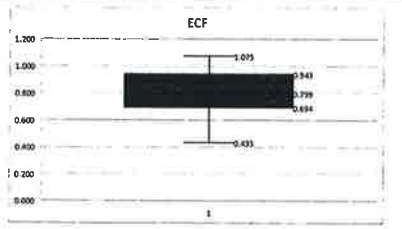


Project Number	Tract Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale \$	Std. when Sold	Adj./Std. Sale	Est. Appraisal	Land + Yard	Blg. Residual	Cost Min. C	L.C.F.	Floor Area	L/No Ft	ECF Area	Dev. by Mean (%)	Land Value	App. by Est.	Other Parcels in Sale	Land Value	Property Class	
41-05-34-200-018	9161 SPARTA AVE NW	11/17/23	\$404,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$404,000	\$184,000	45.54	\$566,965	\$221,294	\$172,706	\$199,600	0.413	8,658		SPA-C	22.07%	\$182,233	No	41-05-34-200-017, 41-05-34-200-018	\$182,233	SPARTA COM	201
41-03-05-232-008	7 OAK ST	08/14/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,600	46.30	\$182,789	\$52,275	\$132,728	\$205,470	0.597	3,814		NEL-C	44.94%	\$47,363	No		\$47,363	NELSON COM	201
41-03-30-251-008	294 N MAIN ST NE	08/14/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$246,800	41.83	\$729,778	\$344,254	\$349,746	\$391,395	0.628	8,400		XCS-C	37.52%	\$294,931	Yes		\$294,931	CEDAR SPRINGS COM	201
41-03-05-231-005	9 E LAKE ST	05/08/23	\$49,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$49,500	\$27,200	54.95	\$49,453	\$16,866	\$32,634	\$49,904	0.654	672		XCS-C	48.94%	\$67,413	No	41-03-05-231-006	\$67,413	NELSON COM	201
41-02-28-400-029	14951 WHITE CREEK AVE NE	08/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$140,200	50.08	\$140,464	\$56,850	\$155,150	\$222,127	0.697	3,164		XCS-C	44.94%	\$67,413	No		\$67,413	NELSON COM	201
41-11-15-101-011	7216 BELDING RD NE	12/15/23	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$74,300	52.51	\$165,690	\$14,233	\$127,267	\$171,331	0.743	1,640		CAN-C	15.95%	\$124,728	No		\$124,728	CANNON COM	201
41-03-30-251-026	4848 18 MILE RD NE	05/04/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$138,500	39.57	\$409,167	\$159,684	\$190,316	\$253,282	0.751	3,520		XCS-C	75.13%	\$140,867	Yes		\$140,867	CEDAR SPRINGS COM	201
41-04-24-10-010	2059 LINDSEY AVE SE	12/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$56,300	45.04	\$197,147	\$13,380	\$112,920	\$146,972	0.766	1,284		BOW-C	37.24%	\$4,936	No		\$4,936	OWNE COM	201
41-08-16-201-003	11630 14 MILE RD NE	07/16/24	\$540,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$23,400	16.44	\$160,947	\$18,587	\$111,433	\$144,548	0.771	1,911		TYR-C	27.09%	\$16,535	Yes		\$16,535	TYRONE COM	201
41-01-33-151-001	168 S MAIN ST NW	01/16/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,900	30.23	\$64,711	\$147,651	\$99,349	\$474,173	0.827	7,000		OAK-C	24.74%	\$88,865	Yes	41-08-16-201-004	\$88,865	OAKFIELD COM	201
41-20-14-100-048	3095 ALDEN NASH AVE SE	10/17/23	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$107,500	32.59	\$364,398	\$72,408	\$252,412	\$286,378	0.840	1,856		TYR-C	83.06%	\$64,976	Yes		\$64,976	TYRONE COM	201
