

Imlay Township  
2023 Agricultural ECF Analysis  
Neighborhood 101 AG

Current ECF: 1.077      New ECF: 1.149  
Suggested ECF: 1.149

| Parcel Number            | Street Address     | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Cur. Asmnt.        | Asd/Adj. Sale |
|--------------------------|--------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|---------------|
| 011-001-010-10           | 5559 CADE RD       | 10/03/22  | \$750,000          | WD     | 03-ARM'S LENGTH | \$750,000          | \$370,400          | 49.39         |
| 011-010-006-00           | 525 N DORAN RD     | 07/28/21  | \$385,000          | WD     | 03-ARM'S LENGTH | \$385,000          | \$173,100          | 44.96         |
| 011-024-011-00           | 8660 IMLAY CITY RD | 07/16/21  | \$425,000          | WD     | 03-ARM'S LENGTH | \$425,000          | \$185,800          | 43.72         |
| 011-024-018-10           | 4103 CADE RD       | 09/23/22  | \$430,000          | WD     | 03-ARM'S LENGTH | \$430,000          | \$214,700          | 49.93         |
| 011-030-010-20           | 2320 BEACON DR     | 08/04/22  | \$555,000          | WD     | 03-ARM'S LENGTH | \$555,000          | \$278,600          | 50.20         |
| <b>Totals:</b>           |                    |           | <b>\$2,545,000</b> |        |                 | <b>\$2,545,000</b> | <b>\$1,222,600</b> |               |
| <b>Sale. Ratio =&gt;</b> |                    |           |                    |        |                 |                    |                    | <b>48.04</b>  |
| <b>Std. Dev. =&gt;</b>   |                    |           |                    |        |                 |                    |                    | <b>3.06</b>   |

Outliers:

|                |                 |          |           |    |                 |           |           |       |
|----------------|-----------------|----------|-----------|----|-----------------|-----------|-----------|-------|
| 011-033-008-00 | VAN DYKE RD V/L | 04/28/21 | \$640,000 | WD | 03-ARM'S LENGTH | \$640,000 | \$165,400 | 25.84 |
|----------------|-----------------|----------|-----------|----|-----------------|-----------|-----------|-------|

No home, just outbuildings on land.

Conclusion:

Due to the very consistent sales showing a need for an increase, the ECF for this area will be increased to suggested ECF value indicated by t

Imlay Township  
 2023 Commercial ECF Analysis  
 Neighborhood 201 Commerical Improved

