

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold
001-001-003-00	8750 BURT RD	06/30/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$177,600
001-002-011-00	8457 HOLLOW CORNERS RD	12/05/22	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$161,000
001-011-010-20	8044 HOLLOW CORNERS RD	07/11/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$194,600
001-011-014-00	3824 GLOVER RD	02/04/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$149,500
001-012-008-01	3515 GLOVER RD	02/10/22	\$375,000	WD	03-ARM'S LENGTH	\$370,000	\$126,900
001-016-014-13	7040 DRYDEN RD	12/19/22	\$465,500	WD	03-ARM'S LENGTH	\$465,500	\$192,700
001-017-006-01	6774 DRYDEN RD	02/15/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$180,300
001-022-024-00	4814 KIDDER RD	08/04/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,700
001-023-002-26	8329 ALMONT RD	11/22/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$41,800
001-026-006-21	5024 WIEGAND LANE	07/26/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$202,600
001-024-009-00	8667 ALMONT RD	02/24/22	\$270,500	WD	03-ARM'S LENGTH	\$270,500	\$112,400
001-025-001-20	8978 ALMONT RD	07/07/22	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$115,600
001-026-004-20	5066 PRUNELLA DR	09/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$280,600
001-028-004-00	5181 SHOEMAKER RD	06/12/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$196,900
041-522-015-00	220 BRENLYN LN	11/08/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$135,100
041-522-050-00	441 E ST CLAIR	03/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,300
Totals:			\$5,314,900			\$5,309,900	\$2,450,600
							Sale. Ratio =>
							Std. Dev. =>

001-006-013-00	3041 BISHOP RD	07/29/21	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$188,400
001-008-002-35	3896 SHOEMAKER RD	05/17/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$151,400
001-022-054-00	8200 TIFFANY DR	11/30/21	\$525,900	WD	03-ARM'S LENGTH	\$325,900	\$204,400
001-025-011-00	5206 COCHRANE RD	05/25/23	\$440,000	WD	03-ARM'S LENGTH	\$425,000	\$222,700
001-028-007-00	7090 GENERAL SQUIER RD	04/07/21	\$385,000	WD	03-ARM'S LENGTH	\$260,000	\$174,600
001-008-002-41	6877 DRYDEN RD	09/01/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$243,100
001-028-004-00	5181 SHOEMAKER RD	07/20/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$171,600
001-012-008-01	3515 GLOVER RD	07/08/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$162,800
001-025-025-10	5481 SCOTCH SETTLEMENT	04/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,900
001-016-014-15	7060 DRYDEN RD	01/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$149,800
001-330-011-00	4853 KIDDER RD	12/22/21	\$360,000	PTA	03-ARM'S LENGTH	\$359,500	\$147,000

001-010-009-01	7652 HOLLOW CORNERS RD	10/27/21	\$400,000	WD	03-ARM'S LENGTH	\$336,000	\$123,600
001-019-013-00	4897 JUSTIN DR	10/21/22	\$480,900	WD	03-ARM'S LENGTH	\$480,900	\$178,200
001-025-030-10	8561 HOUGH RD	09/25/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$217,000
001-006-013-00	3041 BISHOP RD	04/27/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$206,800
001-025-010-00	5030 COCHRANE RD	07/11/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$148,000
001-025-035-03	5393 COCHRANE RD	09/10/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$202,700
001-019-021-03	4800 JUSTIN DR	04/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,000
001-022-022-00	4770 KIDDER RD	06/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$92,500
001-010-036-10	3950 KIDDER RD	07/21/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$124,200
001-008-002-25	6710 TALBOT DR	08/23/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$326,800
041-522-029-00	205 ALMONT AVE	07/02/21	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$126,600
001-026-004-16	5061 PRUNELLA DR	09/17/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$205,300
001-028-011-10	7023 CATALINA DR	09/19/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,800
001-027-013-10	5331 VAN DYKE RD	04/20/23	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$189,400
001-023-009-20	8109 ALMONT RD	11/01/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$116,300
001-005-020-00	3448 SHOEMAKER RD	12/10/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$132,600
001-036-038-00	5761 EAGLE DR	06/21/21	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$210,900
041-522-013-01	624 N MAIN ST	06/09/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$105,500
001-019-043-10	6329 SQUIRREL RUN	07/28/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$276,700
001-023-003-28	4940 GLOVER RD	09/15/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$209,300
001-019-016-00	4841 BISHOP RD	05/23/22	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$124,700
001-033-015-02	5964 VAN DYKE RD	10/04/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$158,500
001-017-004-10	6821 TUBSPRING RD	05/18/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$122,700
001-009-010-50	7320 HOLLOW CORNERS RD	08/23/21	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$92,100
001-024-017-31	1161 MACKIE RD	12/15/21	\$540,000	PTA	03-ARM'S LENGTH	\$540,000	\$160,400
001-032-013-01	5771 SANDHILL	07/07/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$180,800
001-014-012-00	8195 TUBSPRING RD	07/18/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$170,000
001-021-001-00	4740 HOWLAND RD	12/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800
001-025-009-00	8836 ALMONT RD	07/01/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$108,100

