

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
001-008-002-25	6710 TALBOT DR	08/23/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$326,800
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
001-016-014-15	7060 DRYDEN RD	01/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$149,800
001-019-021-03	4800 JUSTIN DR	04/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$137,000
001-022-024-00	4814 KIDDER RD	08/04/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$116,700
001-022-054-00	8200 TIFFANY DR	11/30/21	\$525,900	WD	03-ARM'S LENGTH	\$325,900	\$204,400
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
001-025-011-00	5206 COCHRANE RD	05/25/23	\$440,000	WD	03-ARM'S LENGTH	\$425,000	\$222,700
001-025-025-10	5481 SCOTCH SETTLEMENT	04/29/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$87,900
001-025-030-10	8561 HOUGH RD	09/25/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$217,000
001-026-004-16	5061 PRUNELLA DR	09/17/21	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$205,300
001-026-004-20	5066 PRUNELLA DR	09/09/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$280,600
001-026-006-21	5024 WIEGAND LANE	07/26/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$202,600
001-027-013-10	5331 VAN DYKE RD	04/20/23	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$189,400
001-028-004-00	5181 SHOEMAKER RD	06/12/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$196,900
001-028-007-00	7090 GENERAL SQUIER RD	04/07/21	\$385,000	WD	03-ARM'S LENGTH	\$260,000	\$174,600
001-028-011-10	7023 CATALINA DR	09/19/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$172,800
001-330-011-00	4853 KIDDER RD	12/22/21	\$360,000	PTA	03-ARM'S LENGTH	\$359,500	\$147,000

Totals: \$8,793,300 \$8,452,800 \$3,942,200

Sale. Ratio =>

Std. Dev. =>

001-012-008-01	3515 GLOVER RD	02/10/22	\$375,000	WD	03-ARM'S LENGTH	\$370,000	\$126,900
001-021-001-00	4740 HOWLAND RD	12/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,800
001-019-043-10	6329 SQUIRREL RUN	07/28/23	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$276,700
001-010-036-10	3950 KIDDER RD	07/21/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$124,200
001-023-003-28	4940 GLOVER RD	09/15/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$209,300

001-025-035-03	5393 COCHRANE RD	09/10/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$202,700
001-028-004-00	5181 SHOEMAKER RD	07/20/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$171,600
001-036-038-00	5761 EAGLE DR	06/21/21	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$210,900
001-005-020-00	3448 SHOEMAKER RD	12/10/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$132,600
001-032-013-01	5771 SANDHILL	07/07/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$180,800
001-025-010-00	5030 COCHRANE RD	07/11/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$148,000
001-025-009-00	8836 ALMONT RD	07/01/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$108,100
001-019-013-00	4897 JUSTIN DR	10/21/22	\$480,900	WD	03-ARM'S LENGTH	\$480,900	\$178,200
001-016-014-13	7040 DRYDEN RD	12/19/22	\$465,500	WD	03-ARM'S LENGTH	\$465,500	\$192,700
001-022-022-00	4770 KIDDER RD	06/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$92,500
001-012-008-01	3515 GLOVER RD	07/08/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$162,800
001-023-009-20	8109 ALMONT RD	11/01/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$116,300
001-014-012-00	8195 TUBSPRING RD	07/18/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$170,000
001-019-016-00	4841 BISHOP RD	05/23/22	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$124,700
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
001-010-009-01	7652 HOLLOW CORNERS RD	10/27/21	\$400,000	WD	03-ARM'S LENGTH	\$336,000	\$123,600
001-023-002-26	8329 ALMONT RD	11/22/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$41,800

