

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
016-05-400-009	7570 E COLE	12/15/2021	WD	\$ 165,000	\$ 52,419	\$ 112,581	\$ 163,517	0.6885
016-05-300-005-01	9503 S VERNON	6/24/2020	WD	\$ 116,500	\$ 11,106	\$ 105,394	\$ 145,608	0.7238
016-12-100-003-01	10075 S BYRON	6/18/2021	WD	\$ 142,700	\$ 22,500	\$ 120,200	\$ 163,799	0.7338
016-04-400-005-05	8805 E COLE	7/13/2020	WD	\$ 227,000	\$ 18,270	\$ 208,730	\$ 274,591	0.7601
016-22-300-007	12751 S BARNES	10/16/2020	WD	\$ 210,000	\$ 31,330	\$ 178,670	\$ 231,169	0.7729
016-03-400-010	9702 S NEW LOTHROP	8/28/2020	WD	\$ 202,000	\$ 45,030	\$ 156,970	\$ 202,264	0.7761
016-18-400-006-01	7416 E GRAND RIVER	8/21/2020	WD	\$ 216,113	\$ 30,900	\$ 185,213	\$ 237,671	0.7793
016-08-300-018	7302 LEHRING	12/29/2020	WD	\$ 154,000	\$ 31,098	\$ 122,902	\$ 153,891	0.7986
016-05-100-001-01	9345 S VERNON	3/30/2022	WD	\$ 170,500	\$ 18,000	\$ 152,500	\$ 190,000	0.8026
016-15-200-003	9975 LEHRING	10/30/2020	WD	\$ 315,000	\$ 24,450	\$ 290,550	\$ 359,794	0.8075
016-05-100-008-02	9220 S VERNON	10/16/2020	WD	\$ 230,000	\$ 17,310	\$ 212,690	\$ 262,726	0.8095
016-36-100-002-04	14509 S BYRON	9/21/2020	WD	\$ 190,000	\$ 22,500	\$ 167,500	\$ 204,743	0.8181
016-20-400-008	12607 S REED	7/23/2020	WD	\$ 224,900	\$ 35,034	\$ 189,866	\$ 231,224	0.8211
016-03-100-009	9191 S DURAND	1/8/2021	WD	\$ 200,000	\$ 43,600	\$ 156,400	\$ 189,331	0.8261
016-13-200-002-05	11771 LEHRING	10/23/2020	WD	\$ 214,000	\$ 19,810	\$ 194,190	\$ 231,110	0.8403
016-28-100-002-03	8090 E BEARD	10/6/2021	WD	\$ 349,900	\$ 22,740	\$ 327,160	\$ 379,264	0.8626
016-27-300-005	9371 E BRADEN	2/8/2021	WD	\$ 140,000	\$ 21,000	\$ 119,000	\$ 135,386	0.8790
016-13-100-002	11320 E BRITTON	5/10/2021	WD	\$ 174,000	\$ 21,000	\$ 153,000	\$ 173,587	0.8814
016-24-200-012	11685 E SILVER LAKE	12/3/2021	WD	\$ 350,000	\$ 40,110	\$ 309,890	\$ 349,702	0.8862
016-02-300-007	10495 E COLE	6/15/2021	WD	\$ 149,900	\$ 18,000	\$ 131,900	\$ 148,315	0.8893
016-26-300-004	10025 E BRADEN	12/2/2020	WD	\$ 305,000	\$ 30,700	\$ 274,300	\$ 306,817	0.8940
016-13-200-002-06	11748 E BRITTON	8/19/2020	WD	\$ 205,000	\$ 19,860	\$ 185,140	\$ 206,773	0.8954
016-14-300-012-01	11821 CHAMPAGNE	12/11/2020	WD	\$ 269,900	\$ 28,140	\$ 241,760	\$ 268,704	0.8997
016-14-100-003-02	10018 LEHRING	8/25/2020	WD	\$ 189,900	\$ 20,250	\$ 169,650	\$ 181,879	0.9328
016-05-300-005	9697 S VERNON	6/18/2020	WD	\$ 150,000	\$ 18,000	\$ 132,000	\$ 139,487	0.9463
016-05-400-003	7445 E COLE	4/22/2021	WD	\$ 240,000	\$ 18,000	\$ 222,000	\$ 233,552	0.9505
016-13-300-013	11375 E BATH	12/18/2020	WD	\$ 224,900	\$ 20,100	\$ 204,800	\$ 215,449	0.9506
016-29-200-001	13348 S REED	6/12/2020	WD	\$ 253,000	\$ 45,000	\$ 208,000	\$ 218,139	0.9535
016-35-100-003	10286 E BRADEN	12/14/2021	WD	\$ 245,000	\$ 30,000	\$ 215,000	\$ 223,891	0.9603
016-08-400-004	7489 LEHRING	8/31/2020	WD	\$ 245,000	\$ 40,800	\$ 204,200	\$ 211,766	0.9643
016-15-200-005-01	11120 S NEW LOTHROP	7/10/2020	WD	\$ 135,000	\$ 18,930	\$ 116,070	\$ 119,880	0.9682
016-04-200-012-04	9425 MICHELLE	3/23/2022	WD	\$ 225,000	\$ 25,460	\$ 199,540	\$ 206,002	0.9686
016-24-300-008	12701 S BYRON	11/3/2020	WD	\$ 205,000	\$ 24,450	\$ 180,550	\$ 186,304	0.9691

