\$11,000,000	\$1,921,100	17.46	\$5,349,925	\$873,643	\$10,126,357	\$4,069,347	2.488	74,038	\$136.77	'2400	248.8448	\$756,599		2500 COMM PROPERTY INDUSTRIAL BELT	201
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2026 ECF
2444 Medical & Dental Office

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.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
010 99 0012 002	19920 FARMINGTON	1/31/2025	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$235,800	67.37	\$520,087	\$105,205	\$244,795	\$342,877	0.714	4,500	\$54.40	'2444	46.0112	\$83,800		2000 COMMERCIAL NORTH TIER + OTHERS	201
011 01 0167 001	33200 SEVEN MILE	4/20/2023	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$151,300	23.28	\$439,634	\$92,772	\$557,228	\$286,662	1.944	2,500	\$222.89	'2444	76.9795	\$78,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
022 99 0004 002	19900 HAGGERTY	7/16/2024	\$7,815,914	PTA	03-ARM'S LENGTH	\$7,815,914	\$3,926,600	50.24	\$8,465,427	\$1,003,882	\$6,812,032	\$6,166,566	1.105	45,078	\$151.12	'2444	6.9384	\$785,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
042 01 0039 000	30737 SEVEN MILE	5/7/2024	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$236,700	73.97	\$525,688	\$84,199	\$235,801	\$364,866	0.646	3,620	\$65.14	'2444	52.7788	\$64,600		2000 COMMERCIAL NORTH TIER + OTHERS	201
052 99 0003 000	28046 FIVE MILE	9/15/2023	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$279,200	44.32	\$655,019	\$140,297	\$489,703	\$425,390	1.151	3,018	\$162.26	'2444	2.2870	\$107,730		2100 COMMERCIAL MIDDLE SECTION	201
059 01 0005 005	15530 FARMINGTON	9/22/2023	\$740,000	PTA	03-ARM'S LENGTH	\$740,000	\$237,800	32.14	\$735,765	\$84,757	\$655,243	\$538,023	1.218	5,219	\$125.55	'2444	4.3816	\$65,550		2100 COMMERCIAL MIDDLE SECTION	201
068 99 0007 005	36016 FIVE MILE	12/12/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$93,700	39.04	\$197,580	\$74,605	\$165,395	\$101,632	1.627	1,589	\$104.09	'2444	45.3335	\$52,440		2100 COMMERCIAL MIDDLE SECTION	201
077 99 0008 005	36051 FIVE MILE	8/14/2023	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$616,300	82.17	\$784,812	\$297,347	\$452,653	\$402,863	1.124	4,757	\$95.16	'2444	5.0465	\$258,800		2100 COMMERCIAL MIDDLE SECTION	201
081 99 0022 003	14815 FARMINGTON	1/24/2025	\$1,825,000	PTA	03-ARM'S LENGTH	\$1,825,000	\$0	0.00	\$1,301,532	\$227,574	\$1,597,426	\$887,568	1.800	6,719	\$237.75	'2444	62.5723	\$171,000		2100 COMMERCIAL MIDDLE SECTION	201
093 01 0010 000	27459 FIVE MILE	7/1/2024	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$115,000	58.97	\$255,385	\$29,930	\$165,070	\$186,326	0.886	2,616	\$63.10	'2444	28.8135	\$26,220		2100 COMMERCIAL MIDDLE SECTION	201
129 01 0133 001	10531 FARMINGTON	4/5/2023	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$202,900	57.97	\$483,409	\$147,851	\$202,149	\$277,320	0.729	3,291	\$61.42	'2444	44.5118	\$123,690		2200 COMMERCIAL SOUTH TIER	201
136 03 0560 000	31410 JOY	11/12/2024	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$80,300	47.24	\$176,082	\$38,912	\$131,088	\$113,363	1.156	1,224	\$107.10	'2444	1.7699	\$36,670		2200 COMMERCIAL SOUTH TIER	201
142 99 0004 001	28435 PLYMOUTH	7/17/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$103,100	46.86	\$227,415	\$36,704	\$183,296	\$157,612	1.163	2,162	\$84.78	'2444	1.1098	\$34,200		2200 COMMERCIAL SOUTH TIER	201
Totals:			\$14,255,914			\$14,255,914	\$6,278,700		\$14,767,835		\$11,891,879	\$10,251,068			\$118.06		1.3993				
								Sale. Ratio =>	44.04			E.C.F. =>	1.160	Std. Deviation=>		0.40530659					
								Std. Dev. =>	21.80			Ave. E.C.F. =>	1.174	Ave. Variance=>		29.1180	Coefficient of Var=>	24.80120143			

2026 ECF: 1.170
2025 ECF: 1.210

002 02 0250 000	28711 EIGHT MILE	8/21/2024	\$500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$663,900	132.78	\$1,332,810	\$403,894	\$96,106	\$844,469	0.114	9,680	\$9.93	'2444	11.3806	\$362,880	002 99 0001 003	2000 COMMERCIAL NORTH TIER + OTHERS	201
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2026 ECF
2600 Gas Stations

