

Parcel Number	Street Address	City/State	Site Area	Inst.	Tract/Lot No.	Acres	Ass. when Sold	Ass./Ac. Val	Gov. Appraisal	Land & Yrd	Blky. Residual	Cont. Man. \$	E.C.F.	Floor Area	S/Fc Ft.	CCF Area	Dev. by Mean (%)	Building Style	User Code	Land Value	Appt. by Eq.	Appt. Date	Other Parcels in Sale	Land Table	Property Class
41-03-34-200-012	5105 SPARTA AVE NW	11/17/23	\$404,000	WD	19-MULTI PARCEL ARMS LENGTH	404.000	\$184,000	45.54	\$506,946	\$231,294	\$112,706	\$398,650	0.833	8,054	518.95	1PA-C	77.0728	OPC BUILDING	\$186,211	No	/ /	41-03-34-200-012, 41-	SPARTA COM	201	
41-03-05-231-008	7 OAK ST	08/14/23	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$76,490	46.30	\$192,780	\$52,275	\$112,775	\$263,470	0.557	8,814	\$28.58	ML-C	44.6411	OPC BUILDING	\$47,863	No	/ /		NELSON COM	201	
41-03-05-231-005	24 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	\$391,295	0.628	8,400	\$29.26	XCS-C	37.5289	STORE DISC	\$298,891	Yes	03/07/25		CEDAR SPRINGS COM	201	
41-03-05-231-005	9 ELAKE ST	05/08/23	\$49,500	WD	19-MULTI PARCEL ARMS LENGTH	\$49,500	\$27,200	54.95	\$49,453	\$18,864	\$32,634	\$49,904	0.654	672	\$48.54	NEL-C	65.3942	STORE RETAIL	\$16,254	No	/ /	41-03-05-231-006	NELSON COM	201	
41-02-24-400-029	34951 WHITE CREEK AVE NE	08/31/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$148,200	56.08	\$380,968	\$98,850	\$353,150	\$222,227	0.689	3,184	\$48.10	SOI-C	#REF!	DAY CAFE	\$47,431	No	/ /		SOLOM COM	201	
41-03-09-365-006	6413 BELLA VISTA DR NE	08/09/23	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$188,200	41.96	\$518,238	\$271,078	\$276,932	\$390,448	0.709	4,950	\$55.84	CAN-C	15.9359	OPC BUILDING	\$124,773	No	/ /		CANNON COM	201	
41-11-103-011	7216 BRIDING RD NE	12/15/23	\$414,500	WD	03-ARMS LENGTH	\$414,500	\$74,300	52.51	\$165,690	\$14,233	\$127,267	\$171,391	0.743	3,640	\$77.60	CAN-C	32.5789	STORE RETAIL	\$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	\$195,488	\$190,316	\$253,282	0.711	3,520	\$44.07	XCS-C	76.1389	MARKET CONV	\$140,867	Yes	06/13/24		CEDAR SPRINGS COM	201	
41-04-01-180-010	6029 LINHOLD AVE SE	12/13/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$56,300	45.04	\$153,147	\$12,300	\$112,600	\$146,972	0.768	3,284	\$34.29	ROW-C	17.2850	GAR SERVICE	\$8,936	No	/ /		BOWNE COM	201	
41-01-30-227-021	915 MAIN ST NW	03/15/24	\$130,000	MLC	03-ARMS LENGTH	\$130,000	\$21,400	16.46	\$180,947	\$18,567	\$113,439	\$144,548	0.771	1,921	\$58.01	TVR-C	#REF!	STORE RETAIL	\$16,535	Yes	07/24/23		TYRONE COM	101	
41-08-10-201-003	11630 14 MILE RD NE	07/16/24	\$540,000	WD	19-MULTI PARCEL ARMS LENGTH	\$540,000	\$254,900	42.57	\$614,711	\$147,651	\$392,349	\$474,173	0.827	7,000	\$58.05	OM-C	24.7248	STORE RETAIL	\$88,865	Yes	04/08/25	41-08-10-201-004	OAKFIELD COM	201	
41-01-33-151-003	1845 S MAIN ST NW	07/16/25	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$52,900	30.23	\$190,559	\$95,116	\$79,884	\$107,049	0.746	1,854	\$43.04	TYR-C	#REF!	CARWASH SELF SERV	\$64,976	Yes	03/17/25		TYRONE COM	201	
41-05-14-100-048	3085 ALDEN HOLLOW AVE SE	10/17/23	\$329,000	WD	03-ARMS LENGTH	\$329,000	\$107,500	37.59	\$384,288	\$72,468	\$257,812	\$286,376	0.868	2,864	\$96.63	LOW-C	70.6083	GROUP HOME	\$71,038	No	/ /		LOWELL TWP COM	201	
41-03-09-300-042	11390 KULLON ST SE	11/22/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$138,300	53.02	\$225,106	\$140,553	\$84,447	\$95,898	0.880	3,480	\$50.77	LOW-C	47.9721	GAR SERVICE	\$126,851	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	\$172,400	34.52	\$518,217	\$130,490	\$169,510	\$193,631	0.939	7,979	\$46.31	SOI-C	#REF!	MARKET CONV	\$45,232	Yes	03/11/25	41-02-28-400-035	SOLOM COM	201	
41-01-33-101-009	805 MAIN ST NW	07/17/24	\$300,000	MLC	03-ARMS LENGTH	\$300,000	\$125,200	41.73	\$310,249	\$63,388	\$236,634	\$250,622	0.944	2,400	\$68.58	TYR-C	#REF!	RESTAURANT	\$47,816	Yes	03/17/25		TYRONE COM	201	
41-01-33-101-003	500 STATE ST S NW	12/06/23	\$235,000	LC	03-ARMS LENGTH	\$235,000	\$92,300	39.28	\$233,517	\$51,709	\$183,291	\$184,081	0.994	1,472	\$124.52	1PA-C	19.8460	REST FAST	\$35,418	Yes	03/24/25		SPARTA COM	201	
41-02-25-485-005	123 S MAIN ST NE	03/28/25	\$215,000	MLC	03-ARMS LENGTH	\$215,000	\$106,700	49.63	\$212,054	\$52,272	\$162,778	\$162,715	1.003	1,278	\$71.56	XCS-C	#REF!	OPC BUILDING	\$44,855	Yes	06/02/21		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	\$49,527	\$66,014	1.051	576	\$120.71	NEL-C	#REF!	BARBER/BEAUTY	\$35,000	No	/ /		NELSON COM	201	
41-11-04-400-066	7630 MYERS LAKE AVE NE	08/30/24	\$176,000	MLC	03-ARMS LENGTH	\$176,000	\$134,000	35.64	\$332,931	\$153,138	\$222,862	\$207,378	1.075	1,920	\$116.07	CAN-C	#REF!	OPC BUILDING	\$130,027	Yes	03/21/25		CANNON COM	201	
41-08-13-128-005	14000 NE OLD 14 MILE	08/16/23	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$132,100	74.18	\$425,388	\$195,497	\$781,093	\$235,635	1.196	8,764	\$28.41	OM-C	#REF!	GAR SERVICE	\$190,466	No	/ /		OAKFIELD COM	201	
Totals:						\$6,255,900	\$4,130,900	\$2,456,000	\$6,249,656	\$3,875,434	\$4,444,281	\$62.38	2.0341												
						Sale Ratio =>	40.11	E.C.F. =>	0.800	Std. Deviation =>	0.18632														
						Std. Dev. =>	10.68	Ave. E.C.F. =>	0.820	Ave. Variance =>	#REF!	Coefficient of Var => #REF!													

