

North Pointe Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst/Adj. Sale	Cur. Appraisal	Land + Yield	Bltr. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft	LCF Area	Dev. by Mean (ft)	Building Style	Land Value	Land Table	Property Class	Building Depr
41-02-33-277-007	2232 POINTE NORTH DR NE	11/05/24	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$182,400	50.53	\$376,801	\$72,000	\$289,000	\$283,078	0.988	1,882	\$153.56	PNT.N	#REF!	2 STORY	\$72,000	POINTE NORTH SITE CONDO	401	79
41-02-33-277-007	2232 POINTE NORTH DR NE	12/15/23	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$180,100	48.04	\$376,801	\$72,000	\$302,900	\$283,078	1.034	1,882	\$168.96	PNT.N	#REF!	2 STORY	\$72,000	POINTE NORTH SITE CONDO	401	79
41-02-28-126-020	3762 BENNINGTON DR NE	03/29/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$199,100	47.98	\$434,023	\$76,321	\$338,079	\$296,085	1.138	1,927	\$175.75	NPF**	#REF!	RANCH	\$70,000	NORTHPOINTE FARMS	401	73
41-02-33-277-009	13890 POINTE NORTH CT NE	11/15/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$161,200	40.31	\$381,776	\$64,969	\$334,931	\$293,340	1.142	1,935	\$173.09	PNT.N	#REF!	1 1/2 STORY	\$62,000	POINTE NORTH SITE CONDO	401	79
41-02-23-126-014	3722 BENNINGTON DR NE	04/27/23	\$468,000	WD	03-ARM'S LENGTH	\$468,000	\$215,900	38.85	\$432,053	\$102,099	\$305,901	\$283,963	1.159	1,908	\$160.33	NPF**	#REF!	2 STORY	\$70,000	NORTHPOINTE FARMS	401	70
41-02-33-126-008	3478 BENNINGTON DR NE	10/18/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,900	40.91	\$318,434	\$64,000	\$249,930	\$203,547	1.209	1,110	\$220.43	NPF**	#REF!	BI-LEVEL	\$42,000	NORTHPOINTE FARMS	401	71
41-02-28-126-016	3670 BENNINGTON DR NE	05/21/24	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$192,400	45.65	\$425,034	\$73,886	\$347,814	\$289,818	1.237	1,588	\$218.90	NPF**	#REF!	2 STORY	\$70,000	NORTHPOINTE FARMS	401	71
41-02-32-352-021	13339 OLIN RIDGE DR NE	06/07/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$158,900	45.48	\$337,054	\$59,178	\$285,822	\$213,751	1.337	896	\$319.00	DRSUB	#REF!	BI-LEVEL	\$58,000	OLIN RIDGE SUBD	401	80
41-02-16-251-013	16364 OUTBACK DR NE	12/27/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$128,200	43.31	\$275,307	\$60,000	\$236,000	\$169,533	1.392	992	\$237.90	VP	139.2000	BI-LEVEL	\$60,000	VANTAGE POINTE	401	71
Totals:			\$3,331,300			\$3,331,300	\$1,488,100		\$3,387,283		\$2,886,847	\$2,309,293			\$202.21							1.7603
								Sale. Ratio >>	44.61				E.C.F. >>	1.163				Std. Deviation >>	0.13069901			
								Std. Dev. >>	3.98				Ave. E.C.F. >>	1.181				Ave. Variance >>	#REF! Coefficient of Var >>	#REF!		

