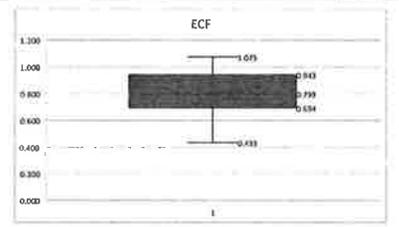


Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Adj. Value Sold	Adj./Adj. Sale	Cur. Appraisal	Land & Yard	Wdy. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/sq Ft.	ECF Area	Dev. by Mean (%)	Land Value	Appr. by Es.	Offers/Parcels in Sale	Land Label	Property Class	
41-05-34-200-018	9163 SPARTA AVE NW	11/17/23	\$404,000	WD	19-MULTI PARCEL ARMS LENGTH	\$404,000	\$184,000	45.54	\$566,956	\$231,294	\$172,706	\$398,660	0.433	8,656	\$19.95	SPA-C	22.0726	\$186,213	No	41-05-34-200-012; 41-05-34-200-019	SPARTA COM	201	
41-03-05-232-008	7 OAK ST	08/14/23	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$76,400	46.30	\$192,789	\$52,275	\$112,725	\$202,470	0.557	1,818	\$29.56	NEL-C	44.6431	\$47,563	No		NELSON COM	201	
41-03-20-351-006	294 N MAIN ST NE	08/14/24	\$590,000	WD	03-ARMS LENGTH	\$590,000	\$246,800	41.83	\$729,778	\$344,254	\$245,746	\$391,395	0.628	8,400	\$29.26	XCS-C	37.5289	\$36,931	Yes		CEDAR SPRINGS COM	201	
41-03-05-211-005	9 E LAKE ST	05/02/23	\$49,500	WD	19-MULTI PARCEL ARMS LENGTH	\$49,500	\$27,300	54.95	\$49,453	\$16,866	\$32,584	\$49,904	0.654	672	\$48.56	NEL-C	45.3942	\$16,254	No	41-03-05-233-006	NELSON COM	201	
41-02-23-400-029	14951 WHITE CREEK AVE NE	08/31/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$140,200	56.06	\$340,364	\$96,850	\$153,510	\$222,127	0.669	1,184	\$48.10	SOL-C	48.9469	\$67,431	No		SOLON COM	201	
41-11-09-365-004	6451 BELLA VISTA DR NE	08/09/23	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$188,800	41.86	\$518,134	\$173,078	\$276,922	\$390,448	0.709	4,950	\$55.94	CAN-C	15.9359	\$124,771	No		CANNON COM	201	
41-11-15-101-011	7216 BELDING RD NE	12/15/23	\$141,500	WD	03-ARMS LENGTH	\$141,500	\$74,300	52.51	\$165,690	\$14,233	\$127,267	\$171,331	0.743	1,640	\$77.60	CAN-C	12.5789	\$10,302	No		CANNON COM	201	
41-03-30-151-026	4848 18 MILE RD NE	05/04/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$158,500	39.57	\$409,167	\$159,684	\$190,316	\$253,282	0.751	1,520	\$54.07	XCS-C	75.1199	\$140,867	Yes		CEDAR SPRINGS COM	201	
41-24-04-130-010	6059 UNFIELD AVE SE	12/13/23	\$250,000	WD	03-ARMS LENGTH	\$175,000	\$136,300	45.04	\$157,147	\$12,380	\$112,620	\$146,972	0.766	1,284	\$34.29	BOW-C	17.2450	\$8,934	No		BOWNE COM	201	
41-03-31-227-021	91 S MAIN ST NW	03/15/24	\$130,000	MLC	03-ARMS LENGTH	\$130,000	\$21,400	16.46	\$160,947	\$18,567	\$111,433	\$144,548	0.771	1,921	\$58.01	TYR-C	77.0905	\$16,535	Yes		TYRONE COM	201	
41-08-16-201-003	11630 14 MILE RD NE	07/16/24	\$540,000	WD	19-MULTI PARCEL ARMS LENGTH	\$540,000	\$256,900	47.57	\$614,711	\$147,651	\$392,849	\$474,173	0.827	7,000	\$56.09	OAK-C	24.7249	\$88,885	Yes	41-08-16-201-004	OAKFIELD COM	201	
