

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Asld. when Sold	Asld/Adj. Sale	Cur. Appraisal	Land * Yrd	Older. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	LCF Area	Dev. by Mean (%)	Swimming Style	Land Value	Land Tablr	Property Class	Building Desc.	
41-02-33-277-007	2232 PONTE NORTH DR NE	11/05/24	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$162,400	50.53	\$376,801	\$72,000	\$289,000	\$263,078	0.986	1,882	\$153.56	PNT.N	#REF!	2 STORY	\$72,000	POINTE NORTH SITE CONDO	401	70	
41-02-33-277-007	2233 PONTE 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	\$293,078	1.034	1,862	\$160.95	PNT.N	#REF!	2 STORY	\$72,000	POINTE NORTH SITE CONDO	401	79	
41-02-23-126-020	3762 BENNINGTON DR NE	03/29/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$199,100	47.98	\$434,023	\$76,321	\$338,679	\$298,085	1.136	1,927	\$175.75	NPF**	#REF!	RANCH	\$70,000	NORTHPOINTE FARMS	401	73	
41-02-33-277-009	13880 PONTE 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	
41-02-23-126-018	3722 BENNINGTON DR NE	04/27/23	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$158,900	38.95	\$432,053	\$102,099	\$305,901	\$263,963	1.159	1,908	\$160.33	NPF**	#REF!	2 STORY	\$70,000	NORTHPOINTE FARMS	401	70	
41-02-23-126-008	3426 BENNINGTON DR NE	10/18/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$128,900	30.98	\$318,434	\$64,000	\$246,000	\$233,547	1.209	1,138	\$225.43	NPF**	#REF!	8 LEVEL	\$62,000	NORTHPOINTE FARMS	401	71	
41-02-23-126-016	3670 BENNINGTON DR NE	05/21/24	\$421,500	WD	03-ARM'S LENGTH	\$421,500	\$192,400	45.85	\$425,034	\$73,886	\$347,514	\$280,916	1.237	1,598	\$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	\$156,900	45.48	\$337,054	\$59,178	\$285,832	\$213,761	1.337	896	\$319.00	ORSUB	#REF!	8 LEVEL	\$58,000	OLIN RIDGE SUBD	401	80	
41-02-16-251-013	16364 DUTBACK DR NE	12/27/24	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$128,200	43.21	\$275,307	\$60,000	\$236,000	\$169,533	1.292	992	\$237.90	VP	139.2059	8 LEVEL	\$60,000	VANTAGE PONTE	401	71	
Totals:			\$3,331,300			\$3,331,300	\$1,486,100		\$3,367,283		\$2,886,847	\$2,309,283			\$202.21			1.7603					
									Sale. Ratio **	44.61		E.C.F. **	1.163		Std. Deviation**	0.13089901							
									Std. Dev. **	3.86		Ave. E.C.F. **	1.161		Ave. Variance**	#REF!	Coefficient of Var**	#REF!					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Fs. Ft.	CCF Area	Dev. by Mean Plc	Building Style	Use Code	Land Value	Acq. Date	Other Parcels in Sale	Land Table	Property Class	
41-01-22-227-021	913 MAIN ST NW	03/15/24	\$130,000	M/C	03-ARM'S LENGTH	\$130,000	\$21,400	16.46	\$160,947	\$18,567	\$131,433	\$144,548	0.771	1,921	559.01			TYR-C	#REF!	STORE RETAIL	\$16,535	07/23/25		TYBONE COM	201
41-01-33-101-009	803 MAHRTT HWY.	07/17/24	\$800,000	M/C	03-ARM'S LENGTH	\$700,000	\$125,200	41.73	\$810,249	\$63,356	\$236,614	\$250,022	0.948	2,400	599.59			TYR-C	#REF!	RESTAURANT	\$47,916	03/17/25		TYBONE COM	201
41-01-33-151-001	168 S MAHRTT NW	07/16/25	\$175,000	W/D	03-ARM'S LENGTH	\$175,000	\$52,000	30.23	\$190,559	\$85,116	\$49,884	\$107,049	0.840	1,856	548.43			TYR-C	#REF!	CARWASH SELF SERV	\$64,976	03/17/25		TYBONE COM	201
41-02-25-485-005	1215 MAHRTT NE	03/28/25	\$215,000	M/C	03-ARM'S LENGTH	\$215,000	\$100,700	49.63	\$212,054	\$52,277	\$162,778	\$162,215	1.003	2,274	571.56			XCS-C	#REF!	OFC BUILDING	\$44,455	06/02/22		CEDAR SPRINGS COM	201
41-02-28-400-012	2371 17 AILE RD NE	09/11/23	\$500,000	W/D	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$172,600	34.52	\$518,217	\$120,490	\$369,510	\$372,811	0.919	7,979	348.31			1 STORY	#REF!	MARKET CONV	\$85,211	03/17/25	41-02-28-400-035	SOLDOWN COM	201
41-03-05-211-011	374TH ST	02/18/24	\$105,000	W/D	03-ARM'S LENGTH	\$105,000	\$27,600	26.29	\$81,287	\$35,473	\$49,527	\$66,014	1.051	476	3170.71			MEL-C	#REF!	BARBER/BEAUTY	\$35,070	/		WELSON COM	201
41-05-23-257-001	500 STATE ST S NW	12/09/23	\$235,000	L/C	03-ARM'S LENGTH	\$235,000	\$92,300	39.28	\$213,517	\$51,209	\$183,291	\$184,082	0.996	1,472	1174.52			SRA-C	#REF!	REST FAST	\$35,316	03/17/25		SPARTA COM	201
