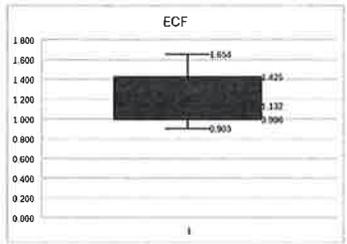


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appt. by Eq.	Land Table
41-05-23-130-017	278 HICKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,400	40.74	\$389,989	\$43,664	\$261,336	\$311,488	0.903	23,868	\$11.78	SPA-I	90.3201	WHS STG	\$30,645	No	SPARTA IND	
41-09-23-201-003	1020 7 MILE RD NW	11/28/23	\$6,631,500	WD	03-ARM'S LENGTH	\$6,631,500	\$2,993,500	45.14	\$6,574,106	\$1,746,258	\$4,885,242	\$5,276,337	0.926	126,225	\$38.70	ALP-I	16.3700	IND LIGHT	\$1,441,194	No	ALPINE IND	
41-09-35-454-004	929 ALPINE COMMERCE PK CT	05/04/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$112,300	51.51	\$202,803	\$62,370	\$155,630	\$145,980	1.066	3,255	\$47.81	ALP-I	106.6103	IND FLEX	\$49,290	No	ALPINE IND	
41-09-35-454-008	929 ALPINE COMMERCE PK CT	08/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$222,700	55.68	\$353,359	\$107,559	\$292,441	\$268,634	1.089	5,575	\$52.46	ALP-I	108.6623	IND FLEX	\$72,152	No	ALPINE IND	
41-05-22-126-021	475 APPLEJACK CT NW	05/31/24	\$915,000	CD	03-ARM'S LENGTH	\$915,000	\$365,300	39.92	\$891,938	\$119,666	\$745,334	\$702,704	1.132	12,174	\$55.33	SPA-I	113.1819	IND LIGHT	\$82,616	Yes	SPARTA IND	
41-20-02-306-017	815 CHATHAM ST SE	02/23/24	\$2,500,000	MLC	03-ARM'S LENGTH	\$2,500,000	\$766,000	30.64	\$2,320,148	\$119,999	\$2,389,901	\$2,002,774	1.189	64,190	\$37.09	XLW-I	46.5172	IND LIGHT	\$111,181	Yes	LOWELL CITY IND	
41-11-13-200-089	9300 BELDING RD NE	10/24/23	\$794,955	WD	03-ARM'S LENGTH	\$774,955	\$201,600	26.01	\$638,413	\$143,821	\$631,134	\$514,129	1.228	12,840	\$49.15	CAN-I	2.6714	WHS STG	\$111,731	No	CANNON COM	
41-06-25-476-014	300 BYRNE INDUSTRIAL DR NE	09/20/23	\$1,989,955	WD	03-ARM'S LENGTH	\$1,989,955	\$427,300	21.47	\$1,317,815	\$337,636	\$1,652,119	\$1,018,689	1.622	32,692	\$50.54	XRF-I	162.1809	IND LIGHT	\$306,441	No	ROCKFORD IND	
41-16-34-426-010	965 O E BERJIND DR SE	07/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$102,200	25.55	\$317,459	\$164,005	\$245,995	\$148,730	1.654	3,494	\$70.40	VER-I	165.9973	IND LIGHT	\$140,089	No	VERGENNES IND	
<b>Totals:</b>			<b>\$14,174,410</b>			<b>\$14,154,410</b>	<b>\$5,323,300</b>		<b>\$13,002,030</b>		<b>\$11,320,132</b>	<b>\$10,389,465</b>			<b>\$47.03</b>		<b>11.1287</b>					
						<b>Sale. Ratio =&gt;</b>		<b>37.61</b>				<b>E.C.F. =&gt;</b>	<b>1.090</b>		<b>Std. Deviat</b>	<b>0.269979</b>						
						<b>Std. Dev. =&gt;</b>		<b>12.15</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.201</b>		<b>Ave. Variat</b>	<b>90.2346</b>		<b>Coefficient of Var=&gt;</b>	<b>75.14132644</b>			