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
52.25	\$355,255	\$104,778	\$235,122	\$238,323	0.987	2,112	\$111.33	TRNEQ
50.47	\$321,952	\$185,092	\$133,908	\$137,272	0.975	1,952	\$68.60	TRNEQ
41.63	\$695,024	\$200,034	\$584,966	\$479,177	1.221	2,945	\$198.63	T3SUB
46.89	\$406,851	\$68,412	\$346,588	\$327,627	1.058	2,436	\$142.28	TRNEQ
45.30	\$309,343	\$238,966	\$91,034	\$70,589	1.290	1,035	\$87.96	TRNEQ
37.45	\$330,787	\$103,875	\$296,125	\$220,732	1.342	1,364	\$217.10	T4SUB
42.81	\$273,995	\$79,180	\$240,820	\$181,561	1.326	1,894	\$127.15	T2SUB
44.88	\$243,511	\$39,322	\$220,678	\$197,666	1.116	1,495	\$147.61	TRSEQ
62.72	\$444,998	\$233,436	\$92,464	\$197,169	0.469	1,596	\$57.93	T2SUB
41.55	\$255,804	\$96,471	\$174,029	\$159,812	1.089	1,460	\$119.20	TRSEQ
53.03	\$228,783	\$70,716	\$147,284	\$158,543	0.929	1,232	\$119.55	TRSEQ
52.40	\$465,161	\$100,438	\$324,562	\$353,072	0.919	2,222	\$146.07	TRSEQ
43.95	\$173,881	\$78,335	\$121,665	\$95,834	1.270	1,617	\$75.24	TRSEQ
43.49	\$460,469	\$119,850	\$379,150	\$329,738	1.150	2,867	\$132.25	TRSEQ
41.47	\$410,536	\$73,813	\$421,187	\$322,532	1.306	2,906	\$144.94	T4SUB
49.23	\$568,075	\$283,504	\$286,496	\$285,427	1.004	2,295	\$124.83	T4SUB
56.28	\$405,152	\$104,691	\$255,309	\$296,313	0.862	2,191	\$116.53	TRSEQ
41.26	\$378,836	\$92,088	\$366,912	\$277,588	1.322	3,684	\$99.60	RVDFR
50.23	\$408,011	\$152,672	\$239,328	\$247,182	0.968	2,016	\$118.71	TRSWQ
67.15	\$349,220	\$178,345	\$81,655	\$164,937	0.495	1,344	\$60.76	TRSWQ
38.40	\$365,306	\$62,400	\$387,600	\$293,229	1.322	1,628	\$238.08	T4SUB
40.89	\$314,365	\$65,618	\$293,882	\$249,495	1.178	2,304	\$127.55	T1SUB
\$8,165,315		\$5,720,764		\$5,283,816		\$126.45		
46.64				E.C.F. =>	1.083		Std. Deviation=>	0.24511735
7.64				Ave. E.C.F. =>	1.073		Ave. Variance=>	18.7256

Outliers Not Used

34.30	\$325,542	\$209,186	\$160,814	\$116,706	1.378	1,544	\$104.15	TRNEQ
38.51	\$165,507	\$22,787	\$192,213	\$137,761	1.395	1,201	\$160.04	TRSWQ
36.89	\$575,376	\$179,580	\$570,420	\$383,152	1.489	2,431	\$234.64	T4SUB
39.43	\$245,758	\$80,347	\$234,653	\$165,909	1.414	1,344	\$174.59	TRNEQ
35.18	\$443,058	\$79,689	\$515,311	\$351,761	1.465	1,885	\$273.37	TRSEQ

39.36	\$405,481	\$130,703	\$384,297	\$270,984	1.418	2,300	\$167.09	TRSEQ
40.86	\$343,272	\$133,391	\$286,609	\$202,588	1.415	2,016	\$142.17	TRSWQ
39.42	\$421,871	\$110,761	\$424,239	\$297,998	1.424	2,606	\$162.79	T4SUB
34.01	\$277,610	\$73,783	\$316,117	\$184,292	1.715	1,981	\$159.57	IMLSD
36.90	\$373,681	\$134,990	\$355,010	\$231,066	1.536	1,472	\$241.18	TRSWQ
35.66	\$307,817	\$89,500	\$325,500	\$211,343	1.540	1,640	\$198.48	TRSEQ
34.87	\$213,202	\$59,406	\$250,594	\$154,259	1.625	1,775	\$141.18	TRSEQ
37.06	\$367,029	\$188,623	\$292,277	\$178,943	1.633	1,688	\$173.15	T2SUB
41.40	\$423,028	\$97,274	\$368,226	\$315,348	1.168	1,740	\$211.62	T4SUB
33.04	\$185,071	\$61,692	\$218,308	\$121,676	1.794	1,152	\$189.50	TRSEQ
39.71	\$320,639	\$206,521	\$203,479	\$114,461	1.778	1,544	\$131.79	TRNEQ
32.31	\$232,585	\$63,036	\$296,964	\$167,208	1.776	1,750	\$169.69	TRSEQ
32.38	\$336,711	\$91,256	\$433,744	\$246,194	1.762	1,695	\$255.90	TRNEQ
33.71	\$246,309	\$83,865	\$286,035	\$162,933	1.756	1,883	\$151.90	TRSWQ
27.74	\$184,233	\$45,853	\$286,147	\$151,897	1.884	1,344	\$212.91	401
29.70	\$320,893	\$58,984	\$481,016	\$258,293	1.862	2,071	\$232.26	TRSEQ
36.79	\$247,178	\$127,358	\$208,642	\$114,006	1.830	1,504	\$138.72	TRNEQ
26.13	\$113,868	\$91,193	\$68,807	\$22,362	3.077	180	\$382.26	TRSEQ