Current ECF: 0.858 New ECF: 0.86

| Parcel Number  | Street Address       | Sale Date | Sale Price  | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale |
|----------------|----------------------|-----------|-------------|--------|-----------------|--------------------|--------------------|---------------|
| TOWNSHIPS      |                      |           |             |        |                 |                    |                    |               |
| 001-009-010-25 | 3517 VAN DYKE RD     | 04/28/20  | \$390,000   | WD     | 03-ARM'S LENGTH | \$390,000          | \$118,800          | 30.46         |
| 003-024-003-10 | 5846 BELLE RIVER     | 07/21/21  | \$290,000   | WD     | 03-ARM'S LENGTH | \$290,000          | \$81,800           | 28.21         |
| 005-017-001-00 | 5989 VAN DYKE        | 03/25/21  | \$510,000   | WD     | 03-ARM'S LENGTH | \$510,000          | \$228,100          | 44.73         |
| 005-128-011-00 | 7550 VAN DYKE        | 04/09/21  | \$235,000   | WD     | 03-ARM'S LENGTH | \$235,000          | \$98,800           | 42.04         |
| 008-002-036-00 | 3549 DAVISON RD      | 08/06/20  | \$110,000   | MLC    | 03-ARM'S LENGTH | \$110,000          | \$35,100           | 31.91         |
| 008-011-007-10 | 420 LAKE NEPESSING F | 03/22/22  | \$400,000   | WD     | 03-ARM'S LENGTH | \$400,000          | \$205,500          | 51.38         |
| 008-300-018-00 | 3529 GENESEE RD      | 10/23/20  | \$950,000   | WD     | 03-ARM'S LENGTH | \$950,000          | \$388,100          | 40.85         |
| 011-007-037-00 | 6440 IMLAY CITY RD   | 11/13/20  | \$280,000   | WD     | 03-ARM'S LENGTH | \$280,000          | \$48,400           | 17.29         |
| 012-003-033-20 | 1575 IMLAY CITY RD   | 03/04/22  | \$380,000   | WD     | 03-ARM'S LENGTH | \$380,000          | \$103,400          | 27.21         |
| 014-004-030-11 | 3710 N LAPEER        | 05/01/20  | \$325,000   | LC     | 03-ARM'S LENGTH | \$325,000          | \$121,000          | 37.23         |
| 014-021-033-00 | 2106 N LAPEER        | 11/05/20  | \$218,000   | WD     | 03-ARM'S LENGTH | \$218,000          | \$92,200           | 42.29         |
| 014-028-016-00 | 1990 N LAPEER        | 07/07/21  | \$420,000   | MLC    | 03-ARM'S LENGTH | \$420,000          | \$248,700          | 59.21         |
| 014-029-004-00 | 1947 N LAPEER        | 08/03/21  | \$195,000   | WD     | 03-ARM'S LENGTH | \$195,000          | \$53,400           | 27.38         |
| 014-032-019-00 | 237 DAVIS LAKE       | 01/04/22  | \$750,000   | WD     | 03-ARM'S LENGTH | \$500,000          | \$122,200          | 24.44         |
| 015-008-006-00 | 3522 S LAPEER RD     | 06/04/21  | \$425,000   | WD     | 03-ARM'S LENGTH | \$425,000          | \$106,000          | 24.94         |
| 015-008-045-02 | 3716 S LAPEER RD     | 08/12/21  | \$325,000   | WD     | 03-ARM'S LENGTH | \$325,000          | \$88,800           | 27.32         |
| 015-008-051-00 | 3900 S LAPEER RD     | 05/12/20  | \$300,000   | WD     | 03-ARM'S LENGTH | \$300,000          | \$155,300          | 51.77         |
| 015-008-056-00 | 830 W DRYDEN RD      | 05/25/21  | \$387,000   | WD     | 03-ARM'S LENGTH | \$387,000          | \$158,600          | 40.98         |
| 015-008-064-00 | 950 W DRYDEN RD      | 01/29/21  | \$1,075,000 | WD     | 03-ARM'S LENGTH | \$1,075,000        | \$252,000          | 23.44         |
| 041-521-041-00 | 780 VAN DYKE RD      | 04/19/21  | \$450,000   | WD     | 03-ARM'S LENGTH | \$450,000          | \$295,500          | 65.67         |
| 041-522-014-00 | 606 N MAIN ST        | 11/04/21  | \$688,128   | WD     | 03-ARM'S LENGTH | \$688,128          | \$263,600          | 38.31         |
| 041-528-027-15 | 601 W ST CLAIR       | 03/31/21  | \$1,100,000 | WD     | 03-ARM'S LENGTH | \$1,100,000        | \$251,800          | 22.89         |
| <b>Totals:</b> |                      |           | #####       |        |                 | <b>\$9,953,128</b> | <b>\$3,517,100</b> |               |

Outliers:

|                |                  |          |           |    |                 |           |          |       |
|----------------|------------------|----------|-----------|----|-----------------|-----------|----------|-------|
| 015-017-007-00 | 4079 S LAPEER RD | 12/17/21 | \$300,000 | WD | 03-ARM'S LENGTH | \$300,000 | \$57,700 | 19.23 |
|----------------|------------------|----------|-----------|----|-----------------|-----------|----------|-------|

Statistical outlier. Too far from Imlay, different type of commercial district.

