

**INDUSTRIAL**

<b>ECF Indicated</b>	<b>ECF Std Dev</b>	<b>ECF Avg</b>	<b>Coefficient of Variance</b>	<b>Overall Sale Ratio</b>
<b>0.913</b>	0.244	0.912	26.86%	<b>44.97%</b>

StdDev=	0.126
<b>Median=</b>	<b>0.462</b>
<b>Avg Deviation=</b>	<b>0.085</b>

<b>Subtotals</b>					<b>\$2,301,775</b>	<b>\$1,035,200</b>	<b>0.468</b>	<b>\$2,192,231</b>	<b>\$495,470</b>	<b>\$1,806,305</b>	<b>\$1,977,844</b>	<b>0.912</b>
<b>CVT</b>	Exclude from Analysis	<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Adj. Sale \$</b>	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Cur. Appraisal</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
ALLEN PARK		30 008 02 0106 000	16038 SOUTHFIELD	11/17/23	\$225,000	\$70,000	0.31	\$170,524	\$32,915	192,085	\$150,557	1.276
DEARBORN		32 10 281 09 005 00	1330 INDUSTRIAL	03/14/24	\$375,000	\$180,500	0.48	\$383,418	\$57,397	317,603	\$356,697	0.890
DEARBORN		32 10 173 14 007 00	13249 LEONARD	10/05/23	\$390,000	\$172,700	0.44	\$387,917	\$50,997	339,003	\$368,621	0.920
TAYLOR		60 004 03 0843 300	20412 LORNE	03/18/25	\$111,775	\$76,700	0.69	\$154,901	\$35,595	76,180	\$144,613	0.527
TAYLOR		60 005 99 0001 000	6252 MONROE	08/05/24	\$650,000	\$318,200	0.49	\$638,665	\$204,378	445,622	\$529,618	0.841
ROMULUS		80 126 99 0008 004	15995 HURON RIVER DR	10/28/24	\$550,000	\$217,100	0.39	\$456,806	\$114,188	435,812	\$427,738	1.019

**RETAIL**

<b>ECF Indicated</b>	<b>ECF Std Dev</b>	<b>ECF Avg</b>	<b>Coefficient of Variance</b>	<b>Overall Sale Ratio</b>
<b>1.122</b>	0.452	1.139	35.65%	<b>39.17%</b>