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
8.5990	FARM HOUSE		\$60,382	No	//	
9.7065	RANCH		\$75,158	No	//	
14.8211	TWO STORY		\$163,839	No	//	
1.4688	RANCH		\$45,598	No	//	
21.7078	FARM HOUSE		\$201,003	No	//	
26.9001	RANCH		\$41,859	No	//	
25.3825	COLONIAL		\$67,115	No	//	
4.3858	RANCH		\$18,835	No	//	
60.3602	CAPE COD		\$225,033	No	//	001-023-007-00
1.6397	RANCH		\$37,854	No	//	
14.3574	RANCH		\$46,228	No	//	
15.3308	RANCH		\$57,033	No	//	
19.6985	CAPE COD		\$46,424	No	//	
7.7293	COLONIAL		\$99,710	No	//	
23.3318	COLONIAL		\$51,211	No	//	
6.8816	CONTEMPORARY		\$66,917	No	//	
21.0940	RANCH		\$62,797	No	//	
24.9228	FARM HOUSE		\$67,118	No	//	
10.4335	RANCH		\$88,217	No	//	
57.7493			\$122,388	No	//	001-028-006-00
24.9271	RANCH		\$33,846	No	//	
10.5345	QUAD-LEVEL		\$19,097	No	//	

1.0135

Coefficient of Var=> 17.45873883

48.4349	RANCH		\$92,631	No	//	
48.8556	RANCH		\$22,085	No	//	
148.8756	RANCH		\$134,543	No	//	
141.4350	MANUFACTURED		\$43,773	No	//	
146.4947	RANCH		\$51,927	No	//	

33.7387	RANCH	\$101,912	No	//	
24.7056	RANCH	\$94,463	No	//	
20.9724	CONTEMPORARY	\$85,041	No	//	
171.5305	RANCH	\$53,778	No	//	
36.8719	RANCH	\$121,429	No	//	
154.0153	RANCH	\$47,064	No	//	
162.4504	FARM HOUSE	\$40,651	No	//	
163.3354	QUAD-LEVEL	\$93,279	No	//	
116.7683	RANCH	\$44,469	No	//	
179.4181	RANCH	\$35,072	No	//	
177.7709	RANCH	\$92,631	No	//	
177.6015	TRI-LEVEL	\$36,362	No	//	
176.1801	RANCH	\$86,176	No	//	
175.5540	TRI-LEVEL	\$55,091	No	//	
188.3825	RANCH	\$35,883	No	//	
186.2289	CAPE COD	\$44,584	No	//	
183.0101	RANCH	\$95,884	No	//	001-010-009-02
307.6970	RANCH	\$36,424	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					
TIER 3 SUBDIVISIONS IN TWSP	401	96					
TWSP RES NE 1/4	401	78					
TWSP RES NE 1/4	401	59					
TIER 4 SUBDIVISION IN TWSP	401	89					
TIER 2 SUBDIVISIONS IN TWSP	401	69					
TWSP RES SE 1/4	401	67					
TIER 2 SUBDIVISIONS IN TWSP	401	70					
TWSP RES SE 1/4	401	61					
TWSP RES SE 1/4	401	78					
TWSP RES SE 1/4	401	88					
TWSP RES SE 1/4	401	51					
TWSP RES SE 1/4	401	73					
TIER 4 SUBDIVISION IN TWSP	401	87					
TIER 4 SUBDIVISION IN TWSP	401	85					
TWSP RES SE 1/4	401	83					
RES VAN DYKE FRONTAGE	401	61					
TWSP RES SW 1/4	401	67					
TWSP RES SW 1/4	401	82					
TIER 1 SUBDIVISIONS IN TWSP	401	93					
TIER 1 SUBDIVISIONS IN TWSP	401	81					

TWSP RES NE 1/4	401	52					
TWSP RES SW 1/4	401	69					
TIER 3 SUBDIVISIONS IN TWSP	401	91					
TWSP RES NE 1/4	401	85					
TWSP RES SE 1/4	401	94					

TWSP RES SE 1/4	401	96
TWSP RES SW 1/4	401	69
TIER 2 SUBDIVISIONS IN TWSP	401	84
IMLAY CITY SCHOOL DISTRICT	401	69
TWSP RES SW 1/4	401	67
TWSP RES SE 1/4	401	64
TWSP RES SE 1/4	401	63
TIER 2 SUBDIVISIONS IN TWSP	401	69
TIER 4 SUBDIVISION IN TWSP	401	97
TWSP RES SE 1/4	401	71
TWSP RES NE 1/4	401	51
TWSP RES SE 1/4	401	74
TWSP RES NE 1/4	401	74
TWSP RES SW 1/4	401	68
401.RESIDENTIAL	401	74
TWSP RES SE 1/4	401	77
TWSP RES NE 1/4	401	64
TWSP RES SE 1/4	401	99

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