Analysis:

After weighting the countywide commercial sales, it is shown that the ECF for commercial properties will need to be slightly increased, to sc

Imlay Township 2023 Industrial ECF Analysis  
Industrial Improved Sales analysis

Current ECF: 0.892 New ECF: 0.795

| Parcel Number      | Street Address      | Sale Date | Sale Price         | Instr. | Terms of Sale      | Adj. Sale \$       | Asd. when                |               |
|--------------------|---------------------|-----------|--------------------|--------|--------------------|--------------------|--------------------------|---------------|
|                    |                     |           |                    |        |                    |                    | Sold                     | Asd/Adj. Sale |
| 001-009-017-10     | 7188 HOLLOW CORNE   | 04/02/21  | \$160,000          | WD     | 03-ARM'S LENGTH    | \$160,000          | \$82,600                 | 51.63         |
| I19-83-200-500-0   | 620 INDUSTRIAL PARK | 11/06/20  | \$1,100,000        | WD     | 03-ARM'S LENGTH    | \$1,100,000        | \$309,800                | 28.16         |
| L20-97-302-040-C 1 | DEMILLE RD          | 12/20/21  | \$580,000          | WD     | 19-MULTI PARCEL AF | \$580,000          | \$139,800                | 24.10         |
| L21-31-101-040-C   | 555 S COURT ST      | 09/16/21  | \$200,000          | WD     | 03-ARM'S LENGTH    | \$200,000          | \$110,400                | 55.20         |
| L21-31-106-040-C   | MCCORMICK DR        | 09/20/21  | \$650,050          | LC     | 19-MULTI PARCEL AF | \$650,050          | \$191,900                | 29.52         |
| L21-31-113-040-C   | 255 MCCORMICK DR    | 03/30/21  | \$325,000          | WD     | 03-ARM'S LENGTH    | \$325,000          | \$96,000                 | 29.54         |
| L21-31-129-040-C   | 400 MCCORMICK DR    | 12/08/20  | \$850,000          | WD     | 03-ARM'S LENGTH    | \$850,000          | \$539,400                | 63.46         |
| L21-40-401-040-C   | 83 S ELM ST         | 12/22/20  | \$750,000          | WD     | 03-ARM'S LENGTH    | \$750,000          | \$244,400                | 32.59         |
| <b>Totals:</b>     |                     |           | <b>\$4,615,050</b> |        |                    | <b>\$4,615,050</b> | <b>\$1,714,300</b>       |               |
|                    |                     |           |                    |        |                    |                    | <b>Sale. Ratio =&gt;</b> | <b>37.15</b>  |
|                    |                     |           |                    |        |                    |                    | <b>Std. Dev. =&gt;</b>   | <b>15.02</b>  |

Outliers:

|                  |                    |          |             |    |                 |             |             |         |
|------------------|--------------------|----------|-------------|----|-----------------|-------------|-------------|---------|
| 041-520-001-00   | 7463 RESEARCH DR   | 01/31/22 | \$0         | CD | 03-ARM'S LENGTH | \$0         | \$414,900   | #DIV/0! |
| 001-130-001-00   | 4701 S VAN DYKE RD | 05/01/20 | \$1,200,000 | WD | 03-ARM'S LENGTH | \$1,200,000 | \$121,600   | 10.13   |
| L20-83-464-040-C | 1470 IMLAY CITY RD | 07/18/21 | \$3,075,000 | WD | 03-ARM'S LENGTH | \$3,075,000 | \$581,500   | 18.91   |
| 011-024-015-30   | 205 GRAHAM RD      | 06/29/20 | \$580,000   | WD | 03-ARM'S LENGTH | \$580,000   | \$105,100   | 18.12   |
| L21-31-130-040-C | 290 MCCORMICK DR   | 12/22/20 | \$4,300,000 | WD | 03-ARM'S LENGTH | \$4,300,000 | \$1,014,600 | 23.60   |

Multiparcel and non-armslength transactions.

Analysis:

Countywide sales, adjusted and weighted for their proximity and similarity to Imlay Township, suggest a need to reduce the ECF value for th