41-20-09-100-041	11390 FLATON ST SE	11/17/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,300	53.02	\$235,106	\$140,553	\$44,447	\$55,991	0.840	1,440		LOW-C	87.87%	\$124,951	No		\$124,951	LOWELL TWP COM	201
41-02-28-400-012	2371 17 MILE RD NE	09/11/23	\$500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$172,600	34.52	\$518,217	\$130,490	\$369,510	\$393,631	0.939	7,979		SOL-C	93.87%	\$45,232	Yes	41-02-28-400-035	\$45,232	SOLON COM	201
41-01-33-101-009	80 S MAIN ST NW	07/17/24	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$125,200	41.73	\$310,249	\$63,386	\$236,614	\$250,622	0.944	2,400		TYR-C	94.41%	\$47,916	Yes		\$47,916	TYRONE COM	201
41-05-28-357-001	500 STATE ST S NW	12/08/23	\$235,000	LC	03-ARM'S LENGTH	\$235,000	\$92,300	39.28	\$213,517	\$51,709	\$183,291	\$184,082	0.996	1,472		SPA-C	#REF!	\$35,916	No		\$35,916	SPARTA COM	201
41-03-28-485-006	22 S MAIN ST NW	03/28/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$106,700	49.63	\$212,054	\$52,272	\$167,728	\$182,213	1.003	2,274		XCS-C	100.31%	\$44,455	Yes		\$44,455	CEDAR SPRINGS COM	201
41-03-05-231-011	37 4TH ST	02/28/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$27,600	26.29	\$81,787	\$35,473	\$49,527	\$66,014	1.053	576		NEL-C	105.32%	\$35,070	No		\$35,070	NELSON COM	201
41-11-04-400-066	7620 MYERS LAKE AVE NE	02/09/24	\$126,000	MLC	03-ARM'S LENGTH	\$126,000	\$114,000	35.64	\$327,931	\$153,138	\$222,862	\$207,374	1.075	1,020		CAN-C	107.46%	\$130,027	Yes		\$130,027	CANNON COM	201
Totals:						\$5,780,900	\$2,348,900		\$6,364,188		\$1,604,169	\$4,608,664		664.22			0.1692814	2.4304					
						Sale Ratio =>		41.53			E.C.F. =>		0.782			Std. Deviation=>							
						Std. Dev. =>		10.15			Avg. E.C.F. =>		0.808			Avg. Variance=>							

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		SPA-C	48.36%	\$65,490	No		\$65,490	SPARTA COM	201
41-02-26-400-018	14050 EDGERTON AVE NE	06/27/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$185,800	16.89	\$780,238	\$632,952	\$467,048	\$97,621	4.784	3,056		SOL-C	397.79%	\$611,254	No		\$611,254	SOLON COM	201
41-20-04-401-023	11658 FLATON ST SE	03/15/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$120,700	32.51	\$400,978	\$152,724	\$272,276	\$252,035	1.477	2,378		LOW-C	67.07%	\$125,241	No		\$125,241	LOWELL TWP COM	201
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	\$281,893	\$235,615	1.196	9,264		OAK-C	119.55%	\$190,466	No		\$190,466	OAKFIELD COM	201

Parcel Number	Street Address	Sale Date	List Price	Acres	Terms of Sale	Adj. Sale \$	Acq. when Sold	Adj/Orig. Sale	Col. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Acre	Dev. by Mean No.	Building Style	Land Value	Appl. by Ed	Other Party in Sale	Land Value	Property Class	Building Dept.
