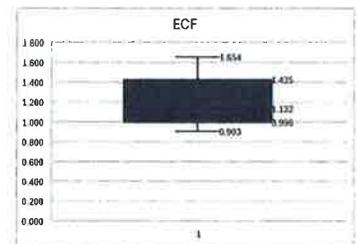


Ind ECF
Powerline

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Blldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Des. by Mean Pct.	Building Style	Use Code	Land Value	Appr. in Ex.	Land Table
41-09-23-130-017	276 HOCKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,400	40.74	\$325,909	\$43,064	\$201,336	\$311,408	0.900	23,855	\$11.76	SPA-I	90.3201	WHS STG	\$20,845	No	SPARTA IND	
41-09-23-201-003	1020 7 MILE RD NW	11/28/23	\$5,631,500	WD	03-ARM'S LENGTH	\$5,631,500	\$2,893,500	45.14	\$6,574,106	\$1,746,258	\$4,688,242	\$5,276,337	0.926	126,325	\$38.78	ALP-I	16.3760	IND LIGHT	\$1,441,154	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	\$82,370	\$155,830	\$145,980	1.066	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	108.8523	IND FLEX	\$72,152	No	ALPINE IND	
41-09-23-126-021	475 ANPLEJACK CT NW	05/01/24	\$915,000	CD	03-ARM'S LENGTH	\$915,000	\$365,000	39.92	\$891,030	\$118,666	\$785,334	\$702,704	1.132	12,174	\$65.33	SPA-I	113.1819	IND LIGHT	\$52,018	Yes	SPARTA IND	
41-20-02-206-417	61A CHATHAM ST SE	02/23/24	\$2,500,000	HLC	03-ARM'S LENGTH	\$2,500,000	\$760,000	30.64	\$2,320,148	\$119,099	\$2,380,601	\$2,602,774	1.189	84,190	\$27.09	XLW-I	46.5172	IND LIGHT	\$131,181	Yes	LOWELL CITY IND	
41-11-13-200-069	9300 BELDING RD NE	10/24/23	\$794,955	WD	03-ARM'S LENGTH	\$774,965	\$201,600	26.01	\$836,419	\$143,821	\$631,134	\$514,129	1.228	12,840	\$49.15	CAN-I	2.6714	WHS STG	\$111,731	No	GANNON 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	\$50.84	XRF-I	162.1809	IND LIGHT	\$306,441	No	ROCKFORD IND	
41-16-34-420-010	963 O F ESTRIHO DR SE	07/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$102,700	29.33	\$317,459	\$184,000	\$293,925	\$169,780	1.854	3,494	\$70.40	VEN-I	165.3973	IND LIGHT	\$140,092	No	VERGENNES IND	
Totals:			\$14,174,410			\$14,164,410	\$5,323,300		\$13,002,030		\$11,920,132	\$10,388,465	1.090		\$47.03		11.1287					
								Sale. Ratio =>	37.61				E.C.F. =>	1.090		Std. Deviat	0.269978					
								Std. Dev. =>	12.15				Ave. E.C.F. =>	1.201		Ave. Varian	90.2346		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	0.8999
Minimum	0.7641
Maximum	1.6540
Sum	12.3716
Count	11.0000

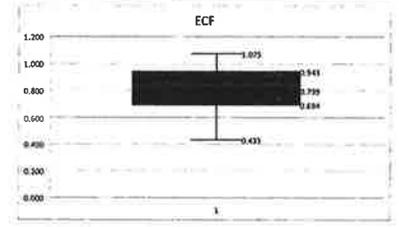


41-09-25-380-020	573 LAMOREAUX DR NW	07/11/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$263,000	50.10	\$560,759	\$343,934	\$181,066	\$236,967	0.764	10,798	\$18.78	ALP-I	76.4097	WHS GOLD STORAGE	\$212,251	No	ALPINE IND
41-09-02-462-009	1005 9 MILE RD NW	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,800	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