Imlay Township  
2023 Residential ECF Analysis  
Neighborhood Imlay Township

Previous ECF: 1.048 New ECF: 1.076

| Parcel Number  | Street Address      | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale |
|----------------|---------------------|-----------|------------|--------|-----------------|--------------|-------------|---------------|
| 011-005-005-10 | 6658 BOWERS RD      | 12/22/21  | \$283,500  | WD     | 03-ARM'S LENGTH | \$283,500    | \$95,300    | 33.62         |
| 011-006-027-00 | 809 N BLACKS CORNEF | 10/19/22  | \$130,000  | WD     | 03-ARM'S LENGTH | \$130,000    | \$70,400    | 54.15         |
| 011-007-017-00 | 6090 WEYER RD       | 09/19/22  | \$210,000  | WD     | 03-ARM'S LENGTH | \$210,000    | \$84,900    | 40.43         |
| 011-008-016-00 | 6828 SEABURY RD     | 07/06/22  | \$275,000  | WD     | 03-ARM'S LENGTH | \$275,000    | \$136,000   | 49.45         |
| 011-008-029-00 | 728 N VAN DYKE RD   | 08/20/21  | \$150,000  | WD     | 03-ARM'S LENGTH | \$150,000    | \$68,900    | 45.93         |
| 011-008-032-00 | 6600 WEYER RD       | 12/03/21  | \$130,000  | WD     | 03-ARM'S LENGTH | \$130,000    | \$84,700    | 65.15         |
| 011-008-046-10 | 739 N FAIRGROUNDS I | 03/26/21  | \$385,000  | WD     | 03-ARM'S LENGTH | \$385,000    | \$151,500   | 39.35         |
| 011-008-064-00 | 654 N BLACKS CORNEF | 08/03/21  | \$345,000  | WD     | 03-ARM'S LENGTH | \$345,000    | \$162,100   | 46.99         |
| 011-008-089-00 | 664 N FAIRGROUNDS I | 04/30/21  | \$390,000  | WD     | 03-ARM'S LENGTH | \$390,000    | \$197,400   | 50.62         |
| 011-008-089-01 | 664 N FAIRGROUNDS I | 04/30/21  | \$443,000  | WD     | 03-ARM'S LENGTH | \$443,000    | \$221,700   | 50.05         |
| 011-008-099-00 | 657 N VAN DYKE RD   | 11/04/22  | \$170,000  | WD     | 03-ARM'S LENGTH | \$170,000    | \$90,700    | 53.35         |
| 011-009-006-60 | 436 PENNELL RD      | 10/04/21  | \$220,000  | WD     | 03-ARM'S LENGTH | \$220,000    | \$96,600    | 43.91         |
| 011-012-009-00 | 330 WHEELING RD     | 05/26/21  | \$407,000  | WD     | 03-ARM'S LENGTH | \$407,000    | \$139,100   | 34.18         |
| 011-012-009-00 | 330 WHEELING RD     | 05/13/22  | \$375,000  | WD     | 03-ARM'S LENGTH | \$375,000    | \$165,400   | 44.11         |
| 011-012-013-10 | 8964 PETZ LAKE COUR | 09/02/21  | \$395,000  | WD     | 03-ARM'S LENGTH | \$395,000    | \$142,800   | 36.15         |
| 011-017-004-00 | 610 VAN DYKE RD     | 11/17/21  | \$140,000  | WD     | 03-ARM'S LENGTH | \$140,000    | \$64,300    | 45.93         |
| 011-017-041-00 | 6588 IMLAY CITY RD  | 08/23/22  | \$250,000  | WD     | 03-ARM'S LENGTH | \$250,000    | \$124,700   | 49.88         |
| 011-018-027-02 | 6041 ATTICA RD      | 03/04/22  | \$420,000  | WD     | 03-ARM'S LENGTH | \$420,000    | \$155,900   | 37.12         |
| 011-019-003-03 | 6301 NEWARK RD      | 07/09/21  | \$185,000  | WD     | 03-ARM'S LENGTH | \$185,000    | \$79,400    | 42.92         |
| 011-021-001-01 | 473 CORNEIL         | 06/10/22  | \$400,000  | WD     | 03-ARM'S LENGTH | \$400,000    | \$171,400   | 42.85         |
| 011-021-001-04 | 429 CORNEIL         | 04/15/22  | \$338,667  | WD     | 03-ARM'S LENGTH | \$338,667    | \$155,400   | 45.89         |
| 011-021-010-02 | 7340 VANDERPLOEG L  | 01/15/21  | \$329,900  | WD     | 03-ARM'S LENGTH | \$329,900    | \$163,400   | 49.53         |
| 011-021-015-00 | 430 CORNEIL         | 08/31/21  | \$169,900  | WD     | 03-ARM'S LENGTH | \$169,900    | \$68,500    | 40.32         |
| 011-024-009-60 | 105 S ENGLES RD     | 04/30/21  | \$285,000  | WD     | 03-ARM'S LENGTH | \$285,000    | \$123,600   | 43.37         |
| 011-024-018-00 | 4201 CADE RD        | 08/03/21  | \$207,500  | WD     | 03-ARM'S LENGTH | \$207,500    | \$91,100    | 43.90         |