StdDev=	0.154
<b>Median=</b>	<b>0.430</b>
<b>Avg Deviation=</b>	<b>0.123</b>

<b>Subtotals</b>					<b>\$6,207,500</b>	<b>\$2,431,500</b>	<b>0.431</b>	<b>\$5,450,792</b>	<b>\$1,284,950</b>	<b>\$4,922,550</b>	<b>\$4,387,425</b>	<b>1.139</b>
<b>CVT</b>	Exclude from Analysis	<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Adj. Sale \$</b>	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Cur. Appraisal</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
FLAT ROCK		58 091 02 0013 301	27298 TELEGRAPH	03/21/25	\$195,000	\$110,600	0.567	\$229,913	\$71,668	\$123,332	\$158,403	0.779
FLAT ROCK		58 094 02 0105 000	26324 E HURON RIVER	10/01/23	\$210,000	\$61,500	0.293	\$141,021	\$9,281	\$200,719	\$131,872	1.522
GIBALTAR		36 011 03 0033 003	29010 N GIBALTAR	04/30/24	\$200,000	\$146,600	0.733	\$316,179	\$86,986	\$113,014	\$220,590	0.512
GIBALTAR		36 011 03 0037 000	SPRINGSTEAD	04/30/24	\$200,000	\$146,600	0.733	\$292,976	\$87,803	\$112,197	\$217,344	0.516
RIVERVIEW		51 009 01 0094 002	18204 JEFFERSON	01/14/25	\$182,500	\$84,600	0.464	\$164,491	\$9,496	\$173,004	\$203,406	0.851
RIVERVIEW		51 011 01 0258 000	17076 QUARRY	06/30/23	\$130,000	\$34,600	0.266	\$83,366	\$14,582	\$115,418	\$80,355	1.436
SOUTHGATE		53 008 99 0026 000	12045 DIX-TOLEDO	05/16/24	\$299,000	\$93,500	0.313	\$199,648	\$38,522	\$260,478	\$152,149	1.712
SOUTHGATE		53 001 04 0173 000	12554 FORT ST	10/11/24	\$333,500	\$114,500	0.343	\$250,974	\$65,534	\$267,966	\$204,906	1.308
SOUTHGATE		53 010 01 0137 000	13676 DIX-TOLEDO	12/23/24	\$250,000	\$79,400	0.318	\$171,022	\$84,863	\$165,137	\$95,203	1.735
SOUTHGATE		53 015 01 0158 300	18618 EUREKA	11/24/24	\$460,000	\$146,700	0.319	\$317,910	\$45,553	\$414,447	\$300,947	1.377
SOUTHGATE		53 015 01 0158 300	18618 EUREKA	07/24/23	\$549,000	\$136,100	0.248	\$317,910	\$45,553	\$503,447	\$300,947	1.673
SOUTHGATE		53 015 02 0058 001	19238 EUREKA	07/23/24	\$260,000	\$121,500	0.467	\$333,453	\$92,800	\$167,200	\$265,915	0.629
SOUTHGATE		53 015 02 0058 301	19218 EUREKA	07/23/24	\$260,000	\$121,500	0.467	\$333,453	\$92,800	\$167,200	\$265,915	0.629
SOUTHGATE		53 017 08 0265 000	13293 NORTHLINE	03/15/24	\$287,500	\$90,100	0.313	\$207,261	\$86,511	\$200,989	\$133,425	1.506
SOUTHGATE		53 021 02 0013 000	15975 EUREKA	11/08/24	\$300,000	\$134,000	0.447	\$278,664	\$119,208	\$180,792	\$176,194	1.026
SOUTHGATE		53 017 04 1583 300	13235 NORTHLINE	01/10/25	\$400,000	\$165,300	0.413	\$354,877	\$103,154	\$296,846	\$278,147	1.067
WYANDOTTE		57 001 05 0007 001	471 BIDDLE	07/18/24	\$250,000	\$117,700	0.471	\$235,256	\$62,232	\$187,768	\$187,255	1.003
WYANDOTTE		57 003 07 0152 001	1231 FORT	12/06/23	\$616,000	\$165,700	0.269	\$382,566	\$88,817	\$527,183	\$282,723	1.865
WYANDOTTE		57 011 03 0001 003	2910 VAN ALSTYNE	09/19/24	\$290,000	\$86,000	0.297	\$185,604	\$7,594	\$282,406	\$171,328	1.648
WYANDOTTE		57 014 34 0014 000	1266 EUREKA	09/11/23	\$400,000	\$189,500	0.474	\$464,220	\$36,543	\$363,457	\$411,624	0.883
WYANDOTTE		57 017 13 0008 001	1748 EUREKA	08/29/24	\$67,500	\$36,000	0.533	\$80,380	\$12,105	\$55,395	\$65,712	0.843
WYANDOTTE		57 017 13 0008 002	1752 EUREKA	08/29/24	\$67,500	\$49,500	0.733	\$109,648	\$23,345	\$44,155	\$83,064	0.532

**OFFICES**

<b>ECF Indicated</b>	<b>ECF Std Dev</b>	<b>ECF Avg</b>	<b>Coefficient of Variance</b>	<b>Overall Sale Ratio</b>
<b>0.902</b>	0.410	0.938	27.53%	<b>44.05%</b>