ECF	
Mean	1.1247
Standard Error	0.0890
Median	1.0886
Mode	N/A
Standard Deviation	0.2951
Sample Variance	0.0871
Kurtosis	-0.0166
Skewness	0.8192
Range	0.8899
Minimum	0.7641
Maximum	1.6540
Sum	12.3716
Count	11.0000



41-09-25-380-020	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	76.4097	WHS COLD STORAGE	\$212,251	No	ALPINE IND
41-09-02-462-009	1005 9 MILE RD NW	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,800	43.78	\$607,218	\$153,153	\$396,847	\$496,246	0.800	16,340	\$24.29	ALP-I	79.9698	IND LIGHT	\$128,737	No	ALPINE IND

Com ECF

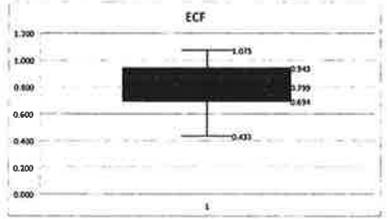
Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Acq. when Sold	Adj./Adj. Sale	Con. Appraisal	Land & Yard	Blk. Result	Cost Min. \$	E.C.F.	Floor Area	Yr/Pr. Ft.	ECF Area	Dev. by Mean (%)	Land Value	Acq. by Co.	Other Parcel #s	Land Fabric	Property Class	
41-05-14-200-018	9161 SPARTA AVE NW	11/17/23	\$404,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$404,000	\$184,000	45.54	\$566,966	\$211,294	\$172,706	\$198,660	0.433	8,658		\$19.95	SPA-C	22,0776	\$186,213	No	41-05-14-200-012; 41-05-14-200-019	SPARTA COM	201
41-03-05-232-008	7 OAKS ST	06/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$76,400	46.30	\$192,789	\$52,275	\$112,723	\$202,470	0.557	3,814		\$29.59	MEL-C	64,6411	\$47,863	No		NELSON COM	201
41-03-30-151-006	294 N MAIN ST NE	09/14/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$246,800	41.83	\$729,778	\$344,254	\$245,746	\$391,395	0.628	8,400		\$29.28	XCS-C	37,5289	\$79,931	Yes		CEDAR SPRINGS COM	201
41-03-05-231-005	9 E LAKE ST	05/02/23	\$45,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$49,500	\$77,300	54.95	\$49,453	\$16,866	\$32,634	\$49,904	0.654	672		\$48.56	MEL-C	65,2942	\$16,254	No	41-03-05-231-006	NELSON COM	201
41-02-23-400-019	14951 WHITE CREEK AVE NE	08/31/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$140,200	56.08	\$140,868	\$96,850	\$153,150	\$222,177	0.689	1,184		\$48.10	SD-C	88,9409	\$67,431	No		SOLOM COM	201
41-11-09-105-006	6411 BELLA VISTA DR NE	08/09/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$188,800	41.86	\$518,234	\$173,078	\$176,922	\$300,444	0.709	4,950		\$55.94	CAN-C	15,9359	\$124,771	No		CANNON COM	201
41-13-15-104-011	7216 BELDING RD NE	12/15/23	\$141,500	WD	03-ARM'S 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
41-03-30-153-026	4848 18 MILE RD NE	05/04/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$138,500	39.57	\$409,167	\$159,084	\$190,316	\$251,282	0.751	3,520		\$54.07	XCS-C	75,1399	\$140,867	Yes		CEDAR SPRINGS COM	201
41-24-04-120-010	6059 LINFIELD AVE SE	12/13/23	\$250,000	WD	03-ARM'S LENGTH	\$171,000	\$56,300	45.04	\$157,147	\$12,380	\$112,920	\$116,977	0.766	3,284		\$34.29	BOW-C	17,2450	\$8,834	No		BOWNE COM	201
41-03-02-227-021	91 S MAIN ST NW	03/23/24	\$130,000	MALC	03-ARM'S LENGTH	\$130,000	\$31,400	16.46	\$160,947	\$18,567	\$111,433	\$144,549	0.771	1,811		\$58.01	TYR-C	77,0905	\$16,535	Yes		TYRONNE COM	201