|                          |                    |          |                    |    |                 |                    |                    |              |
|--------------------------|--------------------|----------|--------------------|----|-----------------|--------------------|--------------------|--------------|
| 011-030-010-00           | 6145 HUNTERS CREEK | 01/20/22 | \$221,000          | WD | 03-ARM'S LENGTH | \$221,000          | \$166,000          | 75.11        |
| 011-031-003-00           | 6364 HUNTERS CREEK | 03/09/21 | \$230,500          | WD | 03-ARM'S LENGTH | \$230,500          | \$116,100          | 50.37        |
| 011-100-011-00           | 6384 BOSKER LANE   | 08/03/21 | \$250,000          | WD | 03-ARM'S LENGTH | \$250,000          | \$125,200          | 50.08        |
| <b>Totals:</b>           |                    |          | <b>\$7,735,967</b> |    |                 | <b>\$7,735,967</b> | <b>\$3,512,500</b> |              |
| <b>Sale. Ratio =&gt;</b> |                    |          |                    |    |                 |                    |                    | <b>45.40</b> |
| <b>Std. Dev. =&gt;</b>   |                    |          |                    |    |                 |                    |                    | <b>8.72</b>  |

Outliers:

|                |                   |          |           |    |                 |           |          |        |
|----------------|-------------------|----------|-----------|----|-----------------|-----------|----------|--------|
| 011-036-005-10 | 2731 GRAHAM       | 03/26/21 | \$70,000  | WD | 03-ARM'S LENGTH | \$70,000  | \$89,300 | 127.57 |
| 011-005-036-00 | 875 N VAN DYKE RD | 09/06/21 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$22,600 | 18.83  |
| 011-012-009-10 | 320 WHEELING RD   | 11/18/21 | \$269,900 | WD | 03-ARM'S LENGTH | \$269,900 | \$60,600 | 22.45  |
| 011-034-009-00 | 7735 RIDER RD     | 06/16/21 | \$248,400 | WD | 03-ARM'S LENGTH | \$248,400 | \$69,200 | 27.86  |

Homes renovated/repared without permits.

Conclusion:

Analysis of this neighborhood shows a need to increase the values for residential properties. Taking into account previous increases over th