StdDev=	0.128
<b>Median=</b>	<b>0.479</b>
<b>Avg Deviation=</b>	<b>0.104</b>

<b>Subtotals</b>					<b>\$6,432,000</b>	<b>\$2,833,600</b>	<b>0.465</b>	<b>\$5,684,674</b>	<b>\$1,513,365</b>	<b>\$4,918,635</b>	<b>\$5,451,674</b>	<b>0.938</b>
<b>CVT</b>	Exclude from Analysis	<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Adj. Sale \$</b>	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Cur. Appraisal</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
GIBRALTAR		36 012 03 0017 000	29549 W JEFFERSON, UNIT 17	09/13/24	\$100,000	\$40,600	0.406	\$80,618	\$12,038	\$87,962	\$81,352	1.081
GIBRALTAR		36 012 03 0018 000	29539 W JEFFERSON, UNIT 18	09/13/24	\$100,000	\$64,200	0.642	\$125,074	\$24,270	\$75,730	\$119,578	0.633
RIVERVIEW		51 001 99 0001 714	13909 PENNSYLVANIA	10/19/23	\$695,000	\$300,300	0.432	\$606,437	\$94,508	\$600,492	\$689,003	0.872
RIVERVIEW		51 004 99 0019 001	13900 SIBLEY	08/20/24	\$290,000	\$175,000	0.603	\$346,625	\$56,625	\$233,375	\$397,260	0.587
RIVERVIEW		51 011 03 0036 000	17563 FORT	05/04/23	\$135,000	\$79,900	0.592	\$172,465	\$22,692	\$112,308	\$205,168	0.547
RIVERVIEW		51 018 01 0006 000	14750 KING	07/16/24	\$400,000	\$225,000	0.563	\$438,138	\$207,762	\$192,238	\$315,584	0.609
SOUTHGATE		53 003 99 0010 006	11275 ALLEN RD	05/25/23	\$785,000	\$439,700	0.560	\$765,566	\$343,381	\$441,619	\$559,185	0.790
SOUTHGATE		53 009 02 0139 301	13230 TRENTON RD	05/26/23	\$445,000	\$114,900	0.258	\$233,572	\$79,145	\$365,855	\$204,539	1.789
SOUTHGATE		53 011 99 0005 705	14797 DIX-TOLEDO	12/12/24	\$400,000	\$204,700	0.512	\$405,661	\$146,554	\$253,446	\$343,188	0.739
SOUTHGATE		53 017 03 1189 001	12885 NORTHLINE	06/16/23	\$295,000	\$141,000	0.478	\$286,463	\$34,753	\$260,247	\$333,391	0.781
SOUTHGATE		53 017 04 1591 301	13225 NORTHLINE	11/22/24	\$325,000	\$155,600	0.479	\$310,373	\$83,433	\$241,567	\$300,583	0.804
SOUTHGATE		53 018 02 0096 001	12850 EUREKA	06/25/24	\$290,000	\$74,300	0.256	\$146,814	\$57,616	\$232,384	\$118,143	1.967
SOUTHGATE		53 019 06 0023 000	15720 FORT ST	05/24/23	\$370,000	\$99,300	0.268	\$282,572	\$27,925	\$342,075	\$337,281	1.014
SOUTHGATE		53 025 99 0012 002	15350 TRENTON RD	12/23/24	\$600,000	\$302,000	0.503	\$604,568	\$142,522	\$457,478	\$611,981	0.748
WYANDOTTE		57 003 07 0121 001	1469 FORT	02/14/25	\$160,000	\$64,000	0.400	\$134,552	\$40,327	\$119,673	\$111,773	1.071
WYANDOTTE		57 003 08 0119 000	2228 FORD	04/26/23	\$75,000	\$48,800	0.651	\$109,464	\$9,981	\$65,019	\$118,011	0.551
WYANDOTTE		57 006 07 0114 300	936 FORD	06/13/23	\$125,000	\$52,800	0.422	\$108,149	\$36,852	\$88,148	\$90,135	0.978
WYANDOTTE		57 016 02 0320 000	1611 FORD	12/27/23	\$52,000	\$26,800	0.515	\$59,647	\$11,824	\$40,176	\$56,730	0.708
WYANDOTTE		57 020 02 0001 300	375 EUREKA	11/20/24	\$790,000	\$224,700	0.284	\$467,916	\$81,157	\$708,843	\$458,789	1.545

**MULTI-RES**

<b>ECF Indicated</b>	<b>ECF Std Dev</b>	<b>ECF Avg</b>	<b>Coefficient of Variance</b>
<b>1.585</b>	0.545	1.811	28.21%

<b>Overall Sale Ratio</b>	31.75%	StdDev=	0.093
		<b>Median=</b>	<b>0.319</b>
		<b>Avg Deviation=</b>	<b>0.075</b>