41-03-13-151-002	108 S MAIN ST NW	01/21/25	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$57,900	30.33	\$190,559	\$85,116	\$99,884	\$107,040	0.840	1,856	\$48.43	TYR-C	81.9655	\$54,976	Yes		TYRONE COM	201	
41-05-14-100-048	3065 ALDEN NASH AVE SE	10/17/23	\$329,900	WD	03-ARMS LENGTH	\$329,900	\$197,500	32.59	\$364,394	\$72,468	\$257,432	\$296,376	0.849	2,664	\$98.61	LOW-C	20.6087	\$71,018	No		LOWELL TWP COM	201	
41-20-09-100-041	11390 FULTON ST SE	11/17/23	\$225,000	WD	04-ARMS LENGTH	\$225,000	\$119,300	53.02	\$235,106	\$140,553	\$44,447	\$95,991	0.880	1,880	\$50.27	LOW-C	87.9721	\$126,951	No		LOWELL TWP COM	201	
41-02-28-400-012	2371 17 MILE RD NE	09/11/23	\$500,000	WD	19-MULTI PARCEL ARMS LENGTH	\$500,000	\$172,600	34.52	\$518,217	\$130,490	\$369,510	\$393,631	0.939	7,979	\$46.31	SOL-C	93.8721	\$85,232	Yes	41-02-28-400-035	SOLON COM	201	
41-01-11-101-009	80 S MAIN ST NW	07/17/24	\$300,000	MLC	03-ARMS LENGTH	\$300,000	\$125,200	41.73	\$310,249	\$63,188	\$236,614	\$250,622	0.944	1,400	\$98.59	TYR-C	94.4106	\$47,916	Yes		TYRONE COM	201	
41-05-23-357-001	500 STATE ST S NW	12/08/23	\$235,000	LC	03-ARMS LENGTH	\$235,000	\$92,300	39.28	\$213,517	\$51,709	\$183,291	\$184,082	0.956	1,472	\$124.52	SPA-C	REF1	\$35,116	Yes		SPARTA COM	201	
41-02-23-485-005	123 S MAIN ST NE	03/28/25	\$215,000	MLC	03-ARMS LENGTH	\$215,000	\$106,700	49.63	\$212,054	\$52,272	\$162,738	\$162,215	1.003	2,274	\$71.56	XCS-C	100.3161	\$44,455	Yes		CEDAR SPRINGS COM	201	
41-03-05-231-011	37 4TH ST	03/28/24	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$47,600	26.29	\$81,287	\$35,473	\$69,527	\$66,014	1.053	576	\$120.71	NEL-C	105.4309	\$35,070	No		NELSON COM	201	
41-11-03-400-066	7620 MYERS LAKE AVE NE	08/08/24	\$376,000	MLC	03-ARMS LENGTH	\$376,000	\$184,000	35.64	\$312,931	\$153,138	\$222,862	\$207,174	1.075	1,920	\$116.07	CAN-C	107.4688	\$130,027	Yes		CANNON COM	201	
Totals:			\$5,780,900			\$5,655,900	\$2,348,900		\$6,364,148	\$3,694,163	\$4,698,664	\$4,698,664		\$64.22	2.4304								
									Sale Ratio =>	41.53				E.C.F. =>	0.782		Std. Deviation =>	0.1692814					
									Std. Dev. =>	10.15				Ave. E.C.F. =>	0.806		Ave. Variance =>	REF1				Coefficient of Var =>	

ECF	
Mean	0.873
Standard Error	0.055
Median	0.840
Mode	#N/A
Standard Deviation	0.225
Sample Variance	0.051
Kurtosis	2.135
Skewness	1.214
Range	0.920
Minimum	0.557
Maximum	1.477
Sum	14.844
Count	17



41-05-14-476-002	1055 13 MILE RD NW	09/21/23	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$40,300	53.73	\$103,892	\$65,533	\$9,467	\$45,557	0.208	1,200	\$7.89	SPA-C	48.1664	\$65,490	No		SPARTA COM	201
41-02-28-400-016	14050 EGEDOR AVE NE	06/27/23	\$1,100,000	WD	03-ARMS LENGTH	\$1,100,000	\$185,800	16.89	\$740,238	\$632,952	\$467,048	\$97,621	4.784	3,056	\$152.81	SOL-C	397.7931	\$611,254	No		SOLON COM	201