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
077 99 0015 001	36375 FIVE MILE	4/22/2024	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$359,500	17.98	\$665,664	\$128,906	\$1,871,094	\$290,139	6.449	1,216	\$1,538.73	'2600	262.7029	\$107,540		2100 COMMERCIAL MIDDLE SECTION	201
129 01 0209 002	33729 PLYMOUTH	6/14/2023	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$243,900	69.69	\$462,818	\$144,224	\$205,776	\$172,212	1.195	3,325	\$61.89	'2600	262.7029	\$106,400		2200 COMMERCIAL SOUTH TIER	201
Totals:			\$2,350,000			\$2,350,000	\$603,400		\$1,128,482		\$2,076,870	\$462,351			\$800.31		67.0049				
							Sale. Ratio =>	25.68				E.C.F. =>	4.492			Std. Deviation=>	3.71518				
							Std. Dev. =>	36.56				Ave. E.C.F. =>	3.822			Ave. Variance=>	262.7029	Coefficient of Var=>	68.735695		

2026 ECF: 1.900
2025 ECF: 1.850

**2026 ECF
2700 Restaurants**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
041 99 0002 001	19055 MIDDLEBELT	4/26/2024	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$255,800	26.93	\$540,263	\$113,640	\$836,360	\$406,307	2.058	3,002	\$278.60	'2700	93.1092	\$101,200		2000 COMMERCIAL NORTH TIER + OTHERS	201	
053 99 0008 000	30325 SIX MILE	3/25/2025	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$448,900	69.06	\$974,573	\$374,868	\$275,132	\$571,147	0.482	8,541	\$32.21	'2700	64.5633	\$322,600		2100 COMMERCIAL MIDDLE SECTION	201	
115 03 0008 004	36480 PLYMOUTH	7/11/2024	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$131,600	52.64	\$287,055	\$100,097	\$149,903	\$178,055	0.842	2,674	\$56.06	'2700	28.5460	\$87,051		2500 COMM PROPERTY INDUSTRIAL BELT	201	
Totals:			\$1,850,000			\$1,850,000	\$836,300		\$1,801,891		\$1,261,395	\$1,155,509			\$122.29						3.5715	
								Sale. Ratio =>	45.21			E.C.F. =>	1.092	Std. Deviation=>		0.82621481						
								Std. Dev. =>	21.24			Ave. E.C.F. =>	1.127	Ave. Variance=>		62.0728	Coefficient of Var=>		55.06077185			
												2026 ECF:	1.100									
												2025 ECF:	1.050									

121 02 0030 000	37604 ANN ARBOR RD	12/18/2023	\$1,450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,450,000	\$206,900	14.27	\$416,320	\$175,132	\$1,274,868	\$253,882	5.021	4,695	\$271.54	'2700	502.1498	\$132,620	121 02 0024 001, 121 02 0031 002	2200 COMMERCIAL SOUTH TIER	201
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2026 ECF

2777 Fast Food

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	
041 99 0021 000	19005 MIDDLEBELT	9/6/2024	\$950,000	LC	03-ARM'S LENGTH	\$950,000	\$325,200	34.23	\$661,539	\$248,567	\$701,433	\$359,106	1.953	3,049	\$230.05	'2777	5.1103	\$204,200		2000 COMMERCIAL NORTH TIER + OTHERS	201	
097 99 0021 023	13004 MIDDLEBELT	2/3/2025	\$3,826,000	PTA	03-ARM'S LENGTH	\$3,826,000	\$158,600	4.15	\$2,039,091	\$467,232	\$3,358,768	\$1,366,833	2.457	7,437	\$451.63	'2777	45.2957	\$317,200		2100 COMMERCIAL MIDDLE SECTION	201	
099 99 0007 011	11700 MIDDLEBELT	5/20/2024	\$2,350,000	PTA	03-ARM'S LENGTH	\$2,350,000	\$858,300	36.52	\$1,757,804	\$252,857	\$2,097,143	\$1,308,649	1.603	5,020	\$417.76	'2777	40.1854	\$164,540		2100 COMMERCIAL MIDDLE SECTION	201	
Totals:						\$7,126,000	\$1,342,100		\$4,458,434		\$6,157,344	\$3,034,588			\$366.48		2.4675					
								Sale. Ratio =>	18.83				E.C.F. =>	2.029	Std. Deviation=>		0.42969065					
								Std. Dev. =>	18.07				Ave. E.C.F. =>	2.004	Ave. Variance=>		30.1971	Coefficient of Var=>	15.06558374			

2026 ECF: 1.550
 2025 ECF: 1.150

047 99 0004 007	17200 MIDDLEBELT	7/10/2023	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$483,500	62.39	\$947,288	\$660,419	\$114,581	\$249,451	0.459	3,688	\$31.07	'2777	45.9333	\$610,197		2000 COMMERCIAL NORTH TIER + OTHERS	201
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2026 ECF

2800 Banks

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
001 02 0001 001	27637 GRAND RIVER	1/29/2025	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$441,300	80.24	\$931,646	\$272,912	\$277,088	\$627,365	0.442	7,694	\$36.01	'2800	53.7526	\$234,580		2000 COMMERCIAL NORTH TIER - OTHERS	201
039 99 0009 002	17230 FARMINGTON	8/23/2023	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$272,700	36.36	\$576,215	\$185,244	\$564,756	\$372,353	1.517	4,866	\$116.06	'2800	53.7526	\$158,400		2000 COMMERCIAL NORTH TIER - OTHERS	201
Totals:			\$1,300,000			\$1,300,000	\$714,000		\$1,507,861		\$841,844	\$999,718			\$76.04		13.7114				
							Sale. Ratio =>	54.92			E.C.F. =>	0.842			Std. Deviation=>	0.76017692					
							Std. Dev. =>	31.03			Ave. E.C.F. =>	0.979			Ave. Variance=>	53.7526	Coefficient of Var=>	54.89466641			