Parcel Number	Tracer Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj. Sale \$	Adj. Sales Sold	Adj/Adj. Sale	Clr. Agreement	Land & Yard	Blky. Residual	Cost Min. C.	E.C.F.	Floor Area	S/Sq Ft	ECF Area	Dev. by Mean (%)	Land Value	Ratio by Lot	Other Parcels in Sale	Land Type	Property Class
41-05-34-100-018	9161 SPARTA AVE NW	11/17/23	\$404,000	WD	19-MULTI PARCEL ARMS LENGTH	\$404,000	\$184,000	45.54	\$364,956	\$331,294	\$172,706	\$199,660	0.483	8,556	519.93	SPA-C	22.0728	\$188,213	No	41-05-34-100-017, 41-05-34-100-019	SPARTA COM	201
41-03-05-231-006	7 OAK ST	08/14/24	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$76,400	46.30	\$189,799	\$22,279	\$112,725	\$202,470	0.557	1,814	249.84	NEI-C	44.8411	\$47,865	No		NELSON COM	201
41-03-30-151-006	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	37.5889	\$290,921	Yes		CEDAR SPRINGS COM	201
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	WD	19-MULTI PARCEL ARMS LENGTH	\$49,500	\$27,200	54.95	\$49,453	\$16,866	\$32,634	\$49,904	0.654	672	\$48.58	NEI-C	65.3942	\$16,254	No	41-03-05-231-006	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	56.08	\$340,948	\$26,450	\$153,150	\$222,127	0.689	3,184	\$48.10	SOL-C	68.9469	\$67,411	No		SOLON COM	201
41-11-09-105-006	8411 BELLA VISTA DR NE	08/09/23	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$189,800	42.18	\$518,234	\$173,078	\$376,922	\$490,448	0.709	4,950	\$55.94	CAN-C	15.9559	\$124,773	No		CANNON COM	201
41-11-15-101-011	7216 BELDING RD NE	12/15/23	\$141,500	WD	03-ARMS LENGTH	\$141,500	\$74,800	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	\$138,500	39.57	\$409,167	\$159,684	\$190,316	\$253,282	0.751	3,520	\$54.07	XCS-C	75.1399	\$140,867	Yes		CEDAR SPRINGS COM	201
41-05-34-100-015	6059 UNIFIED AVE SE	12/13/23	\$250,000	WD	03-ARMS LENGTH	\$175,000	\$56,300	32.04	\$37,147	\$12,380	\$112,820	\$149,977	0.766	3,284	\$54.29	BOW-C	77.2430	\$4,936	No		BOWNE COM	201
41-01-31-151-021	61 S MAIN ST NW	03/12/24	\$120,000	MLC	03-ARMS LENGTH	\$130,000	\$21,400	16.46	\$160,949	\$34,267	\$111,438	\$44,548	0.771	1,921	\$38.01	TYR-C	77.0005	\$16,519	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	\$247,651	\$392,349	\$474,171	0.827	7,000	\$56.05	OAK-C	24.7249	\$81,805	Yes	41-08-16-201-004	QARFIELD COM	201
41-01-31-151-001	168 S MAIN ST NW	01/16/25	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$52,800	30.23	\$190,558	\$85,116	\$89,884	\$107,049	0.840	1,455	\$48.43	TYR-C	81.9555	\$44,976	Yes		TYRONE COM	201
41-20-14-100-048	3085 ALDEN HASH AVE SE	10/17/23	\$329,900	WD	03-ARMS LENGTH	\$329,900	\$107,500	32.58	\$364,378	\$72,464	\$257,432	\$286,376	0.869	2,464	\$96.81	LOW-C	20.6087	\$77,038	No		LOWELL TWP COM	201
41-20-09-100-041	11390 FULTON ST SE	11/17/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$118,300	52.02	\$235,109	\$140,553	\$64,447	\$55,993	0.880	1,460	\$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 ARMS LENGTH	\$500,000	\$172,600	34.52	\$518,217	\$130,490	\$369,510	\$393,631	0.939	7,979	\$46.11	SOL-C	93.8721	\$85,232	Yes	41-02-28-400-035	SOLON COM	201
41-01-31-101-009	80 S MAIN ST NW	07/17/24	\$300,000	MLC	03-ARMS LENGTH	\$300,000	\$125,200	41.73	\$310,249	\$63,386	\$236,614	\$250,622	0.944	2,400	\$98.59	TYR-C	94.4106	\$47,916	Yes		TYRONE COM	201
41-05-23-351-001	500 STATE ST S NW	12/08/23	\$235,000	LC	03-ARMS LENGTH	\$235,000	\$92,300	39.28	\$211,517	\$51,709	\$121,291	\$184,082	0.996	1,472	\$124.52	SPA-C	PRF1	\$35,318	Yes		SPARTA COM	201
41-02-23-400-005	112 S MAIN ST NE	03/28/25	\$215,000	MLC	03-ARMS LENGTH	\$215,000	\$106,700	49.60	\$212,054	\$52,272	\$169,728	\$162,215	1.003	2,274	\$71.56	XCS-C	100.8161	\$44,455	Yes		CEDAR SPRINGS COM	201
41-03-05-231-011	37 4TH ST	02/28/24	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$27,600	26.29	\$81,287	\$35,473	\$69,527	\$66,014	1.053	576	\$120.71	NEI-C	105.1209	\$35,070	No		NELSON COM	201
41-11-04-400-066	7620 MYERS LAKE AVE NE	08/09/24	\$378,000	MLC	03-ARMS LENGTH	\$378,000	\$131,000	35.64	\$322,931	\$153,138	\$172,863	\$227,374	1.075	1,920	\$116.07	CAN-C	107.4688	\$130,027	Yes		CANNON COM	201
Total:						\$5,740,900	\$2,348,900		\$6,164,188		\$3,604,183	\$4,608,668		\$4.22				2.4304				

Sale Ratio =>	41.53	E.C.F. =>	0.7824	Std. Deviation=>	0.1692814
Std. Dev. =>	10.15	Ave. E.C.F. =>	0.806	Ave. 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



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
41-02-26-400-016	14050 EDGERTON AVE NE	04/27/23	\$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	\$157.83	SOL-C	397.7931	\$611,254	No		SOLON COM	201
41-20-04-401-005	11658 FULTON ST SE	01/15/24	\$535,000	WD	03-ARMS LENGTH	\$535,000	\$170,700	32.51	\$400,978	\$152,724	\$372,278	\$252,035	1.472	2,378	\$156.53	LOW-C	67.0739	\$325,241	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	9,284	\$30.41	OAK-C	119.5564	\$190,466	No		OAKFIELD COM	201