41-20-04-401-025	11656 FULTON ST SE	03/15/24	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$170,700	32.51	\$400,978	\$152,724	\$372,276	\$252,035	1.477	2,378	\$156.55	LOW-C	67.0739	\$125,247	No		LOWELL TWP COM	201
41-08-13-126-005	14000 NE OLD 14 MILE	06/16/23	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$110,100	23.18	\$425,388	\$193,307	\$281,693	\$235,615	1.196	9,264	\$30.41	OAK-C	119.5564	\$190,466	No		OAKFIELD COM	201

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blde. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	LCF Area	Dev. by Mean (%)	Use Code	Land Value	Appr. by Eq.	Appl. Date	Land Table	
41-09-25-300-020	929 ALPINE COMMERCE PK CT	05/04/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$112,300	51.51	\$202,603	\$62,370	\$155,630	\$145,990	1.006	3,256	\$47.81	ALP-I	16.1476	IND FLEX	\$43,290	No	/ /	ALPINE IND	
41-09-02-462-000	278 HICKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,400	40.74	\$385,668	\$43,664	\$261,336	\$311,498	0.903	23,888	\$11.78	SPA-I	#REF!	WHS STO	\$30,640	No	/ /	SPARTA IND	
41-05-23-130-017	929 ALPINE COMMERCE PK CT	08/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$222,700	55.68	\$353,369	\$107,669	\$262,441	\$286,634	1.089	5,675	\$52.46	ALP-I	4.3186	IND FLEX	\$72,152	No	/ /	ALPINE IND	
41-09-35-454-004	573 LAMOREAUX DR NW	07/11/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$263,000	50.10	\$560,759	\$343,934	\$181,066	\$236,967	0.764	10,788	\$16.78	ALP-I	25.9058	WHS COLD STORAGE	\$212,251	No	/ /	ALPINE IND	
41-09-35-454-008	1005 9 MILE RD NW	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,800	43.78	\$607,218	\$153,133	\$358,847	\$496,246	0.909	16,340	\$24.25	ALP-I	70.9668	IND LIGHT	\$128,737	No	/ /	ALPINE IND	
41-05-22-126-021	0300 BELDING RD NE	10/24/23	\$794,955	WD	03-ARM'S LENGTH	\$794,955	\$201,600	28.01	\$636,413	\$143,621	\$631,134	\$514,129	1.228	12,640	\$40.15	CAN-I	122.7570	WHS STO	\$111,731	No	/ /	CANNON COM	
41-20-02-308-017	476 APPLEJACK CT NW	05/31/24	\$915,000	CD	03-ARM'S LENGTH	\$915,000	\$385,300	39.92	\$891,938	\$110,666	\$795,334	\$702,704	1.132	12,174	\$55.33	SPA-I	#REF!	IND LIGHT	\$62,616	Yes	03/24/25	SPARTA IND	
41-11-13-200-089	815 CHATHAM ST SE	02/23/24	\$2,500,000	MHC	03-ARM'S LENGTH	\$2,500,000	\$766,000	30.64	\$2,320,148	\$88,412	\$2,411,588	\$2,002,774	1.204	64,100	\$37.67	XLW-I	#REF!	IND LIGHT	\$111,181	Yes	09/11/25	LOWELL CITY IND	
<b>Totals:</b>			<b>\$6,227,985</b>			<b>\$6,207,956</b>	<b>\$2,304,100</b>		<b>\$5,960,627</b>		<b>\$5,145,376</b>	<b>\$4,678,922</b>			<b>\$38.15</b>		<b>7.8537</b>						
							<b>Sale. Ratio =&gt;</b>	<b>37.12</b>			<b>E.C.F. =&gt;</b>	<b>1.100</b>		<b>Std. Deviation=&gt;</b>	<b>0.17884957</b>								
							<b>Std. Dev. =&gt;</b>	<b>10.26</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.023</b>		<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>							