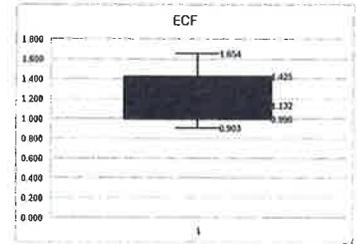


IND ECF  
Woodland Hills

Parcel Number	Street Address	Sale Date	Sale Price	Lot/Ft	Terms of Sale	Adj. Sale \$	Acq. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yrld	IMR: Residual	Cost/Mk: \$	E.C.F.	Floor Area	\$/Sq Ft	ECF Area	Des. by Mean Plnt	Building Style	Use Code	Land Value	Appr. by Co.	Land Title	
41-05-23-130-017	278 HICKORY ST NW	12/04/23	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$132,400	40.74	\$185,589	\$43,664	\$291,336	\$311,428	0.903	23,868	\$11.78	SPA-I	80.3201	WHS STO	830,645	No	SPARTA IND		
41-09-25-201-003	1020 7 MILE RD NW	11/28/23	\$6,631,500	WD	03-ARM'S LENGTH	\$6,631,500	\$2,563,500	45.14	\$6,574,106	\$1,746,258	\$4,827,848	\$5,376,337	0.928	129,323	\$38.76	ALP-I	16.3700	IND LIGHT	\$1,441,164	No	ALPINE IND		
41-09-35-454-004	929 ALPINE COMMERCE PK CT	08/04/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$112,300	51.51	\$202,803	\$62,370	\$155,630	\$145,990	1.068	3,255	\$47.81	ALP-I	106.6103	IND FLEX	\$43,290	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	108.8623	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	\$691,938	\$119,666	\$795,334	\$702,704	1.132	12,174	\$65.31	SPA-I	113.1818	IND LIGHT	\$82,616	Yes	SPARTA IND		
41-20-02-395-017	615 CHATHAM ST SE	07/23/24	\$2,500,000	PLC	03-ARM'S LENGTH	\$2,500,000	\$705,000	30.64	\$7,320,148	\$118,099	\$2,340,961	\$2,002,774	1.189	64,190	\$37.09	XLWH	45.5172	IND LIGHT	\$111,181	Yes	LOWELL CITY IND		
41-11-13-200-069	9300 BELDING RD NE	10/24/23	\$794,955	WD	03-ARM'S LENGTH	\$774,955	\$201,600	26.01	\$636,413	\$143,821	\$631,134	\$514,129	1.228	12,840	\$49.15	CAN-I	2.6714	WHS STO	\$111,731	No	CANNON COM		
41-08-25-476-014	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	\$337,836	\$1,652,119	\$1,018,669	1.622	32,692	\$50.54	YRF-I	162.1809	IND LIGHT	\$306,441	No	ROCKFORD IND		
41-16-34-470-010	355 D E BIERI RD SE	07/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$102,200	25.55	\$317,452	\$154,005	\$245,925	\$148,720	1.634	3,434	\$70.40	VER-I	185.9273	IND LIGHT	\$140,000	No	VERGENNES IND		
Totals:			\$14,174,410			\$14,154,410	\$5,323,300		\$13,062,630		\$11,320,132	\$10,389,405			\$47.03		11.1287						
									Sale. Ratio =>				1.690				Std. Deviatl	0.269979					
									Std. Dev. =>				1.201				Ave. Variatn	99.2346				Coefficient of Var=>	75.14132644

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	0.7841
Maximum	1.6540
Sum	12.3716
Count	11.0000

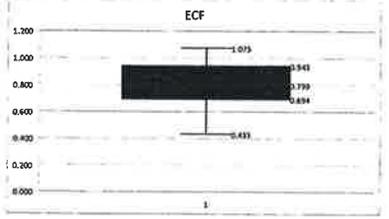


41-09-25-380-020	573 LAMOREAUX DR NW	07/11/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$283,000	50.10	\$560,759	\$343,934	\$181,066	\$236,967	0.764	10,788	\$16.78	ALP-I	76.4097	WHS COLD STORAGE	\$212,251	No	ALPINE IND
41-09-02-462-009	1095 9 MILE RD NW	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,800	43.78	\$607,216	\$153,153	\$396,847	\$496,246	0.800	16,340	\$24.29	ALP-I	79.9698	IND LIGHT	\$128,737	No	ALPINE IND