2026 ECF: 1.050
 2025 ECF: 1.050

2026

All Tier Commercial ECFs

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
001 99 0001 001	27695 GRAND RIVER	3/12/2025	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$251,300	38.66	\$526,552	\$153,384	\$496,616	\$310,973	1.597	5,820	\$85.33	'2000	16.0661	\$118,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
001 99 0011 000	28281 EIGHT MILE	11/29/2023	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$438,700	24.37	\$964,256	\$124,261	\$1,675,739	\$699,995	2.394	10,250	\$163.49	'2000	95.7616	\$104,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
003 01 0425 007	19500 MIDDLEBELT	2/1/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$370,400	74.08	\$724,526	\$197,034	\$302,966	\$439,576	0.689	19,500	\$15.54	'2000	74.7090	\$168,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
003 01 0447 003	19850 MIDDLEBELT	5/3/2023	\$710,000	PTA	03-ARM'S LENGTH	\$710,000	\$470,000	66.20	\$1,042,558	\$231,633	\$478,367	\$675,770	0.708	7,620	\$62.78	'2000	72.8429	\$184,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
003 02 0055 000	28860 SEVEN MILE	11/21/2023	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$164,100	43.76	\$377,245	\$81,288	\$293,712	\$246,630	1.191	4,300	\$68.31	'2000	24.5412	\$74,200		2000 COMMERCIAL NORTH TIER + OTHERS	201
005 01 0001 002	20325 MIDDLEBELT	2/10/2025	\$700,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$417,000	59.57	\$908,029	\$199,219	\$500,781	\$590,675	0.848	10,730	\$46.67	'2000	58.8502	\$172,400	005 01 0004 001	2000 COMMERCIAL NORTH TIER + OTHERS	201
005 01 0168 001	30057 EIGHT MILE	9/13/2024	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$326,000	32.60	\$717,072	\$217,758	\$782,242	\$416,095	1.880	8,210	\$95.28	'2000	44.3647	\$202,240		2000 COMMERCIAL NORTH TIER + OTHERS	201
006 99 0001 002	30625 EIGHT MILE	9/12/2023	\$1,650,000	PTA	03-ARM'S LENGTH	\$1,650,000	\$645,100	39.10	\$1,444,928	\$359,851	\$1,290,149	\$904,230	1.427	22,912	\$56.31	'2000	0.9521	\$356,980		2000 COMMERCIAL NORTH TIER + OTHERS	201
010 01 0007 001	20340 FARMINGTON	4/13/2023	\$950,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$950,000	\$246,300	25.93	\$485,166	\$211,277	\$738,723	\$251,274	2.940	5,400	\$136.80	'2000	150.3597	\$181,070	010 99 0002 000	2000 COMMERCIAL NORTH TIER + OTHERS	201
019 99 0015 003	37350 SEVEN MILE	8/29/2023	\$760,000	PTA	03-ARM'S LENGTH	\$760,000	\$177,500	23.36	\$381,388	\$103,002	\$656,998	\$231,988	2.832	4,425	\$148.47	'2000	139.5721	\$85,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
024 99 0087 004	19213 NEWBURGH	7/25/2024	\$2,700,000	PTA	03-ARM'S LENGTH	\$2,700,000	\$861,200	31.90	\$1,763,286	\$509,558	\$2,190,442	\$1,044,773	2.097	21,450	\$102.12	'2000	66.0259	\$295,120		2000 COMMERCIAL NORTH TIER + OTHERS	201
045 02 0016 000	27841 SEVEN MILE	4/29/2024	\$500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$164,000	32.80	\$328,029	\$57,175	\$442,825	\$247,355	1.790	4,720	\$93.82	'2000	35.3927	\$56,430	045 02 0014 000, 045 02 0019 000	2000 COMMERCIAL NORTH TIER + OTHERS	201
045 03 0064 001	28209 SEVEN MILE	11/15/2024	\$755,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$755,000	\$265,800	35.21	\$538,152	\$118,251	\$636,749	\$382,797	1.663	4,652	\$136.88	'2000	22.7098	\$93,400	045 03 0066 000, 045 03 0068 001	2000 COMMERCIAL NORTH TIER + OTHERS	201