41-08-13-126-005	14000 NE OLD 14 MILE	06/10/23	\$475,000	W/D	03-ARM'S LENGTH	\$475,000	\$110,100	23.18	\$425,388	\$193,307	\$281,693	\$235,615	1.196	9,264	330.41			DAK-C	#REF!	GAR SERVICE	\$190,466	/		OAKFIELD COM	201
41-08-16-701-003	11630 14 MILE RD NE	07/16/24	\$540,000	W/D	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$256,900	47.57	\$614,711	\$147,651	\$392,549	\$474,173	0.827	7,000	356.05			OAK-C	#REF!	STORE RETAIL	\$88,895	04/08/25	41-08-16-701-004	OAKFIELD COM	201
41-11-04-400-046	7629 HAYES LAKE AVE NE	08/08/24	\$376,000	M/C	03-ARM'S LENGTH	\$376,000	\$134,000	35.64	\$327,931	\$153,138	\$222,862	\$207,374	1.075	1,610	318.07			CAH-C	#REF!	OFC BUILDING	\$130,027	03/23/25		CANNON COM	201
41-20-09-100-041	11390 FULTON ST SE	11/17/23	\$225,000	W/D	03-ARM'S LENGTH	\$225,000	\$119,300	53.02	\$235,106	\$140,553	\$84,447	\$95,993	0.880	1,680	550.27			LOW-C	#REF!	GAR SERVICE	\$126,951	/		LOWELL TWP COM	201
41-20-14-100-048	1085 ALDEN NASH AVE SE	10/17/23	\$339,000	W/D	03-ARM'S LENGTH	\$339,000	\$107,500	32.59	\$364,398	\$72,488	\$257,432	\$296,376	0.889	2,664	596.63			LOW-C	#REF!	GROUP HOME	\$71,038	/		LOWELL TWP COM	201
41-24-04-130-010	6059 UNFIELD AVE SE	11/13/23	\$250,000	W/D	03-ARM'S LENGTH	\$250,000	\$56,300	45.04	\$157,147	\$15,390	\$109,020	\$146,922	0.746	3,284	213.18			BOW-C	#REF!	GAR SERVICE	\$8,918	/		HOWELL COM	201
Totals:						\$8,858,900	\$3,382,800		\$3,816,511	\$2,571,390	\$2,764,644	\$78,35													
						Std. Ratio =>	37.06	E.C.F. =>						0.930	Std. Deviations =>						0.1229				
						Std. Dev. =>	10.87	Avg. E.C.F. =>						0.934	Avg. Variances =>						#REF! Coefficient of Var =>	#REF!			

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	TCF Area	Dev. by Mean (%)	Use Code	Land Value	Appt. by Eq.	Appt. Date	Land Table	
41-00-25-380-020	929 ALPINE COMMERCE PK CT	05/04/23	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$112,700	51.51	\$202,803	\$62,370	\$155,630	\$145,980	1.056	3,295	\$47.81	ALP-I	16.1476	IND FLEX	\$43,280	No	1/1	ALPINE IND	
41-09-02-462-009	278 HICKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,400	40.74	\$385,968	\$43,664	\$261,336	\$311,468	0.903	23,888	\$11.78	SPA-I	#REF!	WHS STO	\$30,645	No	1/1	SPARTA IND	
41-05-23-130-017	929 ALPINE COMMERCE PK CT	08/09/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$222,700	55.68	\$353,359	\$107,569	\$282,441	\$268,634	1.089	5,575	\$52.46	ALP-I	4.3196	IND FLEX	\$72,152	No	1/1	ALPINE IND	
41-09-35-454-004	573 LAMOREAUX DR NW	07/11/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$283,000	50.10	\$580,759	\$343,934	\$181,066	\$236,967	0.764	10,788	\$16.78	ALP-I	25.9058	WHS COLD STORAGE	\$212,251	No	1/1	ALPINE IND	
41-09-35-454-008	1005 9 MILE RD NW	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,800	43.78	\$607,216	\$153,153	\$336,847	\$496,246	0.800	16,340	\$24.29	ALP-I	79.9098	IND LIGHT	\$128,737	No	1/1	ALPINE IND	
41-05-22-128-021	9300 BELDING RD NE	10/24/23	\$794,955	WD	03-ARM'S LENGTH	\$774,955	\$201,000	26.01	\$638,413	\$143,621	\$631,134	\$514,129	1.278	12,846	\$48.15	CAN-I	122.7579	WHS STO	\$111,731	No	1/1	CANNON COM	
41-20-02-308-017	475 APPLEACK CT NW	05/31/24	\$915,000	CD	03-ARM'S LENGTH	\$915,000	\$365,300	39.92	\$891,938	\$119,666	\$785,334	\$702,704	1.132	12,174	\$65.33	SPA-I	#REF!	IND LIGHT	\$82,616	Yes	03/24/25	SPARTA IND	
41-11-13-200-069	615 CHATHAM ST SE	02/23/24	\$2,500,000	MLC	03-ARM'S LENGTH	\$2,500,000	\$768,000	30.64	\$2,320,148	\$98,412	\$2,411,588	\$2,002,774	1.204	64,190	\$37.57	XLW-I	#REF!	IND LIGHT	\$111,181	Yes	09/11/25	LOWELL CITY IND	
Totals:			\$6,227,955			\$6,207,955	\$2,304,100		\$5,960,627		\$5,145,376	\$4,676,922			\$38.15		7.6537						
						Sale. Ratio =>		37.12			E.C.F. =>	1.100		Std. Deviation=>	0.17884957								
						Std. Dev. =>		10.25			Ave. E.C.F. =>	1.023		Ave. Variance=>	#REF!	Coefficient of Var=>							