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj. Sale \$	Adj. when Sold	Aid/Adj. Sale	Con. Approval	Land \$ Total	Buy. Required	Coll. Min.	E.C.F.	Final Area	17/2-11	ECF Area	Dev. by Met. Co.	Land Value	Appr. Tra. Ex.	Owner Parcel No.	Land Value	Property Class	
41-05-34-200-018	9161 SPARTA AVE NW	11/17/23	\$404,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$404,000	\$184,000	45.54	\$596,566	\$231,294	\$172,708	\$198,655	0.413	8,456	\$13.37	SPA-C	22,076	\$18,623	No	41-05-34-200-012, 41-05-34-200-019	SPARTA COM	201	
41-03-05-232-008	7 OAK ST	08/14/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,400	46.30	\$192,783	\$52,275	\$132,725	\$201,470	0.557	1,814	\$29.56	MEL-C	44,941	\$47,883	No		NELSON COM	201	
41-03-30-151-008	294 N MAIN ST NE	08/14/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$246,800	41.83	\$779,778	\$344,254	\$245,746	\$391,395	0.638	8,400	\$19.26	KCS-C	37,528	\$298,931	Yes		CEDAR SPRINGS COM	201	
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$49,500	\$27,200	54.95	\$49,453	\$16,866	\$32,634	\$49,904	0.654	672	\$48.58	MEL-C	65,394	\$16,254	No	41-03-05-231-006	NELSON COM	201	
41-05-14-400-029	14951 WHITE CREEK AVE NE	08/31/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,200	56.08	\$340,858	\$96,850	\$193,150	\$222,227	0.689	1,184	\$48.10	SOL-C	68,949	\$67,431	No		SOLON COM	201	
41-11-06-165-006	8413 BELLA VISTA DR NE	04/09/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$188,800	41.96	\$518,224	\$173,078	\$176,922	\$290,448	0.709	4,950	\$55.94	CAN-C	15,939	\$124,773	No		CANNON COM	201	
41-11-15-101-011	7216 BELONG RD NE	12/15/23	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$74,300	52.51	\$186,690	\$44,233	\$127,267	\$171,331	0.743	1,640	\$77.60	CAN-C	12,589	\$10,302	No		CANNON COM	201	
41-03-30-151-026	4848 18 MILE RD NE	05/04/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$188,500	39.57	\$409,187	\$159,684	\$129,300	\$190,316	0.751	1,520	\$54.07	KCS-C	75,139	\$140,867	Yes		CEDAR SPRINGS COM	201	
41-24-04-130-010	0029 LEWIS DR SE	12/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$56,300	45.04	\$197,247	\$32,350	\$112,600	\$145,972	0.766	1,284	\$44.79	BOWH-C	37,245	\$4,918	No		BOVRE COM	201	
41-01-32-227-023	81 S MAIN ST NW	09/15/24	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$21,400	16.44	\$160,947	\$18,567	\$111,413	\$144,548	0.771	1,811	\$58.01	TYR-C	77,095	\$18,379	Yes		TYRONE COM	201	
41-08-16-201-000	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	24,749	\$88,865	Yes	41-08-16-201-004	OAKFIELD COM	201	
41-01-13-151-001	168 S MAIN ST NW	03/16/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$52,900	30.23	\$190,559	\$45,116	\$89,884	\$107,049	0.840	1,856	\$48.43	TYR-C	81,955	\$64,976	Yes		TYRONE COM	201	
41-25-14-100-044	2095 ALDON HUSH AVY SE	10/17/23	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$107,500	33.59	\$364,378	\$77,468	\$257,432	\$296,378	0.860	2,464	\$96.81	LOW-C	20,608	\$77,038	No		LOWELL TWP COM	201	
41-20-09-100-041	11389 FULTON ST SE	11/17/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,300	33.02	\$235,106	\$140,551	\$84,447	\$35,993	0.880	1,440	\$50.27	LOW-C	87,821	\$126,951	No		LOWELL TWP COM	201	
41-02-28-400-012	2371 17 MILE RD NE	09/13/23	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$172,600	34.52	\$518,217	\$190,490	\$369,510	\$393,831	0.939	7,979	\$46.31	SOL-C	93,871	\$45,232	Yes	41-02-28-400-035	SOLON COM	201	
41-01-33-101-009	80 S MAIN ST NW	07/17/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$125,100	41.73	\$310,249	\$63,386	\$236,614	\$250,622	0.944	2,400	\$98.59	TYR-C	94,410	\$47,916	Yes		TYRONE COM	201	
41-05-13-157-001	500 STATE ST NW	12/09/23	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$92,300	39.78	\$213,337	\$51,709	\$183,291	\$184,082	0.996	1,472	\$124.57	SPA-C	PHS1	\$35,314	Yes		SPARTA COM	201	
41-02-23-495-005	113 S MAIN ST NW	09/28/25	\$215,000	MLC	03-ARM'S LENGTH	\$215,000	\$106,700	49.53	\$112,054	\$52,272	\$162,728	\$182,211	1.003	2,278	\$71.56	KCS-C	100,116	\$44,455	Yes		CEDAR SPRINGS COM	201	
41-03-05-231-011	37 4TH ST	09/28/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$27,600	26.29	\$81,287	\$35,473	\$69,527	\$66,014	1.053	576	\$120.71	NEL-C	105,309	\$35,070	No		NELSON COM	201	
41-11-04-400-066	7620 METERS LAKE AVE NE	08/08/24	\$376,000	MLC	03-ARM'S LENGTH	\$376,000	\$134,000	35.64	\$332,931	\$153,138	\$222,862	\$207,374	1.075	1,910	\$116.07	CAN-C	107,488	\$30,027	Yes		CANNON COM	201	
<b>Totals:</b>						<b>\$6,780,900</b>			<b>\$5,655,900</b>	<b>\$2,148,900</b>		<b>\$6,364,188</b>	<b>\$3,604,163</b>		<b>\$4,608,666</b>	<b>\$64.22</b>						<b>2,4304</b>	

Sale Ratio => 41.53      E.C.F. => 0.781      Std. Deviation=> 0.1692814  
 Std. Dev. => 10.15      Avg. E.C.F. => 0.806      Avg. Variance=> #REF!      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
	1.323
	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
41-02-18-400-016	14050 EDGERTON AVE NE	04/27/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$185,800	16.89	\$740,238	\$332,952	\$407,048	\$97,621	4.784	3,056	\$152.83	SOL-C	397,7911	\$611,254	No		SOLON COM	201
41-20-04-401-021	11650 FULTON ST SE	03/15/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$178,700	32.51	\$460,978	\$152,724	\$173,276	\$232,035	1.477	1,178	\$158.55	LOW-C	67,0773	\$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	\$425,588	\$193,307	\$281,693	\$235,615	1.196	9,264	\$30.41	OAK-C	119,5564	\$190,466	No		OAKFIELD COM	201