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
52.25	\$355,255	\$328,302	\$11,598	\$23,037	0.503	0	#DIV/0!	TRNEQ
50.47	\$321,952	\$212,018	\$106,982	\$54,967	1.946	0	#DIV/0!	TRNEQ
46.89	\$406,851	\$392,913	\$22,087	\$8,833	2.501	0	#DIV/0!	TRNEQ
45.30	\$309,343	\$271,380	\$58,620	\$18,982	3.088	0	#DIV/0!	TRNEQ
34.30	\$325,542	\$222,331	\$147,669	\$51,606	2.861	0	#DIV/0!	TRNEQ
41.40	\$423,028	\$380,490	\$85,010	\$26,957	3.154	0	#DIV/0!	T4SUB
42.93	\$409,129	\$379,953	\$40,047	\$14,588	2.745	0	#DIV/0!	TRNWQ
44.88	\$243,511	\$223,024	\$36,976	\$12,983	2.848	0	#DIV/0!	TRSEQ
26.13	\$113,868	\$59,099	\$100,901	\$46,811	2.155	0	#DIV/0!	TRSEQ
56.28	\$405,152	\$366,258	(\$6,258)	\$33,243	(0.188)	0	#DIV/0!	TRSEQ
41.55	\$255,804	\$197,187	\$73,313	\$29,309	2.501	0	#DIV/0!	TRSEQ
53.03	\$228,783	\$204,295	\$13,705	\$12,244	1.119	0	#DIV/0!	TRSEQ
49.23	\$568,075	\$373,066	\$196,934	\$97,505	2.020	0	#DIV/0!	T4SUB
50.23	\$408,011	\$343,556	\$48,444	\$40,846	1.186	0	#DIV/0!	TRSWQ
50.04	\$270,237	\$258,959	\$11,041	\$9,639	1.145	0	#DIV/0!	G1VIL
44.20	\$142,897	\$125,780	\$24,220	\$10,847	2.233	0	#DIV/0!	G1VIL
	\$5,187,438		\$971,289	\$492,395			#DIV/0!	
46.15				E.C.F. =>	1.973		Std. Deviation=>	0.97672623
7.50				Ave. E.C.F. =>	1.989		Ave. Variance=>	181.0110

Outliers Not Used

62.18	\$376,737	\$362,822	(\$59,822)	\$11,893	(5.030)	0	#DIV/0!	TRNWQ
52.21	\$302,798	\$296,110	(\$6,110)	\$5,716	(1.069)	0	#DIV/0!	TRNWQ
62.72	\$444,998	\$438,095	(\$112,195)	\$5,900	(19.016)	0	#DIV/0!	T2SUB
52.40	\$465,161	\$426,756	(\$1,756)	\$24,338	(0.072)	0	#DIV/0!	TRSEQ
67.15	\$349,220	\$295,763	(\$35,763)	\$45,690	(0.783)	0	#DIV/0!	TRSWQ
43.03	\$487,187	\$374,790	\$190,210	\$56,199	3.385	0	#DIV/0!	TRNWQ
40.86	\$343,272	\$304,344	\$115,656	\$33,272	3.476	0	#DIV/0!	TRSWQ
39.71	\$320,639	\$219,852	\$190,148	\$50,394	3.773	0	#DIV/0!	TRNEQ
43.95	\$173,881	\$141,970	\$58,030	\$15,956	3.637	0	#DIV/0!	TRSEQ
37.45	\$330,787	\$268,771	\$131,229	\$31,008	4.232	0	#DIV/0!	T4SUB
40.89	\$314,365	\$274,444	\$85,056	\$19,961	4.261	0	#DIV/0!	T1SUB