046 01 0002 001	18340 MIDDLEBELT	12/14/2023	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$480,700	60.09	\$1,052,411	\$328,890	\$471,110	\$602,934	0.781	7,821	\$60.24	'2000	65.4951	\$283,600		2000 COMMERCIAL NORTH TIER + OTHERS	201
046 03 0002 000	18300 MIDDLEBELT	2/21/2025	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$109,600	41.36	\$231,868	\$104,498	\$160,502	\$100,141	1.512	1,600	\$100.31	'2000	7.5845	\$90,000		2000 COMMERCIAL NORTH TIER + OTHERS	207
046 99 0077 000	18750 MIDDLEBELT	5/31/2023	\$1,382,250	PTA	03-ARM'S LENGTH	\$1,382,250	\$724,900	52.44	\$1,614,990	\$376,727	\$1,005,523	\$1,031,885	0.974	20,276	\$49.59	'2000	46.1861	\$298,800		2000 COMMERCIAL NORTH TIER + OTHERS	201
046 99 0106 000	18730 MIDDLEBELT	5/31/2023	\$1,042,750	PTA	03-ARM'S LENGTH	\$1,042,750	\$438,400	42.04	\$950,118	\$194,338	\$848,412	\$629,816	1.347	12,212	\$69.47	'2000	8.9234	\$160,000		2000 COMMERCIAL NORTH TIER + OTHERS	201
049 01 0153 001	27401 SIX MILE	12/20/2023	\$1,445,000	PTA	03-ARM'S LENGTH	\$1,445,000	\$632,600	43.78	\$1,309,943	\$366,194	\$1,078,806	\$861,871	1.252	9,030	\$119.47	'2100	18.4611	\$316,890	049 01 0153 004	2100 COMMERCIAL MIDDLE SECTION	201
049 01 0153 004	17015 INKSTER	12/20/2023	\$1,445,000	PTA	03-ARM'S LENGTH	\$1,445,000	\$632,600	43.78	\$1,309,943	\$366,194	\$1,078,806	\$861,871	1.252	9,030	\$119.47	'2100	18.4611	\$316,890	049 01 0153 001	2100 COMMERCIAL MIDDLE SECTION	201
051 01 0265 000	15700 MIDDLEBELT	8/25/2023	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$475,800	50.08	\$1,079,268	\$315,699	\$634,301	\$623,321	1.018	18,000	\$35.24	'2100	41.8698	\$288,000		2100 COMMERCIAL MIDDLE SECTION	201
052 01 0038 001	27492 FIVE MILE	3/11/2024	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$85,400	35.58	\$189,839	\$80,148	\$159,852	\$89,543	1.785	1,280	\$124.88	'2100	34.8885	\$67,830		2100 COMMERCIAL MIDDLE SECTION	201
055 02 0148 005	30950 FIVE MILE	9/11/2023	\$1,680,000	PTA	03-ARM'S LENGTH	\$1,680,000	\$536,300	31.92	\$1,200,321	\$658,434	\$1,021,566	\$442,356	2.309	36,031	\$28.35	'2100	87.3062	\$545,600		2100 COMMERCIAL MIDDLE SECTION	201
056 99 0031 008	15435 MIDDLEBELT	11/21/2024	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$1,020,400	51.02	\$2,286,413	\$360,285	\$1,639,715	\$1,572,349	1.043	27,934	\$58.70	'2100	39.3469	\$297,600		2100 COMMERCIAL MIDDLE SECTION	201
059 01 0074 000	32900 FIVE MILE	10/3/2023	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$331,200	44.16	\$784,021	\$120,512	\$1,200,512	\$1,160,280	1.162	8,948	\$70.35	'2100	27.4125	\$112,480		2100 COMMERCIAL MIDDLE SECTION	201
059 01 0142 001	32600 FIVE MILE	1/16/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$188,200	37.64	\$439,142	\$89,542	\$410,458	\$285,387	1.438	4,455	\$92.13	'2100	0.1937	\$71,630		2100 COMMERCIAL MIDDLE SECTION	201
059 01 0166 000	15365 HUBBARD	5/9/2024	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$154,700	22.10	\$336,499	\$83,539	\$616,461	\$206,497	2.985	3,066	\$201.06	'2100	154.9013	\$72,580		2100 COMMERCIAL MIDDLE SECTION	201
068 99 0007 004	36100 FIVE MILE	2/20/2025	\$1,200,000	PTA	03-ARM'S LENGTH	\$1,200,000	\$560,800	46.73	\$1,315,516	\$244,695	\$955,305	\$874,139	1.093	8,126	\$117.56	'2100	34.3461	\$208,400		2100 COMMERCIAL MIDDLE SECTION	201