Parcel Number	Street Address	Sale Date	Sale Price	Inst	Terms of Sale	Adj. Sale \$	Amt. when Sold	Adj./Adj. Sale	Con. Appraisal	Land & Yard	Mfg. Residual	Cost Man. \$	T.C.F.	Flood Area	Sq. Ft.	EQ Area	Des. by Mean (Sq.)	Building Style	Use Code	Land Value	Appl. Date	Other Parcels in Sale	Land Table	Property Class		
41-01-32-222-021	91 S MAIN ST NW	03/15/24	\$110,000	MLC	03-ARMS LENGTH	\$110,000	\$21,400	10.46	\$160,947	\$18,567	\$111,433	\$144,548	0.772	1,021	\$58.01	TYR-C	#REF!	STORE RETAIL	\$10,555	07/22/25		TYBONE COM	201			
41-01-33-501-000	103 S MAIN ST NW	07/17/24	\$250,000	MLC	03-ARMS LENGTH	\$250,000	\$123,700	41.73	\$110,249	\$63,388	\$136,014	\$250,632	0.944	2,400	\$48.59	TYR-C	#REF!	RESTAURANT	\$47,918	03/17/25		TYBONE COM	201			
41-01-33-151-001	168 S MAIN ST NW	01/16/25	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$92,500	30.23	\$190,559	\$85,116	\$89,884	\$107,049	0.840	1,856	\$48.43	TYR-C	#REF!	CARWASH SELF SERV	\$64,976	03/17/25		TYBONE COM	201			
41-02-25-485-005	121 S MAIN ST NE	03/28/25	\$215,000	MLC	03-ARMS LENGTH	\$215,000	\$106,700	49.63	\$212,054	\$52,272	\$162,728	\$162,315	1.003	2,274	\$71.56	XCS-C	#REF!	OFF BUILDING	\$44,455	06/02/22		CEDAR SPRINGS COM	201			
41-02-28-400-012	1271 1/2 MILE RD NE	09/11/23	\$500,000	WD	19-MULTI PARCEL ARMS LENGTH	\$500,000	\$172,600	34.52	\$518,217	\$130,450	\$389,510	\$393,611	0.979	7,079	\$56.31	SOI-C	#REF!	1 STORY MARKET CONV	\$55,237	03/21/25	41-02-28-400-015	SOLOON COM	201			
41-03-05-231-011	374TH ST	02/28/24	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$27,600	26.24	\$81,287	\$33,474	\$69,527	\$66,014	1.051	926	\$120.21	MEL-C	#REF!	BARBER/BEAUTY	\$35,070	//		NELSON COM	201			
41-05-23-357-001	500 STATE ST SW	12/09/23	\$235,000	IC	03-ARMS LENGTH	\$235,000	\$92,300	39.28	\$213,517	\$51,709	\$183,291	\$184,082	0.996	1,472	\$124.52	SPA-C	11 5982	REST FAST	\$35,316	09/24/25		SPARTA COM	201			
41-08-11-126-005	14000 NE OLD 14 MILE	06/16/23	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$110,100	23.18	\$425,388	\$191,107	\$281,693	\$235,635	1.196	9,264	\$50.41	OAK-C	#REF!	GAR SERVICE	\$190,466	//		OAKFIELD COM	201			
41-09-18-201-001	11030 24 MILE RD NE	07/16/24	\$540,000	WD	19-MULTI PARCEL ARMS LENGTH	\$540,000	\$256,900	47.57	\$514,711	\$147,651	\$392,349	\$476,179	0.827	7,000	\$56.01	OAK-C	42 2419	STORE RETAIL	\$48,865	04/08/25	41-09-18-201-004	OAKFIELD COM	201			
41-15-04-403-004	7610 HERRIS LAKE AVE NE	08/08/24	\$376,000	MLC	03-ARMS LENGTH	\$376,000	\$154,000	35.64	\$322,931	\$154,138	\$222,862	\$207,374	1.075	1,820	\$116.07	CAM-C	#REF!	OFF BUILDING	\$110,027	03/21/25		CANNON COM	201			
41-20-09-100-041	11580 FULTON ST SE	11/17/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$119,300	53.02	\$235,106	\$140,553	\$84,447	\$95,993	0.880	1,680	\$50.27	LOW-C	87.9721	GAR SERVICE	\$28,951	//		LOWELL TWP COM	201			
41-20-14-100-048	3085 ALDEN NASH AVE SE	10/17/23	\$329,900	WD	03-ARMS LENGTH	\$329,900	\$167,500	32.59	\$364,398	\$72,468	\$257,432	\$296,176	0.869	2,664	\$96.63	LOW-C	86.8600	GROUP HOME	\$71,038	//		LOWELL TWP COM	201			
41-24-04-130-010	8059 LINFIELD AVE SE	12/13/22	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$56,300	45.04	\$157,147	\$15,980	\$107,070	\$146,972	0.744	3,284	\$31.38	BOV-C	#REF!	GAR SERVICE	\$8,926	//		ROWNE COM	201			
Totals:						\$4,854,900	\$1,382,800		\$3,816,511	\$2,571,390	\$2,744,664	\$2,744,664		773.15												
							Sale Ratio =>	37.06							E.C.F. =>	0.930							Std. Deviation=>	0.1293		
							Std. Dev. =>	10.87							Ave. E.C.F. =>	0.914							Ave. Variance=>	#REF!	Coefficient of Var.=>	#REF!