<b>Subtotals</b>					<b>\$22,140,000</b>	<b>\$7,030,200</b>	<b>0.330</b>	<b>\$15,011,256</b>	<b>\$1,954,493</b>	<b>\$20,185,507</b>	<b>\$12,735,423</b>	<b>1.811</b>
<b>CVT</b>	Exclude from Analysis	<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Adj. Sale \$</b>	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Cur. Appraisal</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
FLAT ROCK		58 138 03 0003 002	29019 SHEEKS	02/21/25	\$245,000	\$84,000	0.343	\$169,539	\$9,800	\$235,200	\$110,165	2.135
BROWNSTOWN		70 005 01 0015 001		02/03/25	\$715,000	\$299,500	0.419	\$539,550	\$127,461	\$587,539	\$385,129	1.526
BROWNSTOWN		70 107 99 0005 002		02/14/25	\$16,950,000	\$5,002,200	0.295	\$10,969,414	\$1,179,768	\$15,770,232	\$9,149,201	1.724
SOUTHGATE		53 004 99 0005 702	12888 REECK RD	08/01/24	\$3,000,000	\$1,353,200	0.451	\$2,730,807	\$448,557	\$2,551,443	\$2,617,259	0.975
SOUTHGATE		53 009 03 0201 000	13450 DIX-TOLEDO	11/01/24	\$580,000	\$121,200	0.209	\$249,888	\$80,308	\$499,692	\$194,472	2.569
SOUTHGATE		53 009 03 0530 000	13206 DIX-TOLEDO	06/10/24	\$650,000	\$170,100	0.262	\$352,058	\$108,599	\$541,401	\$279,196	1.939

**AUTO RELATED**

<b>ECF Indicated</b>	<b>ECF Std Dev</b>	<b>ECF Avg</b>	<b>Coefficient of Variance</b>	<b>Overall Sale Ratio</b>
<b>1.011</b>	0.417	1.461	26.47%	<b>45.25%</b> StdDev= 0.097

<b>Median=</b>	<b>0.359</b>
<b>Avg Deviation=</b>	<b>0.081</b>

<b>Subtotals</b>					<b>\$6,968,061</b>	<b>\$3,152,830</b>	<b>0.368</b>	<b>\$6,885,370</b>	<b>\$2,086,562</b>	<b>\$4,881,499</b>	<b>\$4,827,276</b>	<b>1.461</b>
<b>CVT</b>	Exclude from Analysis	<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Adj. Sale \$</b>	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Cur. Appraisal</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
SOUTHGATE		53 017 02 0078 000	13160 FORT ST	09/08/23	\$300,000	\$98,900	0.330	\$215,925	\$78,459	\$221,541	\$140,846	1.573
WYANDOTTE		57 016 04 0704 000	2121 FORD	12/31/24	\$520,000	\$230,100	0.443	\$516,674	\$72,677	\$447,323	\$353,501	1.265
WYANDOTTE		57 016 04 0704 000	2121 FORD	03/31/25	\$528,061	\$230,100	0.436	\$516,674	\$72,677	\$455,384	\$353,501	1.288
SOUTHGATE		53 020 01 0384 002	16305 FORT ST	08/29/23	\$250,000	\$97,000	0.388	\$172,032	\$82,042	\$167,958	\$92,203	1.822
GIBALTAR		36 010 99 0008 301	13200 M GIBALTAR	03/20/24	\$4,060,000	\$2,143,300	0.528	\$4,551,355	\$1,460,425	\$2,599,575	\$3,259,093	0.798
BROWNSTOWN		70 031 02 0004 000		12/22/23	\$435,000	\$108,030	0.248	\$414,630	\$165,559	\$269,441	\$243,709	1.106
FLAT ROCK		58 094 02 0075 000	28453 TELEGRAPH	07/31/23	\$550,000	\$147,200	0.268	\$293,079	\$48,763	\$501,237	\$276,063	1.816
FLAT ROCK		58 098 99 0019 300	23940 GIBALTAR	03/20/24	\$325,000	\$98,200	0.302	\$205,001	\$105,960	\$219,040	\$108,360	2.021

**OTHER COMMERCIAL**

<b>ECF Indicated</b>	<b>ECF Std Dev</b>	<b>ECF Avg</b>	<b>Coefficient of Variance</b>	<b>Overall Sale Ratio</b>
<b>0.962</b>	0.522	1.038	36.61%	<b>41.01%</b>
				StdDev= 0.165
				<b>Median= 0.425</b>
				<b>Avg Deviation= 0.143</b>