41-02-33-400-024	13341 ALGOMA AVE NE	07/26/23	\$220,000	0.05	03-ARMS LENGTH	\$220,000	\$71,900	32.58	\$234,419	979,284	\$140,714	\$114,915	1.225	1,350	\$164.23	43070	#REF!	1 1/2 STORY	\$57,817	No		RESIDENTIAL ACREAGE	401	65
41-02-30-100-037	46223 HILL RD NE	09/11/23	\$354,000	0.05	03-ARMS LENGTH	\$354,000	\$128,600	36.23	\$345,789	\$133,845	\$21,154	\$150,506	1.453	1,312	\$148.37	43070	#REF!	1 1/2 STORY	\$61,237	No		RESIDENTIAL ACREAGE	401	67
41-02-35-277-008	13689 POINT NORTH CT NE	11/15/23	\$309,900	WD	03-ARMS LENGTH	\$309,900	\$161,200	40.21	\$381,776	\$64,969	\$234,951	\$283,340	0.901	1,935	\$121.41	#REF!	14.8676	1 1/2 STORY	\$82,000	No		POINT NORTH SITE CONDO	401	39
41-02-16-450-048	15925 ALGOMA AVE NE	08/06/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$172,400	43.18	\$381,296	\$50,326	\$240,674	\$245,904	0.979	1,434	\$167.83	43070	#REF!	1 1/2 STORY	\$52,272	No		RESIDENTIAL ACREAGE	401	74
41-02-21-400-038	2139 18 HILL RD NE	09/03/24	\$367,000	WD	02-ARMS LENGTH	\$367,000	\$156,400	40.98	\$349,647	\$129,017	\$237,983	\$161,187	1.476	1,470	\$116.89	43070	#REF!	1 1/4 STORY	\$81,873	No		RESIDENTIAL ACREAGE	401	66
41-02-21-200-050	15455 ALGOMA AVE NE	10/23/24	\$487,000	WD	03-ARMS LENGTH	\$487,000	\$175,200	43.12	\$403,064	\$80,801	\$226,609	\$238,647	0.960	1,970	\$115.00	43070	#REF!	1 1/2 STORY	\$60,891	No		RESIDENTIAL ACREAGE	401	72
41-02-38-200-006	2212 21 HILL RD NE	10/23/24	\$307,000	WD	03-ARMS LENGTH	\$307,000	\$133,100	37.96	\$336,248	\$58,953	\$187,694	\$205,374	0.963	1,728	\$184.41	43070	#REF!	1 1/2 STORY	\$52,381	No		RESIDENTIAL ACREAGE	401	70
Total:			\$2,516,400			\$7,816,400	\$990,300		\$2,436,822		\$1,499,782	\$1,414,870			\$133.01		6.6410							
										Site Ratio =>		36.71	E.C.F. =>		1.090	Std. Deviation =>		0.209749545						
										Std. Dev. =>		3.83	Avg. E.C.F. =>		1.118	Avg. Variance =>		#REF!	Coefficient of Variance		#REF!			

41-02-30-300-004	1000 SHEPHERD ST NE	12/23/24	\$502,000	WD	03-ARMS LENGTH	\$502,000	\$178,300	34.92	\$383,662	\$166,883	\$336,117	\$161,310	2.084	1,470	\$228.65	43070	#REF!	1 1/4 STORY	\$148,194	No		RESIDENTIAL ACREAGE	401	76
41-02-04-200-023	2176 ARROW DR NE	05/22/24	\$603,700	WD	03-ARMS LENGTH	\$603,700	\$282,900	46.86	\$608,224	\$148,023	\$459,679	\$340,963	1.336	2,194	\$208.64	43070	133.0436	1 1/2 STORY	\$145,976	No		RESIDENTIAL ACREAGE	401	82
41-02-30-400-001	418 SOLON ST NE	07/18/24	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$56,900	30.76	\$138,988	\$39,111	\$145,889	\$73,983	1.972	715	\$204.04	41150	#REF!	1 1/4 STORY	\$38,768	No		RESIDENTIAL ACREAGE	401	68
41-02-28-300-001	1652 SOLON ST NE	09/22/23	\$214,900	WD	03-ARMS LENGTH	\$214,900	\$65,700	30.57	\$163,484	\$16,886	\$198,014	\$105,466	1.878	768	\$257.83	KODFH	#REF!	1 1/4 STORY	\$14,772	No	41-02-28-300-029	RESIDENTIAL ACREAGE	401	64
41-02-31-428-034	766 STONECREST DR NE	07/24/24	\$318,000	WD	03-ARMS LENGTH	\$318,000	\$131,500	41.32	\$286,798	\$0	\$218,000	\$174,532	1.619	1,930	\$206.29	43070	#REF!	1 1/2 STORY	\$14,772	No		DUM LAKE	401	73