Imlay Township  
2023 Residential ECF Analysis  
Neighborhood Imlay Township 2

Previous ECF: 0.976 New ECF: 1.012

| Parcel Number  | Street Address       | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale |
|----------------|----------------------|-----------|------------|--------|-----------------|--------------|-------------|---------------|
| 011-002-011-30 | 726 BROWN CITY RD    | 07/21/21  | \$235,000  | WD     | 03-ARM'S LENGTH | \$235,000    | \$129,500   | 55.11         |
| 011-003-004-20 | 855 BROWN CITY RD    | 08/06/21  | \$225,000  | WD     | 03-ARM'S LENGTH | \$225,000    | \$71,100    | 31.60         |
| 011-004-032-30 | 900 PENNELL RD       | 07/06/22  | \$267,000  | WD     | 03-ARM'S LENGTH | \$267,000    | \$105,100   | 39.36         |
| 011-006-013-20 | 6066 BOWERS          | 02/19/21  | \$395,000  | WD     | 03-ARM'S LENGTH | \$395,000    | \$150,400   | 38.08         |
| 011-007-020-80 | 6010 BROOKHAVEN DR   | 04/15/22  | \$329,900  | WD     | 03-ARM'S LENGTH | \$329,900    | \$145,600   | 44.13         |
| 011-008-009-40 | 796 N FAIRGROUNDS RD | 06/21/21  | \$290,000  | WD     | 03-ARM'S LENGTH | \$290,000    | \$131,200   | 45.24         |
| 011-009-026-40 | 7463 CHURCH RD       | 02/19/21  | \$227,000  | WD     | 03-ARM'S LENGTH | \$227,000    | \$95,500    | 42.07         |
| 011-011-002-01 | 8325 PETZ RD         | 04/22/21  | \$125,000  | WD     | 03-ARM'S LENGTH | \$125,000    | \$32,800    | 26.24         |
| 011-011-017-50 | 8309 CHURCH RD       | 07/09/21  | \$350,000  | WD     | 03-ARM'S LENGTH | \$350,000    | \$125,400   | 35.83         |
| 011-012-001-90 | 8925 PETZ RD         | 09/30/21  | \$175,900  | WD     | 03-ARM'S LENGTH | \$175,900    | \$65,900    | 37.46         |
| 011-014-001-01 | 8432 CHURCH RD       | 10/28/22  | \$194,450  | WD     | 03-ARM'S LENGTH | \$194,450    | \$131,500   | 67.63         |
| 011-014-002-03 | 8338 CHURCH RD       | 08/31/21  | \$334,000  | WD     | 03-ARM'S LENGTH | \$334,000    | \$97,900    | 29.31         |
| 011-014-019-00 | 8281 E IMLAY CITY RD | 08/02/21  | \$255,900  | WD     | 03-ARM'S LENGTH | \$255,900    | \$103,300   | 40.37         |
| 011-015-002-00 | 297 BROWN CITY RD    | 11/30/21  | \$92,000   | WD     | 03-ARM'S LENGTH | \$92,000     | \$47,400    | 51.52         |
| 011-015-002-00 | 297 BROWN CITY RD    | 09/30/22  | \$85,000   | WD     | 03-ARM'S LENGTH | \$85,000     | \$58,000    | 68.24         |
| 011-015-003-40 | 201 BROWN CITY RD    | 03/09/22  | \$360,000  | WD     | 03-ARM'S LENGTH | \$360,000    | \$126,500   | 35.14         |
| 011-017-009-00 | 616 N FAIRGROUNDS    | 02/23/21  | \$247,000  | WD     | 03-ARM'S LENGTH | \$247,000    | \$91,100    | 36.88         |
| 011-017-035-00 | 6540 W IMLAY CITY RD | 06/21/22  | \$291,000  | WD     | 03-ARM'S LENGTH | \$291,000    | \$116,400   | 40.00         |
| 011-018-006-20 | 199 HIGHLAND DRIVE   | 05/23/22  | \$414,000  | WD     | 03-ARM'S LENGTH | \$414,000    | \$161,600   | 39.03         |
| 011-018-006-25 | 200 HIGHLAND DRIVE   | 09/01/22  | \$485,000  | WD     | 03-ARM'S LENGTH | \$485,000    | \$243,400   | 50.19         |
| 011-018-024-10 | 6014 PRESTIGE COURT  | 11/09/22  | \$375,000  | WD     | 03-ARM'S LENGTH | \$375,000    | \$171,500   | 45.73         |
| 011-018-030-00 | 6123 ATTICA RD       | 11/23/21  | \$435,000  | WD     | 03-ARM'S LENGTH | \$435,000    | \$206,400   | 47.45         |
| 011-019-002-52 | 300 REGIONAL WAY     | 08/05/21  | \$407,000  | WD     | 03-ARM'S LENGTH | \$407,000    | \$198,200   | 48.70         |
| 011-019-002-61 | 160 SERENE DRIVE     | 01/04/22  | \$449,000  | WD     | 03-ARM'S LENGTH | \$449,000    | \$204,400   | 45.52         |
| 011-019-002-74 | 268 REGIONAL WAY     | 03/03/21  | \$402,000  | WD     | 03-ARM'S LENGTH | \$402,000    | \$163,900   | 40.77         |
| 011-021-040-00 | 661 CORNEIL          | 08/25/22  | \$225,000  | WD     | 03-ARM'S LENGTH | \$225,000    | \$93,600    | 41.60         |