016-15-100-006	9431 LEHRING	10/19/2020	WD	\$	490,000	\$	49,919	\$	440,081	\$	452,857	0.9718
016-22-200-009	12522 S NEW LOTHROP	11/22/2021	WD	\$	375,000	\$	45,000	\$	330,000	\$	336,735	0.9800
016-02-400-003-01	9927 CARLA'S PRIDE	9/11/2020	WD	\$	292,000	\$	22,500	\$	269,500	\$	272,474	0.9891
016-04-200-010	9112 E MILLER	9/10/2021	WD	\$	400,000	\$	60,993	\$	339,007	\$	338,879	1.0004
016-32-400-002	7727 E LOVEJOY	10/22/2021	WD	\$	236,900	\$	30,000	\$	206,900	\$	204,723	1.0106
016-14-300-012-01	11821 CHAMPAGNE	11/8/2021	WD	\$	300,000	\$	28,140	\$	271,860	\$	268,704	1.0117
016-36-300-005-01	14829 S BYRON	10/4/2021	WD	\$	370,000	\$	23,438	\$	346,562	\$	339,933	1.0195
016-01-300-003-05	9923 S BYRON	10/18/2021	LC	\$	120,000	\$	20,940	\$	99,060	\$	96,860	1.0227
016-20-200-002-05	12098 S REED	4/30/2021	WD	\$	230,000	\$	34,380	\$	195,620	\$	185,807	1.0528
016-28-100-002-12	8158 E BEARD	6/26/2020	WD	\$	293,000	\$	57,162	\$	235,838	\$	220,886	1.0677
016-27-100-006	9382 E BEARD	5/19/2020	WD	\$	160,000	\$	28,230	\$	131,770	\$	123,054	1.0708
016-09-200-012	10420 S BARNES	7/30/2021	WD	\$	220,000	\$	45,030	\$	174,970	\$	162,421	1.0773
016-22-400-005-01	9915 E BEARD	1/3/2022	WD	\$	200,000	\$	21,810	\$	178,190	\$	161,280	1.1048
016-34-100-013	14215 S BARNES	8/23/2021	WD	\$	291,000	\$	52,882	\$	238,118	\$	215,274	1.1061
016-03-200-002	9380 S NEW LOTHROP	2/10/2022	WD	\$	260,000	\$	28,800	\$	231,200	\$	208,745	1.1076
016-26-100-010-01	10024 E BEARD	11/5/2021	WD	\$	250,000	\$	21,600	\$	228,400	\$	201,553	1.1332
016-03-300-012	9375 E COLE	11/2/2020	WD	\$	240,000	\$	45,000	\$	195,000	\$	170,995	1.1404
016-15-100-002	9354 LEHRING	5/26/2021	WD	\$	196,000	\$	13,626	\$	182,374	\$	157,520	1.1578
016-10-100-017	9248 E COLE	7/23/2020	WD	\$	180,000	\$	47,100	\$	132,900	\$	114,670	1.1590
016-33-100-003-06	14458 S PIERCE	10/25/2021	WD	\$	425,000	\$	46,690	\$	378,310	\$	326,294	1.1594
016-29-400-007	13888 S REED	3/3/2021	WD	\$	449,900	\$	62,220	\$	387,680	\$	329,529	1.1765
016-33-400-005	8955 E LOVEJOY	9/15/2020	WD	\$	265,000	\$	30,000	\$	235,000	\$	193,380	1.2152
016-08-300-017	7426 LEHRING	12/17/2021	WD	\$	220,000	\$	21,030	\$	198,970	\$	159,171	1.2500
016-31-200-004	14452 S VERNON	2/9/2021	WD	\$	305,000	\$	20,100	\$	284,900	\$	223,827	1.2729
016-19-100-001-08	6100 E BATH	9/10/2020	WD	\$	204,900	\$	18,300	\$	186,600	\$	145,661	1.2811
016-24-300-001	12903 S BYRON	12/17/2020	WD	\$	150,900	\$	12,990	\$	137,910	\$	102,957	1.3395
016-15-200-005-01	11120 S NEW LOTHROP	3/18/2022	WD	\$	185,000	\$	18,930	\$	166,070	\$	119,880	1.3853
016-12-100-012	10101 S BYRON	2/23/2022	WD	\$	300,000	\$	114,060	\$	185,940	\$	133,816	1.3895
016-27-100-001	9072 E BEARD	9/30/2021	MLC	\$	191,000	\$	19,110	\$	171,890	\$	120,608	1.4252
Totals:				\$	14,834,813	\$		\$	12,908,936	\$	13,234,827	0.975
								Residential		USED		0.975