077 99 0008 006	35951 FIVE MILE	1/29/2024	\$750,000	PTA	03-ARM'S LENGTH	\$750,000	\$342,400	45.65	\$737,104	\$293,436	\$456,564	\$262,177	1.261	4,439	\$102.85	'2100	17.5703	\$275,680		2100 COMMERCIAL MIDDLE SECTION	201
087 99 0015 002	32500 SCHOOLCRAFT	3/21/2025	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$201,400	40.28	\$451,513	\$74,709	\$425,291	\$307,595	1.383	3,800	\$111.92	'2100	5.3681	\$64,790		2100 COMMERCIAL MIDDLE SECTION	201
088 99 0002 002	32200 SCHOOLCRAFT	10/17/2023	\$682,500	PTA	03-ARM'S LENGTH	\$682,500	\$313,000	45.86	\$786,874	\$218,516	\$463,984	\$463,965	1.000	7,013	\$66.16	'2100	43.6273	\$183,730		2100 COMMERCIAL MIDDLE SECTION	201
092 01 0019 001	14265 MIDDLEBELT	3/31/2025	\$7,684,000	PTA	03-ARM'S LENGTH	\$7,684,000	\$3,376,300	43.94	\$7,445,999	\$1,132,026	\$6,551,974	\$5,154,263	1.271	89,152	\$73.49	'2100	16.5138	\$1,054,267		2100 COMMERCIAL MIDDLE SECTION	201
093 02 0048 000	28343 FIVE MILE	8/12/2024	\$350,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$143,500	41.00	\$287,770	\$160,639	\$189,361	\$116,101	1.631	2,771	\$68.34	'2100	19.4689	\$155,800	093 02 0049 002	2100 COMMERCIAL MIDDLE SECTION	201
093 02 0088 000	28225 FIVE MILE	1/31/2024	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$231,900	27.28	\$559,181	\$133,044	\$716,956	\$347,866	2.061	6,036	\$118.78	'2100	62.4698	\$128,250		2100 COMMERCIAL MIDDLE SECTION	201
093 99 0030 003	27811 FIVE MILE	4/28/2023	\$330,000	LC	03-ARM'S LENGTH	\$330,000	\$185,100	56.09	\$402,098	\$115,672	\$214,328	\$233,817	0.917	4,370	\$49.05	'2100	51.9665	\$91,580		2100 COMMERCIAL MIDDLE SECTION	201
094 01 0031 000	15140 MIDDLEBELT	10/24/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$105,400	35.13	\$241,490	\$76,610	\$225,390	\$136,228	1.655	3,828	\$58.88	'2100	21.8192	\$65,360		2100 COMMERCIAL MIDDLE SECTION	201
094 01 0064 000	29211 FIVE MILE	11/7/2024	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$50,100	32.85	\$112,081	\$9,132	\$143,368	\$84,004	1.706	1,528	\$93.83	'2100	26.9636	\$8,740		2100 COMMERCIAL MIDDLE SECTION	201
100 01 0203 000	11663 ARCOLA	10/24/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$0	0.00	\$252,517	\$77,228	\$187,772	\$152,425	1.232	2,040	\$92.05	'2200	20.4416	\$70,680		2200 COMMERCIAL SOUTH TIER	201
117 02 0009 006	38019 SCHOOLCRAFT	12/20/2024	\$1,845,000	PTA	03-ARM'S LENGTH	\$1,845,000	\$913,500	49.51	\$1,777,228	\$454,188	\$1,390,812	\$1,080,032	1.288	34,005	\$40.90	'2100	14.8563	\$354,490		3300 OFFICE WAREHOUSE COMMERCIAL	201
123 99 0001 001	38945 ANN ARBOR RD	6/25/2024	\$2,000,000	PTA	03-ARM'S LENGTH	\$2,000,000	\$1,074,900	53.75	\$2,255,940	\$664,733	\$1,335,267	\$1,383,658	0.965	18,077	\$73.87	'2200	47.1287	\$598,500		2200 COMMERCIAL SOUTH TIER	201
125 99 0010 003	36001 PLYMOUTH	12/27/2023	\$1,056,371	PTA	03-ARM'S LENGTH	\$1,056,371	\$454,000	42.98	\$824,168	\$255,426	\$800,945	\$494,558	1.620	1,296	\$618.01	'2200	18.3203	\$233,680		2200 COMMERCIAL SOUTH TIER	201
125 99 0013 001	36163 PLYMOUTH	7/10/2023	\$2,900,000	PTA	03-ARM'S LENGTH	\$2,900,000	\$1,187,700	40.96	\$2,491,520	\$899,216	\$2,000,784	\$1,384,612	1.445	36,196	\$55.28	'2200	0.8701	\$665,900		2200 COMMERCIAL SOUTH TIER	201
129 01 0200 006	11583 FARMINGTON	10/12/2023	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$595,500	62.68	\$1,255,268	\$237,500	\$712,500	\$885,015	0.805	8,000	\$89.06	'2200	63.1243	\$191,920			