|                |                     |          |           |    |                 |             |                          |              |
|----------------|---------------------|----------|-----------|----|-----------------|-------------|--------------------------|--------------|
| 011-022-004-25 | 7794 MCLEAN DR      | 02/25/22 | \$334,900 | WD | 03-ARM'S LENGTH | \$334,900   | \$106,200                | 31.71        |
| 011-022-004-40 | 7850 MCLEAN DR      | 05/06/22 | \$380,000 | WD | 03-ARM'S LENGTH | \$380,000   | \$152,700                | 40.18        |
| 011-032-008-00 | 6809 HUNTERS CREEK  | 12/18/21 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000   | \$122,400                | 31.38        |
| 011-032-013-00 | 2570 S FAIRGROUNDS  | 03/29/22 | \$285,000 | WD | 03-ARM'S LENGTH | \$285,000   | \$114,100                | 40.04        |
| 011-032-016-00 | 6711 HUNTERS CREEK  | 03/04/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000   | \$62,500                 | 41.67        |
| 011-032-022-20 | 2529 S BLACKS CORNE | 10/27/22 | \$198,750 | WD | 03-ARM'S LENGTH | \$198,750   | \$127,300                | 64.05        |
| 011-032-022-20 | 2529 S BLACKS CORNE | 10/28/22 | \$198,750 | WD | 03-ARM'S LENGTH | \$198,750   | \$127,300                | 64.05        |
| 011-033-004-21 | 7433 SPRINGSHIRE CO | 02/24/21 | \$412,000 | WD | 03-ARM'S LENGTH | \$412,000   | \$134,500                | 32.65        |
| 011-033-004-50 | 7452 SPRINGSHIRE CO | 05/06/22 | \$405,000 | WD | 03-ARM'S LENGTH | \$405,000   | \$186,800                | 46.12        |
| 011-033-009-00 | 2747 S VAN DYKE RD  | 04/28/21 | \$600,000 | WD | 03-ARM'S LENGTH | \$600,000   | \$370,600                | 61.77        |
| 011-033-018-40 | 2900 S VAN DYKE RD  | 04/12/22 | \$360,000 | WD | 03-ARM'S LENGTH | \$360,000   | \$170,400                | 47.33        |
| 011-035-015-10 | 8181 RIDER RD       | 01/13/21 | \$310,000 | WD | 03-ARM'S LENGTH | \$310,000   | \$112,100                | 36.16        |
| 011-350-004-00 | 625 WESTWOOD DR     | 12/17/21 | \$315,000 | WD | 03-ARM'S LENGTH | \$315,000   | \$99,600                 | 31.62        |
| 011-350-006-00 | 617 WESTWOOD DR     | 01/18/22 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000   | \$151,500                | 55.09        |
| <b>Totals:</b> |                     |          | #####     |    | #####           | \$5,305,600 |                          |              |
|                |                     |          |           |    |                 |             | <b>Sale. Ratio =&gt;</b> | <b>43.19</b> |
|                |                     |          |           |    |                 |             | <b>Std. Dev. =&gt;</b>   | <b>10.62</b> |

Outliers:

011-005-001-00 980 N VAN DYKE RD 11/10/21 \$0 PTA 16-LC PAYOFF \$0 \$63,700 #DIV/0!

Non arms-length transaction

011-031-022-00 2687 S BLACKS CORNE 10/18/21 \$475,000 WD 03-ARM'S LENGTH \$475,000 \$110,000 23.16

Found finished basement, other improvements, after sale.

011-019-005-00 6045 NEWARK RD 01/26/21 \$85,000 WD 03-ARM'S LENGTH \$85,000 \$70,200 82.59

Statistical Outlier

011-003-011-40 843 BROWN CITY RD 08/30/21 \$550,000 WD 03-ARM'S LENGTH \$550,000 \$104,400 18.98

011-003-011-40 843 BROWN CITY RD 12/15/22 \$579,900 WD 03-ARM'S LENGTH \$579,900 \$263,200 45.39

Purchased by investor, several improvements made, then resold.