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
016-60-002-009	112 N CHURCH	9/10/2020	WD	\$ 94,000	\$ 15,000	\$ 79,000	\$ 155,284	0.5087

016-60-067-005	215 WASHINGTON	6/1/2020	WD	\$	124,000	\$	17,906	\$	106,094	\$	159,271	0.6661
016-60-068-005	201 N CHURCH	9/4/2020	WD	\$	175,000	\$	17,976	\$	157,024	\$	221,336	0.7094
016-60-067-012	224 N CHURCH	11/16/2020	WD	\$	112,000	\$	15,000	\$	97,000	\$	131,383	0.7383
016-60-067-001	211 N ANN	8/26/2021	WD	\$	150,000	\$	19,437	\$	130,563	\$	156,459	0.8345
016-66-067-000	531 S SAGINAW	4/1/2021	WD	\$	117,000	\$	15,000	\$	102,000	\$	117,732	0.8664
016-60-020-003	204 S ANN	9/16/2021	WD	\$	160,000	\$	19,533	\$	140,467	\$	153,841	0.9131
016-60-066-001	302 WARREN	8/4/2020	WD	\$	136,500	\$	16,883	\$	119,617	\$	129,087	0.9266
016-66-070-000	11205 E SILVER LAKE	9/21/2021	WD	\$	257,000	\$	27,000	\$	230,000	\$	221,629	1.0378
016-60-020-007	211 S CHURCH	2/11/2022	WD	\$	161,000	\$	15,000	\$	146,000	\$	120,425	1.2124
016-60-020-002	208 HAMILTON	12/22/2021	WD	\$	250,000	\$	15,000	\$	235,000	\$	174,041	1.3503
Totals:				\$	1,736,500	\$		\$	1,542,765	\$	1,740,487	0.8864
								Village	USED	0.8900		

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.				
016-27-100-001	9072 E BEARD	2/9/2021	WD	\$	86,000	\$	19,110	\$	66,890	\$	120,608	0.5546
016-08-300-018	7302 LEHRING	12/29/2020	WD	\$	154,000	\$	31,098	\$	122,902	\$	153,891	0.7986
016-12-100-003-01	10075 S BYRON	6/18/2021	WD	\$	142,700	\$	22,500	\$	120,200	\$	163,799	0.7338
016-22-100-005	12311 S BARNES	3/26/2021	WD	\$	136,000	\$	39,000	\$	97,000	\$	184,801	0.5249
009-38-010-000	6800 GRAND RIVER RD	6/19/2021	LC	\$	66,000	\$	9,000	\$	57,000	\$	75,681	0.7532
009-38-017-000	6660 GRAND RIVER RD	7/18/2021	LC	\$	20,000	\$	9,000	\$	11,000	\$	24,309	0.4525
* 016-27-100-001	9072 E BEARD	2/9/2021	WD	\$	86,000	\$	19,110	\$	66,890	\$	120,608	0.5546
* 016-12-100-003-01	10075 S BYRON	6/18/2021	WD	\$	142,700	\$	22,500	\$	120,200	\$	163,799	0.7338
* 016-22-100-005	12311 S BARNES	3/26/2021	WD	\$	136,000	\$	39,000	\$	97,000	\$	184,801	0.5249
Totals:				\$	969,400	\$	210,318	\$	759,082	\$	1,192,296	0.6367
								Green Tree	USED	0.637		