2026 APARTMENT RENTAL RATES & AMENITIES

Apartment Name	Parcel Numbers	Sch Dist	ETR	Property Address	Contact	Contact Ph#	Status	Stories	Total Unit Ct.	1 Bdrm Ct	1 Bdrm (sf)		1 Bdrm Rate		2 Bdrm Ct	2 Bdrm (sf)		2 Bdrm Rate		3 Bdrm Ct	3 Bdrm (sf)		3 Bdrm Rate		Utilities Inc	Amenities	Pool	Fitness Ctr	Laund.	Occup. %	Yr Blt	Notes	Entered to BSA
											Low	High	Low	High		Low	High	Low	High		Low	High	Low	High									
Apple Ridge Apartments	006 99 0084 000 & 006 99 0085 000	63090	2.762	31200 Morlock		(248) 329-3115	Verified	2	272	136	800	1,000	\$1,160	\$1,740	136	1,000	1,000	\$1,350	\$1,655					Wtr/Heat/Gas/Trash/Sewer	Appliances	Y	Y	Y	96.3%	1970	1bdrm w/ den 1,000sf	Y	
Merriman Woods	007 99 0001 000	82095	2.962	31351 Seven Mile	Kayla	(248) 579-0659	Verified	2	80	40	750		\$1,235	\$1,275	40	900		\$1,310	\$1,475					n/a	Appliances	Y	N	Y	92.5%	1989		Y	
Canterbury Park	011 99 0007 010	82095	2.962	32750 Seven Mile	Kayla	(248) 579-0659	Verified	2	200	80	750	750	\$1,305	\$1,425	120	900	900	\$1,505	\$1,825					n/a	Appliances	Y	Y	Y	96.0%	1989	Washer/Dryer in Units	Y	
Woodridge Apartments	047 99 0003 000	82095	2.962	18200 Middlebelt	Regina	(248) 477-6448	Verified	2	176	64	810	810	\$1,224	\$1,377	112	920	920	\$1,499	\$1,534					n/a	Appliances	Y	N	Y	97.2%	1980		Y	
Franklin Square	051 99 0042 000 & 051 99 0049 000	82095	2.962	28940 Lancaster	Tina	(734) 427-6970	Verified	2	152	76	700	700	\$1,150	\$1,170	76	900	900	\$1,345	\$1,365					n/a	Appliances	Y	N	Y	96.1%	1965		Y	
Mid-Five Apartments	051 99 0045 002	82095	2.962	28976 Five Mile	N/A	(844) 680-3874	Verified	2	20	4			\$ 800	\$ 800	16	750	750	\$ 900	\$ 900					n/a	Appliances	N	N	Y	100.0%	1985	Washer/Dryer in Units	Y	
Fairfield Arms	086 99 0024 000	82095	2.962	14950 Fairfield	Clem	(248) 785-3134	Verified	2	20	12	750		\$1,200		8	950		\$1,400						Heat & Water	Appliances	N	N	Y	100.0%	1963		Y	
Plymouth Woods	119 99 0014 001	82095	2.962	38001 Plymouth	Renee	(734) 462-3135	Verified	2	156	8					156	1,000	1,100	\$1,545	\$1,655					n/a	Appliances	Y	N	Y	100.0%	1989	2bdrm B Lower	Y	
Arbor Woods	121 99 0006 007	82095	2.962	37828 Arbor Woods	Renee	(734) 462-3135	Verified	2	144	36	850	875	\$1,270	\$1,280	108	1,000	1,125	\$1,410	\$1,465					n/a	Appliances	Y	N	Y	100.0%	1985	Washer/Dryer in Units	Y	
Livonia Manor	051 99 0057 000	82095	2.962	28710 Five Mile	Jason	(248) 921-4754	Verified	2	20	4	800		\$ 975		16	1,200		\$1,000	\$1,000					Water & Gas	Appliances	N	N	Y	100.0%	1970			
Deerfield Woods	016 99 0015 000	82095	2.962	19399 Farmington	Stephanie	(248) 476-6868	Verified	2	144	72	800	800	\$1,180	\$1,395	72	1,100	1,100	\$1,210	\$1,495					n/a	Appliances	Y	Y	Y	95.8%	1977	Washer/Dryer in Units	Y	
Curtis Creek	033 99 0008 000	82095	2.962	18265 Farmington		(248) 473-0365		2	72	24	950		\$1,000		48	1,050		\$1,125					Water	Appliances	N	N	Y	100.0%	1985	Washer/Dryer in Units			
Alitha B. Phipps Apartments	081 99 0018 001	82095	2.962	14931 Farmington		(734) 404-7777	Verified	4	202	202	770	850	\$1,400	\$1,700										Cold Water, Gas	Appliances	Y	Y	Y	99.5%	2018	Washer/Dryer in Units, 55+ Community, 76 Units complete as of 10/22/2021	Y	
Livonia Apts	046 99 0009 000	63090	2.762	29200 Dardanella		(248) 471-6538	Verified	2	92	48	750		\$1,080		44	900	900	\$1,230						Water/Heat	Appliances	Y	N	Y	96.7%	1964			
Purlingbrook Apts	005 99 0055 003	63090	2.762	20470 Purlingbrook		(248) 442-1350		2	56	28	700				28	1,000							n/a	Appliances	N	N	Y	100.0%	1986	Washer/Dryer in Units	Y		
The Gem (Liv) Apartments	023 99 0005 004	82095	2.962	19750 Haggerty	Aaron	734-601-2020	Verified	3	200	116	710	791	\$1,811	\$2,027	72	1,154	1,195	\$2,254	\$2,552	12	1,375	1,517	\$2,999	\$3,402	NO	Appliances	Y	Y	Y	96.5%	2019	Washer/Dryer in Units	Y
Parkway Heights	131 99 0019 000	82095	2.962	9061 Wayne	Joe	(248) 921-0319		2	72	36	700				36	940							Water & Gas	Appliances	Y	N	Y	100.0%	1993				

