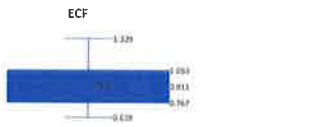


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cor. Appraisal	Land + Yard	Blpg. Reason	Cost Man. \$	E.C.F.	Floor Area	S/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Adj. by Es.	Appr. Date	Other Parcels in Sale	Land Table
41-05-34-200-038	8183 SPARTA AVE NW	11/17/23	\$404,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$404,000	\$184,000	45.54	\$566,966	\$231,294	\$254,027	\$398,660	0.639	8,856	\$27.41	SPA-C	1.5398		OCF BUILDING	\$184,233	No	/ /	41-05-34-200-012, 41	SPARTA COM
41-03-05-232-008	7 OAK ST	08/14/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,400	47.50	\$192,789	\$52,275	\$122,725	\$202,470	1.051	3,814	\$55.77	NEL-C	4.7490		OCF BUILDING	\$47,369	No	/ /		NELSON COM
41-03-30-151-006	294 N MAIN ST NE	08/14/24	\$590,000	WD	08-ARM'S LENGTH	\$590,000	\$246,800	41.83	\$729,778	\$344,254	\$345,746	\$391,395	0.883	8,400	\$41.16	XCS-C	11.9792		STORE DISC	\$294,931	Yes	03/07/25		CEDAR SPRINGS COM
41-03-05-211-005	91 LAKE ST	07/26/23	\$49,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$49,500	\$27,200	54.95	\$49,453	\$10,866	\$32,634	\$49,904	0.654	872	\$48.56	NEL-C	65.3942		STORE RETAIL	\$16,254	No	/ /	41-03-05-231-006	NELSON COM
41-02-23-400-029	14955 WHITE CREEK AVE NE	08/31/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$140,200	56.08	\$340,968	\$96,850	\$251,150	\$222,127	1.140	1,184	\$79.51	SOL-C	113.9661		DAY CARE	\$67,431	No	/ /		SOLON COM
41-02-23-400-029	14955 WHITE CREEK AVE NE	08/31/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$188,800	41.96	\$518,238	\$173,076	\$276,922	\$390,848	0.709	4,950	\$55.94	CAN-C	15.8359		STORE RETAIL	\$124,773	No	/ /		CANNON COM
41-11-09-165-006	6411 BELLA VISTA DR NE	08/09/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$24,300	52.51	\$465,690	\$34,233	\$277,627	\$271,311	1.329	1,640	\$138.80	CAN-C	45.9976		MARKET CONV	\$10,302	No	/ /		CANNON COM
41-11-15-101-011	7216 BELONGS RD NE	12/15/23	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$74,300	52.51	\$145,690	\$34,233	\$277,627	\$271,311	1.329	1,640	\$138.80	CAN-C	45.9976		MARKET CONV	\$10,302	Yes	05/13/24		CEDAR SPRINGS COM
41-03-30-151-026	4848 18 AILE RD NE	05/04/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$158,300	39.57	\$409,167	\$159,484	\$190,316	\$253,282	0.751	3,520	\$54.07	XCS-C	17.2450		GAR SERVICE	\$4,934	No	/ /		BOHNE COM
41-24-04-110-010	6059 UNFIELD AVE SE	12/11/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$136,500	45.04	\$177,147	\$12,380	\$112,620	\$146,972	0.766	5,284	\$34.29	ROW-C	17.2450		GAR SERVICE	\$4,934	No	/ /		BOHNE COM
41-01-32-227-021	915 MAIN ST NW	03/15/24	\$130,000	MIC	03-ARM'S LENGTH	\$130,000	\$21,400	16.46	\$160,947	\$18,567	\$111,411	\$144,548	0.771	1,921	\$58.01	TYR-C	77.0095		STORE RETAIL	\$16,535	Yes	07/23/25		TYRONE COM
41-08-16-203-003	11630 14 MILE RD NE	07/16/24	\$540,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$256,000	47.57	\$644,711	\$147,653	\$592,349	\$474,173	1.249	7,000	\$84.62	OAK-C	17.4539		STORE RETAIL	\$88,865	Yes	04/08/25	41-08-16-201-004	OAKFIELD COM
41-01-33-151-001	188 S MAIN ST NW	01/16/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$52,500	30.23	\$190,559	\$45,116	\$89,884	\$107,049	0.840	1,856	\$48.43	TYR-C	83.9655		CARWASH SELF SERV	\$64,978	Yes	03/17/25		TYRONE COM
41-05-18-100-048	3085 ALDEN HOOK AVE SE	10/17/23	\$329,800	WD	03-ARM'S LENGTH	\$329,800	\$170,500	52.30	\$364,398	\$72,464	\$257,432	\$296,376	0.869	2,664	\$96.63	LOW-C	70.6087		GROUP HOME	\$71,018	No	/ /		LOWELL TWP COM
41-20-09-100-043	11390 FULTON ST SE	11/17/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,300	53.02	\$235,106	\$140,553	\$84,447	\$95,993	0.880	1,680	\$50.27	LOW-C	87.9723		GAR SERVICE	\$126,951	No	/ /		LOWELL TWP COM
41-02-28-400-012	2371 17 AILE RD NE	09/11/23	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$172,600	34.52	\$318,217	\$130,490	\$369,510	\$391,631	0.939	7,979	\$64.31	SOL-C	93.8721	1 STORY	MARKET CONV	\$85,232	Yes	01/21/25	41-02-28-400-035	SOLON COM
41-01-33-101-009	805 MAIN ST NW	07/17/24	\$300,000	MIC	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$310,249	\$61,386	\$236,614	\$250,623	0.944	2,400	\$98.59	TYR-C	94.4106		RESTAURANT	\$42,916	Yes	03/17/25		TYRONE COM
41-05-23-357-001	500 STATE ST S NW	12/08/23	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$92,800	39.28	\$213,517	\$51,709	\$183,291	\$184,082	0.996	1,472	\$124.52	SPA-C	#REF!		REST FAST	\$35,318	Yes	03/14/25		SPARTA COM
41-02-25-485-005	123 S MAIN ST NE	03/28/25	\$215,000	MIC	03-ARM'S LENGTH	\$215,000	\$106,700	49.63	\$212,054	\$52,272	\$167,728	\$182,215	1.001	2,274	\$71.56	XCS-C	100.3101		OCF BUILDING	\$44,455	Yes	06/02/22		CEDAR SPRINGS COM
41-03-05-231-011	37 4TH ST	02/28/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$27,600	26.29	\$81,287	\$35,473	\$49,527	\$66,014	1.053	576	\$120.71	NEL-C	105.3209		BARBER/BEAUTY	\$35,070	No	/ /		NELSON COM
41-11-04-400-066	7620 MYERS LAKE AVE NE	08/08/24	\$376,000	MIC	03-ARM'S LENGTH	\$376,000	\$134,000	35.64	\$332,931	\$153,118	\$222,862	\$207,374	1.075	1,920	\$116.07	CAN-C	107.4588		OCF BUILDING	\$130,027	Yes	03/21/25		CANNON COM
Totals:						\$5,780,900	\$2,348,900		\$6,364,168	\$4,286,419	\$4,608,666	\$72.68												
						Sale. Ratio =>	41.53							E.C.F. =>	0.930									
						Std. Dev. =>	10.15							Ave. E.C.F. =>	0.927									
												Std. Deviation =>	0.18857											
												Ave. Variance =>	#REF!											
												Coef. of Var =>	#REF!											