* COMPARIBLE UNIT

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.				
003-28-100-006	2108 E RILEY	3/5/2021	WD	\$	325,000	\$	139,451	\$	185,549	\$	228,410	0.812
003-30-400-003-01	687 E JUDDVILLE	9/29/2020	WD	\$	600,000	\$	204,379	\$	395,621	\$	672,057	0.589
004-01-300-003	11183 EASTON	2/1/2022	WD	\$	525,000	\$	301,904	\$	223,096	\$	299,409	0.745
004-13-100-001-03	11244 ALLAN	7/30/2020	WD	\$	420,000	\$	76,006	\$	343,994	\$	512,681	0.671
004-33-400-005-01	3491 DURAND	1/25/2022	WD	\$	360,000	\$	232,436	\$	127,564	\$	204,815	0.623
004-36-300-004-01	3496 N BYRON	9/10/2021	WD	\$	321,999	\$	100,293	\$	221,706	\$	294,043	0.754

008-09-300-007	8180 MIDDLETON	9/18/2020	WD	\$	275,000	\$	221,393	\$	53,607	\$	89,073	0.602
008-70-050-000	11760 LYTLE	1/14/2022	WD	\$	400,000	\$	212,722	\$	187,278	\$	451,996	0.414
010-02-100-001-04	1395 HIBBARD	11/12/2021	WD	\$	359,900	\$	246,588	\$	113,312	\$	156,501	0.724
010-06-100-005	5545 HIBBARD	10/22/2021	WD	\$	500,000	\$	402,115	\$	97,885	\$	115,001	0.851
011-08-400-001	1505 GARRISON	9/10/2021	WD	\$	251,000	\$	138,046	\$	112,954	\$	155,178	0.728
011-20-300-002	7017 E COLBY	3/26/2021	WD	\$	260,000	\$	149,114	\$	110,886	\$	176,595	0.628
011-23-300-001-10	6891 S LEMON	6/30/2021	WD	\$	650,000	\$	361,694	\$	288,306	\$	428,362	0.673
011-31-400-004-01	968 TYRRELL	4/3/2020	WD	\$	280,500	\$	87,173	\$	193,327	\$	228,048	0.848
011-32-200-004	1805 TYRRELL	12/3/2020	WD	\$	290,000	\$	85,520	\$	204,480	\$	235,573	0.868
012-06-100-001	6675 GOODALL	10/19/2020	WD	\$	575,000	\$	322,577	\$	252,423	\$	293,628	0.860
012-20-200-003	7600 NEWBURG	6/14/2021	WD	\$	235,000	\$	164,659	\$	70,341	\$	153,468	0.458
016-28-200-011	8756 BEARD	12/3/2021	WD	\$	280,000	\$	80,673	\$	199,327	\$	165,100	1.207
Totals:				\$	6,908,399	\$		\$	3,381,656	\$	4,859,938	0.696
							Agricultural		USED E.C.F.		0.696	