ETR= (Mills/1000 x 50%)*100

Clarenceville SD 2.762
Livonia SD 2.962

Mean: 98.0%
Vacancy Rate: 2.0%

2026 ECF
3000 Office/Warehouse

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
006 99 0083 001	30975 EIGHT MILE	8/21/2024	\$1,500,000	PTA	03-ARM'S LENGTH	\$1,500,000	\$252,000	16.80	\$541,469	\$137,995	\$1,362,005	\$537,965	2.532	13,000	\$104.77	'3000	86.1322	\$128,081		3000 INDUSTRIAL	301
102 01 0006 000	31090 INDUSTRIAL	3/1/2024	\$925,000	PTA	03-ARM'S LENGTH	\$925,000	\$201,900	21.83	\$472,414	\$113,876	\$811,124	\$478,050	1.697	8,430	\$96.22	'3000	2.6284	\$100,194		3000 INDUSTRIAL	301
102 99 0039 000	30850 INDUSTRIAL	9/8/2023	\$795,000	PTA	03-ARM'S LENGTH	\$795,000	\$255,900	32.19	\$584,335	\$246,251	\$548,749	\$450,778	1.217	11,380	\$48.22	'3000	45.3113	\$209,473		3000 INDUSTRIAL	301
106 99 0007 004	33067 INDUSTRIAL	1/31/2024	\$2,200,000	PTA	03-ARM'S LENGTH	\$2,200,000	\$399,600	18.16	\$890,295	\$224,279	\$1,975,721	\$888,021	2.225	20,600	\$95.91	'3000	55.4408	\$175,464		3000 INDUSTRIAL	301
107 03 0004 001	32333 CAPITOL	7/15/2024	\$6,500,000	PTA	03-ARM'S LENGTH	\$6,500,000	\$1,105,200	17.00	\$2,539,097	\$818,592	\$5,681,408	\$2,294,006	2.477	55,090	\$103.13	'3000	80.6181	\$630,880		3000 INDUSTRIAL	301
107 99 0006 009	33100 CAPITOL	12/22/2023	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$409,700	40.97	\$958,260	\$276,129	\$723,871	\$909,508	0.796	29,650	\$24.41	'3000	87.4558	\$237,725		3000 INDUSTRIAL	301
109 03 0801 002	12770 FAIRLANE	5/9/2023	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$182,900	26.90	\$404,491	\$119,138	\$560,862	\$380,470	1.474	5,900	\$95.06	'3000	19.6321	\$86,681		3000 INDUSTRIAL	301
110 05 0004 000	13600 OTTERSON	2/1/2024	\$2,425,000	PTA	03-ARM'S LENGTH	\$2,425,000	\$490,600	20.23	\$1,143,675	\$206,708	\$2,218,292	\$1,249,289	1.776	21,519	\$103.09	'3000	10.5193	\$179,625		3000 INDUSTRIAL	301
111 03 0008 000	34437 ROSATI	12/11/2024	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$35,000	4.52	\$367,431	\$115,206	\$659,794	\$336,300	1.962	5,800	\$113.76	'3000	29.1470	\$77,086		3000 INDUSTRIAL	301
115 05 0018 000	11919 GLOBE	1/10/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$214,600	49.91	\$503,930	\$115,204	\$314,796	\$518,301	0.607	9,560	\$32.93	'3000	106.3089	\$103,644		3000 INDUSTRIAL	301
115 05 0020 000	11975 GLOBE	2/18/2025	\$830,000	PTA	03-ARM'S LENGTH	\$830,000	\$246,000	29.64	\$543,876	\$125,349	\$704,651	\$558,036	1.263	10,956	\$64.32	'3000	40.7717	\$115,863		3000 INDUSTRIAL	301
117 99 0003 007	12651 NEWBURGH	11/21/2023	\$2,150,000	PTA	03-ARM'S LENGTH	\$2,150,000	\$400,200	18.61	\$911,048	\$179,607	\$1,970,393	\$975,254	2.020	23,938	\$82.31	'3000	34.9939	\$166,710		3000 INDUSTRIAL	301
Totals:						\$20,210,000	\$20,210,000	\$4,193,600	\$9,860,321	\$17,531,666	\$9,575,978	\$80.34	1.831	16.0346	0.619636	49.9133	Coefficient of Var=>	29.8801376			
						Sale. Ratio =>	20.75	12.14	Ave. E.C.F. =>	1.670	Std. Deviation=>	0.619636	Ave. Variance=>	49.9133	Coefficient of Var=>	29.8801376					

2026 ECF: 0.790
2025 ECF: 0.750

102 99 0079 008	30980 INDUSTRIAL	7/28/2023	\$2,710,000	PTA	03-ARM'S LENGTH	\$2,710,000	\$646,200	23.85	\$1,407,820	\$1,347,620	\$1,362,380	\$88,529	15.389	13,199	\$103.22	'3000	1538.9082	\$1,347,620		3000 INDUSTRIAL	301
109 02 0037 000	12871 FARMINGTON	3/15/2024	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$149,600	15.75	\$349,325	\$287,112	\$662,888	\$82,950	7.991	5,000	\$132.58	'3000	799.1417	\$283,340		3000 INDUSTRIAL	301
109 03 0822 012	34150 AUTRY	2/22/2024	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$251,700	11.44	\$567,869	\$256,161	\$1,943,839	\$415,610	4.677	23,625	\$82.28	'3000	467.7075	\$183,930		3000 INDUSTRIAL	301

**2026 ECF
3200 Manufacturing**

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
117 01 0041 005	13017 NEWBURGH	6/28/2023	\$3,400,000	PTA	03-ARM'S LENGTH	\$3,400,000	\$694,600	20.43	\$1,535,787	\$525,550	\$2,874,450	\$1,443,195	1.992	31,079	\$92.49	3200	0.0000	\$428,125		3000 INDUSTRIAL	301
Totals:			\$3,400,000			\$3,400,000	\$694,600		\$1,535,787		\$2,874,450	\$1,443,195			\$92.49		0.0000				
							Sale. Ratio =>	20.43				E.C.F. =>	1.992		Std. Deviation=>	#DIV/0!					
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.992		Ave. Variance=>	0.0000	Coefficient of Var=>	0			

2026 ECF: 0.71
2025 ECF: 0.70

2026 ECF
3300 Large SF Industrial

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class
105 99 0038 007	13211 MERRIMAN	12/28/22	\$11,071,230	PTA	03-ARM'S LENGTH	\$11,071,230	\$2,019,900	18.24	\$4,475,043	\$1,113,669	\$9,957,561	\$5,092,991	1.955	150,647	\$66.10	3300	0.0000	\$1,000,342	3000 INDUSTRIAL	301
Totals:			\$11,071,230			\$11,071,230	\$2,019,900		\$4,475,043		\$9,957,561	\$5,092,991			\$66.10		0.0000			
							Sale. Ratio =>	18.24				E.C.F. =>	1.955		Std. Deviation=>	#DIV/0!				
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.955		Ave. Variance=>	0.0000	Coefficient of Var=>		0	