<b>Subtotals</b>					<b>\$6,321,059</b>	<b>\$2,592,570</b>	<b>0.451</b>	<b>\$5,995,371</b>	<b>\$1,654,473</b>	<b>\$4,666,586</b>	<b>\$4,850,314</b>	<b>1.038</b>
<b>CVT</b>	Exclude from Analysis	<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Adj. Sale \$</b>	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Cur. Appraisal</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>
BROWNSTOWN		70 005 01 0015 001		02/03/25	\$715,000	\$299,500	0.419	\$539,550	\$127,461	\$587,539	\$385,129	1.526
BROWNSTOWN		70 031 02 0004 000		12/22/23	\$435,000	\$108,030	0.248	\$414,630	\$165,559	\$269,441	\$243,709	1.106
BROWNSTOWN		70 171 02 0011 001		03/26/24	\$125,000	\$41,540	0.332	\$150,394	\$69,849	\$55,151	\$81,688	0.675
FLAT ROCK		58 085 99 0009 001	26831 TELEGRAPH	05/24/24	\$263,559	\$155,600	0.590	\$313,217	\$141,929	\$121,630	\$171,976	0.707
FLAT ROCK		58 090 99 0021 000	26796 TELEGRAPH	09/06/23	\$825,000	\$189,000	0.229	\$912,658	\$287,441	\$537,559	\$653,309	0.823
FLAT ROCK		58 091 02 0013 301	27298 TELEGRAPH	03/21/25	\$195,000	\$110,600	0.567	\$229,913	\$71,668	\$123,332	\$158,403	0.779
FLAT ROCK		58 094 02 0075 000	28453 TELEGRAPH	07/31/23	\$550,000	\$147,200	0.268	\$293,079	\$48,763	\$501,237	\$276,063	1.816
FLAT ROCK		58 094 02 0105 000	26324 E HURON RIVER	10/01/23	\$210,000	\$61,500	0.293	\$141,021	\$9,281	\$200,719	\$131,872	1.522
FLAT ROCK		58 098 99 0019 300	23940 GIBALTAR	03/20/24	\$325,000	\$98,200	0.302	\$205,001	\$105,960	\$219,040	\$108,360	2.021
FLAT ROCK		58 138 03 0003 002	29019 SHEEKS	02/21/25	\$245,000	\$84,000	0.343	\$169,539	\$9,800	\$235,200	\$110,165	2.135
GIBALTAR		36 011 03 0033 003	29010 N GIBALTAR	04/30/24	\$200,000	\$146,600	0.733	\$316,179	\$86,986	\$113,014	\$220,590	0.512
GIBALTAR		36 011 03 0037 000	SPRINGSTEAD	04/30/24	\$200,000	\$146,600	0.733	\$292,976	\$87,803	\$112,197	\$217,344	0.516
GIBALTAR		36 012 03 0017 000	29549 W JEFFERSON, UNIT 17	09/13/24	\$100,000	\$40,600	0.406	\$80,618	\$12,038	\$87,962	\$81,352	1.081
GIBALTAR		36 012 03 0018 000	29539 W JEFFERSON, UNIT 18	09/13/24	\$100,000	\$64,200	0.642	\$125,074	\$24,270	\$75,730	\$119,578	0.633
RIVERVIEW		51 001 99 0001 714	13909 PENNSYLVANIA	10/19/23	\$695,000	\$300,300	0.432	\$606,437	\$94,508	\$600,492	\$689,003	0.872
RIVERVIEW		51 004 99 0019 001	13900 SIBLEY	08/20/24	\$290,000	\$175,000	0.603	\$346,625	\$56,625	\$233,375	\$397,260	0.587
RIVERVIEW		51 011 03 0036 000	17563 FORT	05/04/23	\$135,000	\$79,900	0.592	\$172,465	\$22,692	\$112,308	\$205,168	0.547
RIVERVIEW		51 018 01 0006 000	14750 KING	07/16/24	\$400,000	\$225,000	0.563	\$438,138	\$207,762	\$192,238	\$315,584	0.609
RIVERVIEW		51 009 01 0094 002	18204 JEFFERSON	01/14/25	\$182,500	\$84,600	0.464	\$164,491	\$9,496	\$173,004	\$203,406	0.851
RIVERVIEW		51 011 01 0258 000	17076 QUARRY	06/30/23	\$130,000	\$34,600	0.266	\$83,366	\$14,582	\$115,418	\$80,355	1.436