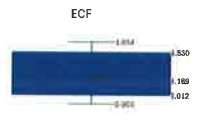
ECF	
Mean	0.873
Standard Error	0.055
Median	0.840
Mode	#N/A
Standard Deviation	0.225
Sample Variance	0.051
Kurtosis	2.135
Skewness	1.214
Range	0.920
Minimum	0.557
Maximum	1.477
Sum	14.844
Count	17



41-05-14-476-002	1055 13 MILE RD NW	09/21/23	\$75,000	WD	03-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	93.1856		GAR SERVICE	\$65,490	No	/ /		SPARTA COM
41-02-26-400-016	14050 EDGERTON AVE NE	06/27/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$185,800	16.89	\$740,238	\$632,952	\$497,621	4.784	3,056	\$152.83	SOL-C	145.7303		GAR SERVICE	\$611,254	No	/ /		SOLON COM	
41-20-04-403-025	11658 FULTON ST SE	03/15/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$270,700	51.51	\$400,978	\$192,724	\$372,276	\$252,015	1.477	2,478	\$156.55	LOW-C	55.0111		RESTAURANT	\$125,247	No	/ /		LOWELL TWP COM
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	\$425,388	\$193,307	\$281,693	\$235,615	1.196	9,264	\$30.41	OAK-C	110.5564		GAR SERVICE	\$190,466	No	/ /		OAKFIELD COM