2026 ECF: 0.670
2025 ECF: 0.670

2026 ECF

All Industrial

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class		
006 99 0083 001	30975 EIGHT MILE	8/21/2024	\$1,500,000	PTA	03-ARM'S LENGTH	\$1,500,000	\$252,000	16.80	\$541,469	\$137,995	\$1,362,005	\$537,965	2.532	13,000	\$104.77	'3000	74.5958	\$128,081		3000 INDUSTRIAL	301		
102 01 0006 000	31090 INDUSTRIAL	3/1/2024	\$925,000	PTA	03-ARM'S LENGTH	\$925,000	\$201,900	21.83	\$472,414	\$113,876	\$811,124	\$478,050	1.697	8,430	\$96.22	'3000	8.9080	\$100,194		3000 INDUSTRIAL	301		
102 99 0039 000	30850 INDUSTRIAL	9/8/2023	\$795,000	PTA	03-ARM'S LENGTH	\$795,000	\$255,900	32.19	\$584,335	\$246,251	\$548,749	\$450,778	1.217	11,380	\$48.22	'3000	56.8477	\$209,473		3000 INDUSTRIAL	301		
106 99 0007 004	33067 INDUSTRIAL	1/31/2024	\$2,200,000	PTA	03-ARM'S LENGTH	\$2,200,000	\$399,600	18.16	\$890,295	\$224,279	\$1,975,721	\$888,021	2.225	20,600	\$95.91	'3000	43.9044	\$175,464		3000 INDUSTRIAL	301		
107 03 0004 001	32333 CAPITOL	7/15/2024	\$6,500,000	PTA	03-ARM'S LENGTH	\$6,500,000	\$1,105,200	17.00	\$2,539,097	\$818,592	\$5,681,408	\$2,294,006	2.477	55,090	\$103.13	'3000	69.0817	\$630,880		3000 INDUSTRIAL	301		
107 99 0006 009	33100 CAPITOL	12/22/2023	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$409,700	40.97	\$958,260	\$276,129	\$723,871	\$909,508	0.796	29,650	\$24.41	'3000	98.9921	\$237,725		3000 INDUSTRIAL	301		
109 03 0801 002	12770 FAIRLANE	5/9/2023	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$182,900	26.90	\$404,491	\$119,138	\$560,862	\$380,470	1.474	5,900	\$95.06	'3000	31.1685	\$86,681		3000 INDUSTRIAL	301		
110 05 0004 000	13600 OTTERSON	2/1/2024	\$2,425,000	PTA	03-ARM'S LENGTH	\$2,425,000	\$490,600	20.23	\$1,143,675	\$206,708	\$2,218,292	\$1,249,289	1.776	21,519	\$103.09	'3000	1.0171	\$179,625		3000 INDUSTRIAL	301		
111 03 0008 000	34437 ROSATI	12/11/2024	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$35,000	4.52	\$367,431	\$115,206	\$659,794	\$336,300	1.962	5,800	\$113.76	'3000	17.6107	\$77,086		3000 INDUSTRIAL	301		
115 05 0020 000	11975 GLOBE	2/18/2025	\$830,000	PTA	03-ARM'S LENGTH	\$830,000	\$246,000	29.64	\$543,876	\$125,349	\$704,651	\$558,036	1.263	10,956	\$64.32	'3000	52.3080	\$115,863		3000 INDUSTRIAL	301		
117 01 0041 005	13017 NEWBURGH	6/28/2023	\$3,400,000	PTA	03-ARM'S LENGTH	\$3,400,000	\$694,600	20.43	\$1,535,787	\$525,550	\$2,874,450	\$1,443,195	1.992	31,079	\$92.49	'3200	20.5912	\$428,125		3000 INDUSTRIAL	301		
117 99 0003 007	12651 NEWBURGH	11/21/2023	\$2,150,000	PTA	03-ARM'S LENGTH	\$2,150,000	\$400,200	18.61	\$911,048	\$179,607	\$1,970,393	\$975,254	2.020	23,938	\$82.31	'3000	23.4575	\$166,710		3000 INDUSTRIAL	301		
Totals:			\$23,180,000			\$23,180,000	\$4,673,600		\$10,892,178		\$20,091,320	\$10,500,872			\$85.31		12.7486						
								Sale. Ratio =>	20.16					E.C.F. =>	1.913	Std. Deviation=>		0.5254254					
								Std. Dev. =>	9.22					Ave. E.C.F. =>	1.786	Ave. Variance=>		41.5402	Coefficient of Var=>	23.26122626			

102 99 0079 008	30980 INDUSTRIAL	7/28/2023	\$2,710,000	PTA	03-ARM'S LENGTH	\$2,710,000	\$646,200	23.85	\$1,407,820	\$1,347,620	\$1,362,380	\$88,529	15.389	13,199	\$103.22	'3000	1538.9082	\$1,347,620		3000 INDUSTRIAL	301
109 02 0037 000	12871 FARMINGTON	3/15/2024	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$149,600	15.75	\$349,325	\$287,112	\$662,888	\$82,950	7.991	5,000	\$132.58	'3000	799.1417	\$283,340		3000 INDUSTRIAL	301
109 03 0822 012	34150 AUTRY	2/22/2024	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$251,700	11.44	\$567,869	\$256,161	\$1,943,839	\$415,610	4.677	23,625	\$82.28	'3000	467.7075	\$183,930		3000 INDUSTRIAL	301
115 05 0018 000	11919 GLOBE	1/10/2024	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$214,600	49.91	\$503,930	\$115,204	\$314,796	\$518,301	0.607	9,560	\$32.93	'3000	60.7361	\$103,644		3000 INDUSTRIAL	301