36.79	\$247,178	\$215,704	\$120,296	\$26,901	4.472	0	#DIV/0!	TRNEQ
37.06	\$367,029	\$278,754	\$202,146	\$44,138	4.580	0	#DIV/0!	T2SUB
43.49	\$460,469	\$440,329	\$58,671	\$12,763	4.597	0	#DIV/0!	TRSEQ
45.96	\$413,502	\$388,541	\$61,459	\$12,481	4.924	0	#DIV/0!	TRNWQ
35.66	\$307,817	\$265,381	\$149,619	\$26,892	5.564	0	#DIV/0!	TRSEQ
39.36	\$405,481	\$376,690	\$138,310	\$24,608	5.621	0	#DIV/0!	TRSEQ
42.81	\$273,995	\$261,930	\$58,070	\$10,312	5.631	0	#DIV/0!	T2SUB
33.04	\$185,071	\$160,253	\$119,747	\$21,212	5.645	0	#DIV/0!	TRSEQ
39.43	\$245,758	\$209,184	\$105,816	\$18,287	5.786	0	#DIV/0!	TRNEQ
41.63	\$695,024	\$661,994	\$123,006	\$20,932	5.877	0	#DIV/0!	T3SUB
44.73	\$253,161	\$245,815	\$37,185	\$6,279	5.922	0	#DIV/0!	G1VIL
41.47	\$410,536	\$390,934	\$104,066	\$16,754	6.211	0	#DIV/0!	T4SUB
38.40	\$365,306	\$336,752	\$113,248	\$18,095	6.259	0	#DIV/0!	T4SUB
41.26	\$378,836	\$353,866	\$105,134	\$15,824	6.644	0	#DIV/0!	RVDFR
32.31	\$232,585	\$205,911	\$154,089	\$22,798	6.759	0	#DIV/0!	TRSEQ
34.01	\$277,610	\$257,605	\$132,295	\$17,098	7.737	0	#DIV/0!	IMLSD
39.42	\$421,871	\$404,329	\$130,671	\$14,993	8.715	0	#DIV/0!	T4SUB
41.37	\$209,123	\$195,523	\$59,477	\$6,800	8.747	0	#DIV/0!	G1VIL
36.89	\$575,376	\$537,223	\$212,777	\$24,178	8.800	0	#DIV/0!	T4SUB
35.18	\$443,058	\$415,296	\$179,704	\$17,593	10.214	0	#DIV/0!	TRSEQ
33.71	\$246,309	\$217,535	\$152,365	\$14,387	10.590	0	#DIV/0!	TRSWQ
43.42	\$315,321	\$303,543	\$61,457	\$5,646	10.885	0	#DIV/0!	101
41.59	\$253,544	\$249,734	\$45,266	\$3,256	13.901	0	#DIV/0!	TRNWQ
27.74	\$184,233	\$174,263	\$157,737	\$8,521	18.511	0	#DIV/0!	401
29.70	\$320,893	\$306,493	\$233,507	\$12,308	18.972	0	#DIV/0!	TRSEQ
36.90	\$373,681	\$363,413	\$126,587	\$6,507	19.454	0	#DIV/0!	TRSWQ
32.38	\$336,711	\$333,631	\$191,369	\$1,540	124.266	0	#DIV/0!	TRNEQ
38.51	\$165,507	\$164,805	\$50,195	\$600	83.658	0	#DIV/0!	TRSWQ
34.87	\$213,202	\$194,447	\$115,553	\$9,378	12.322	0	#DIV/0!	TRSEQ

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
148.5225	FARM HOUSE		\$60,382	No	//	
4.2386	RANCH		\$75,158	No	//	
51.1913	RANCH		\$45,598	No	//	
109.9589	FARM HOUSE		\$201,003	No	//	
87.2816	RANCH		\$92,631	No	//	
116.4870	RANCH		\$44,469	No	//	
75.6520	CONTEMPORARY		\$155,387	No	//	
85.9375	RANCH		\$18,835	No	//	
16.6811	RANCH		\$36,424	No	//	
1869.9013	RANCH		\$62,797	No	//	
51.2743	RANCH		\$37,854	No	//	
86.9358	RANCH		\$46,228	No	//	
3.1061	CONTEMPORARY		\$66,917	No	//	
80.2666	RANCH		\$88,217	No	//	
84.3268	CAPE COD		\$37,189	No	//	
24.4137	CAPE COD		\$22,302	No	//	
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1.6099						

Coefficient of Var=> 91.02058842

502.9949	CAPE COD		\$49,043	No	//	
106.8885	RANCH		\$36,220	No	//	
1901.6102	CAPE COD		\$225,033	No	//	001-023-007-00
7.2151	RANCH		\$57,033	No	//	
78.2736			\$122,388	No	//	001-028-006-00
282.6859	RANCH		\$96,927	No	//	
110.3818	RANCH		\$94,463	No	//	
287.0767	RANCH		\$92,631	No	//	
198.3610	CAPE COD		\$46,424	No	//	
350.5222	RANCH		\$41,859	No	//	
130.2428	QUAD-LEVEL		\$19,097	No	//	