Parcel Number	Street Address	Sale Date	Sale Price	Levty	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cap. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	Sq. Ft.	ECF Area	Dist. by Hq. (ft)	Building Style	Use Code	Lot Area	App. by E.C.	App. Date	Other Parcels in Sale	City		
41-09-29-190-017	278 HICKORY ST NW	12/04/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$132,401	40.74	\$385,989	\$43,694	\$381,536	\$311,488	0.803	23,889	111.78	SPA		IND STR		\$22,545	No	//		SPARTA IND.		
41-09-29-201-003	1020 7 HILL RD NW	11/28/23	\$6,631,800	WD	03-ARM'S LENGTH	\$6,631,800	\$3,393,600	46.14	\$6,574,196	\$1,748,258	\$4,035,242	\$5,276,327	0.815	128,225	\$28.10	ALP		IND LIGHT		\$3,441,194	No	//		ALPINE IND.		
41-09-29-454-008	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	\$208,840	\$146,980	1.437	3,355	\$64.47	ALP		IND FLEX		\$43,290	No	//		ALPINE IND.		
41-09-25-454-008	929 ALPINE COMMERCE PK CT	08/08/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$222,700	55.68	\$353,309	\$107,559	\$292,441	\$268,634	1.089	5,575	\$52.46	ALP		IND FLEX		\$72,152	No	//		ALPINE IND.		
41-09-22-119-021	475 APPLEBACK CT NW	05/31/24	\$915,000	DD	03-ARM'S LENGTH	\$915,000	\$495,200	54.12	\$892,836	\$116,666	\$795,334	\$702,704	1.132	12,174	\$65.33	SPA		IND LIGHT		\$82,816	Yes	03/24/20		SPARTA IND.		
41-09-02-308-017	813 CHATHAM ST SE	02/23/24	\$2,500,000	MLC	03-ARM'S LENGTH	\$2,500,000	\$768,000	30.64	\$2,425,148	\$118,099	\$3,345,201	\$2,852,274	1.189	64,190	\$37.08	ALW		IND LIGHT		\$113,181	Yes	28/11/25		LOWELL CITY IND.		
41-11-13-260-009	9300 BEECHING RD NE	10/24/23	\$784,955	WD	03-ARM'S LENGTH	\$774,955	\$201,600	26.01	\$658,413	\$143,821	\$631,134	\$514,129	1.228	12,840	\$49.15	CHH		IND LIGHT		\$308,441	No	//		CANNON COH		
41-06-20-478-014	300 BYRNE INDUSTRIAL DR NE	09/20/23	\$1,989,955	WD	03-ARM'S LENGTH	\$1,989,955	\$427,300	21.47	\$1,327,815	\$337,836	\$1,652,119	\$1,018,680	1.622	32,692	\$50.54	WHF		IND LIGHT		\$508,441	No	//		ROCKFORD IND.		
41-06-34-426-010	365 O F E B E R L I N D DR SE	07/27/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$102,200	25.55	\$317,450	\$154,000	\$245,925	\$149,720	1.654	3,454	\$70.40	VER		IND LIGHT		\$140,000	No	01/03/24		WYOMING IND.		
Totals:						\$14,174,410	\$6,323,300		\$13,002,839	\$11,434,342	\$10,389,466	\$48.92			14.3071											
						Sale Ratio >>	37.61		E.C.F. >>	1.100		Std. Deviation >>	0.27379		Ave. Variance >>	94.2434		Coefficient of Var >>	75.8083605							
						Std. Dev. >>	12.15		Ave. E.C.F. >>	1.243																

ECF	
Mean	1.1247
Standard Error	0.0890
Median	1.0899
Mode	N/A
Standard Deviation	0.2951
Sample Variance	0.0871
Kurtosis	-0.0166
Skewness	0.8182
Range	0.8999
Minimum	0.7641
Maximum	1.0540
Sum	12.9716
Count	11.0000



41-09-29-380-020	573 LANOREAUX DR NW	07/11/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$263,000	50.10	\$660,759	\$343,934	\$181,066	\$236,967	0.764	10,788	\$18.78	ALP		IND STR		\$212,251	No	//		ALPINE IND.
41-09-07-462-009	1005 9 HILL RD NW	04/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,800	43.78	\$697,210	\$153,193	\$396,847	\$496,246	0.800	16,340	\$24.20	ALP		IND LIGHT		\$128,737	No	//		ALPINE IND.