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016-60-003-008	110 N SAGINAW	4/16/2020	WD	\$ 73,000	\$ 37,584	\$ 35,416	\$ 65,405	0.541
016-60-016-010	127 S SAGINAW	6/4/2021	MLC	\$ 150,000	\$ 45,659	\$ 104,341	\$ 133,089	0.784
* 004-74-051-000	10054 GENESEE	7/31/2020	WD	\$ 200,000	\$ 39,615	\$ 160,385	\$ 203,507	0.788
* 007-18-400-029	1083 E MAIN	2/11/2022	WD	\$ 275,000	\$ 66,234	\$ 208,766	\$ 253,161	0.825
016-60-015-013	134 S SAGINAW	8/10/2021	WD	\$ 62,000	\$ 13,548	\$ 48,452	\$ 57,439	0.844
016-66-003-000	426 N CHURCH	5/20/2021	WD	\$ 480,000	\$ 79,834	\$ 400,166	\$ 457,831	0.874
* 006-15-400-010	2170 W M21	11/30/2021	WD	\$ 600,000	\$ 138,028	\$ 461,972	\$ 522,947	0.883
* 024-49-002-004	113 117 MAIN	3/29/2022	WD	\$ 63,500	\$ 10,912	\$ 52,588	\$ 59,025	0.891
* 014-11-300-012	10224 ROSE	1/31/2022	WD	\$ 270,000	\$ 45,742	\$ 224,258	\$ 248,013	0.904
* 020-42-002-012-00	309 FITCH ST	6/24/2021	WD	\$ 155,000	\$ 50,867	\$ 104,133	\$ 107,223	0.971
016-08-400-008-04	7685 LEHRING RD	1/20/2022	WD	\$ 602,000	\$ 366,954	\$ 235,046	\$ 223,964	1.049
* 006-23-300-007	615 DELANEY	12/28/2020	WD	\$ 1,200,000	\$ 275,264	\$ 924,736	\$ 862,908	1.072
* 022-60-087-003-00	7480 WOODBURY	12/9/2020	WD	\$ 300,000	\$ 52,940	\$ 247,060	\$ 215,098	1.149
* 022-60-069-001-00	919 DOYLE	4/19/2021	WD	\$ 425,000	\$ 91,471	\$ 333,529	\$ 280,587	1.189
* 020-82-114-000-00	8755 E LANSING RD	3/15/2022	MLC	\$ 300,000	\$ 133,178	\$ 166,822	\$ 136,780	1.220
* 012-16-200-005-01	5090 S DURAND	10/27/2021	WD	\$ 330,000	\$ 86,240	\$ 243,760	\$ 195,147	1.249
* 008-24-200-003	206 S M-13	1/13/2022	WD	\$ 270,500	\$ 64,240	\$ 206,260	\$ 161,244	1.279
* COMPARIBLE UNIT		Totals:		\$ 5,756,000		\$ 4,157,690	\$ 4,183,369	0.994

Commercial **USED** **0.994**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
016-66-003-000	426 N CHURCH	5/20/2021	WD	\$ 480,000	\$ 79,834	\$ 400,166	\$ 457,831	0.87404656
* 006-15-400-010	2170 W M21	11/30/2021	WD	\$ 600,000	\$ 138,028	\$ 461,972	\$ 522,947	0.8834009
* 014-11-300-012	10224 ROSE	1/31/2022	WD	\$ 270,000	\$ 45,742	\$ 224,258	\$ 248,013	0.90422027
* 026-10-025-007	110 N SHIAWASSEE	12/17/2020	WD	\$ 750,000	\$ 110,582	\$ 639,418	\$ 697,043	0.91732965
* 006-23-300-007	615 DELANEY	12/28/2020	WD	\$ 1,200,000	\$ 275,264	\$ 924,736	\$ 862,908	1.07165053
* 022-60-087-003-00	7480 WOODBURY	12/9/2020	WD	\$ 300,000	\$ 52,940	\$ 247,060	\$ 215,098	1.14859213
* 022-60-069-001-00	919 DOYLE	4/19/2021	WD	\$ 425,000	\$ 91,471	\$ 333,529	\$ 280,587	1.18868123
* 020-82-114-000-00	8755 E LANSING RD	3/15/2022	MLC	\$ 300,000	\$ 133,178	\$ 166,822	\$ 136,780	1.2196385
* 012-16-200-005-01	5090 S DURAND	10/27/2021	WD	\$ 330,000	\$ 86,240	\$ 243,760	\$ 195,147	1.24910856
* 008-24-200-003	206 S M-13	1/13/2022	WD	\$ 270,500	\$ 64,240	\$ 206,260	\$ 161,244	1.27917918
				\$ 4,925,500		\$ 3,847,981	\$ 3,777,599	1.019

Industrial **USED:** **1.019**

* COMPARIBLE UNIT