41-08-16-201-003	11630 14 MILE RD NE	07/16/24	\$540,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$256,900	47.57	\$614,711	\$147,651	\$392,349	\$474,173	0.827	7,000		\$56.05	OAK-C	24,7248	\$88,865	Yes	41-08-16-201-004	OAKFIELD COM	201
41-03-13-113-001	168 S MAIN ST NW	07/16/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$57,300	30.23	\$190,559	\$45,116	\$89,884	\$107,040	0.840	1,856		\$48.43	TYR-C	81,9055	\$54,976	Yes		TYRONNE COM	201
41-20-14-100-044	3085 ALDEN NASH AVE SE	10/27/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$107,500	32.59	\$364,399	\$72,465	\$237,412	\$296,376	0.869	2,654		\$94.83	LOW-C	10,6087	\$77,038	No		LOWELL TWP COM	201
41-20-09-100-041	11390 FLATON ST SE	11/17/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,400	53.02	\$228,106	\$140,551	\$84,447	\$95,959	0.880	1,480		\$50.27	LOW-C	87,8721	\$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 ARM'S LENGTH	\$500,000	\$172,600	34.52	\$518,217	\$130,490	\$389,510	\$393,631	0.939	7,979		\$46.31	SOL-C	93,8721	\$85,232	Yes	41-02-28-400-035	SOLOM COM	201
41-01-13-101-009	80 S MAIN ST NW	07/17/24	\$300,000	MALC	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$310,249	\$63,386	\$238,614	\$250,622	0.944	2,400		\$88.59	TYR-C	94,4106	\$47,916	Yes		TYRONNE COM	201
41-05-23-357-001	500 STATE ST S NW	12/08/23	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$92,300	39.28	\$219,537	\$51,709	\$181,291	\$184,082	0.996	1,472		\$124.52	SPA-C	MEL-C	\$35,314	Yes		SPARTA COM	201
41-02-23-485-005	123 S MAIN ST NE	09/28/23	\$215,000	MALC	03-ARM'S LENGTH	\$215,000	\$106,700	49.63	\$211,054	\$52,272	\$161,728	\$162,215	1.003	1,214		\$71.56	XCS-C	100,3161	\$44,455	Yes		CEDAR SPRINGS COM	201
41-03-05-231-011	37 4TH ST	07/28/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$37,600	26.29	\$81,287	\$35,473	\$69,527	\$66,014	1.053	576		\$120.71	MEL-C	105,3209	\$35,070	No		NELSON COM	201
41-11-04-400-006	7620 MYERS LAKE AVE NE	08/08/24	\$376,000	MALC	03-ARM'S LENGTH	\$376,000	\$134,000	35.64	\$332,931	\$153,138	\$222,862	\$207,374	1.075	1,920		\$116.07	CAN-C	107,4688	\$130,027	Yes		CANNON COM	201

Totals: \$5,780,900      \$2,348,900      \$6,364,148      \$1,604,163      \$4,608,664      \$64.32      0.1692814      2.4904

Sale. Ratio => 41.53      E.C.F. => 0.7828      Std. Deviation=> 0.1692814

Std. Dev. => 10.15      Ave. E.C.F. => 0.806      Ave. Variance=> 0.8871      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	2.138
Skewness	1.214
Range	0.920
Minimum	0.557
Maximum	1.477
Sum	14.844
Count	17
	0.423



41-05-14-476-002	1055 13 MILE RD NW	09/21/23	\$75,000	WD	03-ARM'S 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
41-02-26-400-016	18250 EDGERTON AVE NE	06/27/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$185,800	16.89	\$740,238	\$632,952	\$467,048	\$97,621	4.784	3,056		\$152.83	SOL-C	397,7931	\$611,254	No		SOLOM COM	201
41-20-04-401-023	11696 FLATON ST SE	03/15/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$170,700	32.51	\$400,978	\$152,724	\$172,776	\$252,035	1.477	2,478		\$156.53	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-ARM'S 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