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Con. Appraisal	Land + Yard	Build. Residual	Curr.Mkt. \$	E.C.F.	Floor Area	S/Sq Ft.	ECF Area	Dev. by Month (%)	Building Style	Land Value	Appr. by Eq.	Other Parties in Sale	Land Value	Property Class	Building Dep.
41-02-33-400-024	13441 ALGOMA AVE NE	07/28/23	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$71,900	32.68	\$234,410	\$79,254	\$140,716	\$114,815	1.225	1,000	\$164.23	41070	#REF!	1 1/2 STORY	\$57,917	No		RESIDENTIAL ACREAGE	401	88
41-02-26-200-011	480 23 MILE RD NE	10/11/23	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$128,600	50.43	\$343,792	\$133,845	\$221,155	\$155,008	1.420	1,512	\$146.22	41050	#REF!	1 3/4 STORY	\$91,757	No		RESIDENTIAL ACREAGE	401	87
41-02-33-277-009	13890 PONTIAC NORTH CT NE	11/15/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$151,200	50.41	\$381,276	\$64,969	\$334,511	\$282,340	1.142	1,835	\$178.09	41074	22.6803	1 1/2 STORY	\$62,000	No		PONTIAC NORTH SIDE CONDO	401	79
41-02-16-400-046	15925 ALGOMA AVE NE	08/05/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$172,400	43.10	\$331,296	\$58,326	\$340,674	\$245,004	1.385	1,434	\$237.57	41070	#REF!	1 1/2 STORY	\$52,272	No		RESIDENTIAL ACREAGE	401	74
41-02-21-400-036	21309 18 MILE RD NE	06/03/24	\$367,500	WD	03-ARMS LENGTH	\$367,500	\$150,400	40.88	\$340,047	\$120,017	\$220,063	\$161,182	1.470	1,470	\$161.89	41070	#REF!	1 1/4 STORY	\$81,671	No		RESIDENTIAL ACREAGE	401	85
41-02-21-200-050	15453 ALGOMA AVE NE	10/23/24	\$407,500	WD	03-ARMS LENGTH	\$407,500	\$179,700	43.82	\$403,064	\$80,891	\$326,809	\$238,647	1.369	1,970	\$165.79	41070	#REF!	1 1/2 STORY	\$80,891	No		RESIDENTIAL ACREAGE	401	73
41-02-58-200-056	12122 21 MILE RD NE	10/23/24	\$387,000	WD	03-ARMS LENGTH	\$387,000	\$138,100	35.69	\$326,248	\$58,993	\$308,007	\$205,374	1.509	1,728	\$178.34	41070	#REF!	1 1/2 STORY	\$52,381	No		RESIDENTIAL ACREAGE	401	70
Totals:			\$2,516,400			\$2,516,400	\$999,200		\$2,429,632		\$1,910,075	\$1,414,870			\$168.72		0.9807							
							Sale Ratio**	38.71				E.C.F. **	1.300		Std. Deviation**	0.131431708								
							Std. Dev. **	3.83				Ave. E.C.F. **	1.300		Ave. Variance**	#REF!	Coefficient of Var**	#REF!						