942.8755	RANCH	\$95,884	No	//	001-010-009-02
413.5458	QUAD-LEVEL	\$93,279	No	//	
161.4506	COLONIAL	\$99,710	No	//	
739.7965	CAPE COD	\$47,423	No	//	
217.3680	RANCH	\$47,064	No	//	
211.6723	RANCH	\$101,912	No	//	
1334.1122	COLONIAL	\$67,115	No	//	
11862.0327	RANCH	\$35,072	No	//	
578.6406	MANUFACTURED	\$43,773	No	//	
587.6581	TWO STORY	\$163,839	No	//	
83.6328	RANCH	\$102,037	No	//	
467.3172	COLONIAL	\$51,211	No	//	
395.5922	RANCH	\$33,846	No	//	
1232.8413	FARM HOUSE	\$67,118	No	//	
675.8796	TRI-LEVEL	\$36,362	No	//	
773.7323	RANCH	\$53,778	No	//	
1073.8687	CONTEMPORARY	\$85,041	No	//	
976.4144	RANCH	\$63,163	No	//	
880.0412	RANCH	\$134,543	No	//	
1021.4427	RANCH	\$51,927	No	//	
1059.0464	TRI-LEVEL	\$55,091	No	//	
1088.4641	RANCH	\$238,144	No	//	
1390.0583	RANCH	\$38,186	No	//	
1851.0761	RANCH	\$35,883	No	//	
1897.2444	CAPE COD	\$44,584	No	//	
1945.4060	RANCH	\$121,429	No	//	
12426.5584	RANCH	\$86,176	No	//	
8365.8333	RANCH	\$22,085	No	//	
1232.2367	FARM HOUSE	\$40,651	No	//	

Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
TWSP RES NE 1/4	401	82					
TWSP RES NE 1/4	401	58					
TWSP RES NE 1/4	401	78					
TWSP RES NE 1/4	401	59					
TWSP RES NE 1/4	401	52					
TIER 4 SUBDIVISION IN TWSP	401	97					
101.AGRICULTURAL	401	69					
TWSP RES SE 1/4	401	67					
TWSP RES SE 1/4	401	99					
TWSP RES SE 1/4	401	83					
TWSP RES SE 1/4	401	61					
TWSP RES SE 1/4	401	78					
TIER 4 SUBDIVISION IN TWSP	401	85					
TWSP RES SW 1/4	401	67					
	401	61					
	401	55					

TWSP RES NW 1/4	401	81					
TWSP RES NW 1/4	401	83					
TIER 2 SUBDIVISIONS IN TWSP	401	70					
TWSP RES SE 1/4	401	88					
TWSP RES SW 1/4	401	82					
TWSP RES NW 1/4	401	81					
TWSP RES SW 1/4	401	69					
TWSP RES NE 1/4	401	51					
TWSP RES SE 1/4	401	51					
TIER 4 SUBDIVISION IN TWSP	401	89					
TIER 1 SUBDIVISIONS IN TWSP	401	81					

TWSP RES NE 1/4	401	64
TIER 2 SUBDIVISIONS IN TWSP	401	69
TWSP RES SE 1/4	401	73
TWSP RES NW 1/4	401	81
TWSP RES SE 1/4	401	64
TWSP RES SE 1/4	401	96
TIER 2 SUBDIVISIONS IN TWSP	401	69
TWSP RES SE 1/4	401	71
TWSP RES NE 1/4	401	85
TIER 3 SUBDIVISIONS IN TWSP	401	96
	401	71
TIER 4 SUBDIVISION IN TWSP	401	87
TIER 1 SUBDIVISIONS IN TWSP	401	93
RES VAN DYKE FRONTAGE	401	61
TWSP RES SE 1/4	401	74
IMLAY CITY SCHOOL DISTRICT	401	69
TIER 2 SUBDIVISIONS IN TWSP	401	84
	401	70
TIER 3 SUBDIVISIONS IN TWSP	401	91
TWSP RES SE 1/4	401	94
TWSP RES SW 1/4	401	68
101.AGRICULTURAL	101	72
TWSP RES NW 1/4	401	72
401.RESIDENTIAL	401	74
TWSP RES SE 1/4	401	77
TWSP RES SW 1/4	401	67
TWSP RES NE 1/4	401	74
TWSP RES SW 1/4	401	69
TWSP RES SE 1/4	401	63

Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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