Old Farm house 1 1/4 - 1 1/2 - 1 3/4

41-02-20-300-004	1000 SHERWIN ST NE	12/23/24	\$502,000	WD	03-ARMS LENGTH	\$502,000	\$176,200	35.10	\$333,652	\$165,883	\$336,117	\$161,310	2.084	1,470	\$228.65	41070	#REF!	1 3/4 STORY	\$148,104	No		RESIDENTIAL ACREAGE	401	70
41-02-64-200-021	2176 ARROW DR NE	05/22/24	\$603,700	WD	03-ARMS LENGTH	\$603,700	\$292,000	48.36	\$608,354	\$148,021	\$455,679	\$240,960	1.336	2,184	\$230.64	41070	133.6438	1 1/2 STORY	\$145,978	No		RESIDENTIAL ACREAGE	401	82
41-02-30-400-001	418 SOLOIN ST NE	07/19/24	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$56,800	30.78	\$138,968	\$30,111	\$145,889	\$73,883	1.972	715	\$204.04	41150	#REF!	1 1/4 STORY	\$38,768	No		RESIDENTIAL ACREAGE	401	68
41-02-28-300-001	1852 SOLOIN ST NE	09/22/23	\$214,500	WD	03-ARMS LENGTH	\$214,500	\$65,700	30.67	\$163,484	\$16,886	\$198,014	\$105,466	1.878	768	\$267.83	KCOFH	#REF!	1 1/4 STORY	\$14,772	No	41-02-28-300-029	RESIDENTIAL ACREAGE	401	64
41-02-31-428-024	766 STONECREST DR NE	07/24/24	\$319,000	WD	03-ARMS LENGTH	\$319,000	\$131,500	41.22	\$281,798	\$0	\$319,000	\$174,532	1.838	1,302	\$229.17	CLM	#REF!	1 1/2 STORY	\$0	No		CURYLAK	401	71

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Ass/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq Ft	EDF Area	Dev. by Mean (%)	Use Code	Land Value	Appr. by Eq.	Appr. Date	Land Table	Property Class.	
41-09-35-454-004	929 ALPINE COMMERCE PKCT	05/04/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$112,900	51.81	\$202,803	\$57,370	\$160,630	\$145,980	1.100	3,255	\$49.35	ALP-I	110.0354	IND FLEX	\$43,290	No			ALPWI IND	207
41-09-35-454-008	929 ALPINE COMMERCE PKCT	06/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$222,750	55.68	\$353,358	\$103,559	\$296,441	\$268,634	1.104	5,575	\$53.17	ALP-I	110.3013	IND FLEX	\$72,152	No			ALPWI IND	207
41-05-22-126-021	475 APPLEACK CT NW	05/31/24	\$915,000	CO	03-ARM'S LENGTH	\$915,000	\$365,300	39.92	\$891,938	\$109,666	\$805,334	\$702,704	1.145	22,174	\$66.16	SPA-I	#REF!	IND LIGHT	\$82,616	Yes	03/24/25	SPARTA IND	301	
Totals:			\$1,533,000			\$1,533,000	\$700,300		\$1,446,100	\$1,282,405	\$1,117,318				\$68.22									
									Sale. Ratio >>	45.88														
									Std. Dev. >>	8.18														
													E.C.F. >>	1.130	Std. Deviation >>		0.028519							
													Ave. E.C.F. >>	1.117	Ave. Variance >>		#REF!	Coefficient of Var >>						

Mobile Home Ind