Conclusion:

Analysis of sales in this neighborhood show a consistent need to increase sales prices. After taking into consideration increases from prior y



| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.       | Floor Area | \$/Sq.Ft.        | ECF Area          | Dev. by Mean (%)     |
|--------------------|-------------|--------------------|--------------------|--------------|------------|------------------|-------------------|----------------------|
| \$740,706          | \$190,624   | \$559,376          | \$511,986          | 1.093        | 4,232      | \$132.18         | AG                | 23.9040              |
| \$346,173          | \$231,311   | \$153,689          | \$104,749          | 1.467        | 907        | \$169.45         | AG                | 13.5610              |
| \$371,536          | \$302,850   | \$122,150          | \$62,561           | 1.953        | 930        | \$131.34         | AG                | 62.0903              |
| \$429,458          | \$175,474   | \$254,526          | \$236,995          | 1.074        | 2,196      | \$115.90         | AG                | 25.7631              |
| \$557,198          | \$50,776    | \$504,224          | \$470,464          | 1.072        | 2,953      | \$170.75         | AG                | 25.9842              |
| <b>\$2,445,071</b> |             | <b>\$1,593,965</b> | <b>\$1,386,755</b> |              |            | <b>\$143.92</b>  |                   | <b>18.2180</b>       |
|                    |             |                    | E.C.F. =>          | <b>1.149</b> |            | Std. Deviation=> | <b>0.38566274</b> |                      |
|                    |             |                    | Ave. E.C.F. =>     | <b>1.332</b> |            | Ave. Variance=>  | <b>30.2605</b>    | Coefficient of Var=> |
| \$330,710          | \$315,587   | \$324,413          | \$14,068           | 23.061       | 0          | #DIV/0!          | AG                | 2306.0502            |

he study.

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.       | Floor Area | \$/Sq.Ft.      | Land Value | Land Table |
|--------------------|-------------|--------------------|--------------------|--------------|------------|----------------|------------|------------|
| \$290,505          | \$78,994    | \$311,006          | \$293,765          | 1.059        | 6,156      | \$50.52        | \$68,500   | COMMERCIAL |
| \$241,553          | \$57,096    | \$232,904          | \$256,190          | 0.909        | 5,724      | \$40.69        | \$55,800   | COMMERCIAL |
| \$474,225          | \$213,431   | \$296,569          | \$362,214          | 0.819        | 2,109      | \$140.62       | \$211,800  | COMMERCIAL |
| \$179,383          | \$96,283    | \$138,717          | \$115,417          | 1.202        | 3,260      | \$42.55        | \$96,283   | COMMERCIAL |
| \$114,221          | \$56,321    | \$53,679           | \$80,417           | 0.668        | 2,476      | \$21.68        | \$37,500   | COMMERCIAL |
| \$480,099          | \$58,324    | \$341,676          | \$585,799          | 0.583        | 3,480      | \$98.18        | \$36,000   | COMMERCIAL |
| \$1,101,983        | \$280,311   | \$669,689          | \$1,141,211        | 0.587        | 19,940     | \$33.59        | \$198,000  | COMMERCIAL |
| \$193,736          | \$80,578    | \$199,422          | \$157,164          | 1.269        | 10,180     | \$19.59        | \$76,500   | COMMERCIAL |
| \$238,468          | \$76,421    | \$303,579          | \$225,065          | 1.349        | 4,784      | \$63.46        | \$56,500   | COMMERCIAL |
| \$317,723          | \$171,722   | \$153,278          | \$202,779          | 0.756        | 6,653      | \$23.04        | \$168,750  | COMMERCIAL |
| \$201,587          | \$56,381    | \$161,619          | \$201,675          | 0.801        | 3,182      | \$50.79        | \$51,000   | COMMERCIAL |
| \$465,790          | \$243,428   | \$176,572          | \$308,836          | 0.572        | 2,815      | \$62.73        | \$229,500  | COMMERCIAL |
| \$174,645          | \$84,031    | \$110,969          | \$125,853          | 0.882        | 2,304      | \$48.16        | \$75,000   | COMMERCIAL |
| \$464,117          | \$108,305   | \$391,695          | \$494,183          | 0.793        | 5,656      | \$69.25        | \$96,000   | COMMERCIAL |
| \$311,288          | \$140,591   | \$284,409          | \$237,079          | 1.200        | 2,501      | \$113.72       | \$123,750  | COMMERCIAL |
| \$247,665          | \$179,282   | \$145,718          | \$94,976           | 1.534        | 2,032      | \$71.71        | \$175,500  | COMMERCIAL |
| \$301,410          | \$118,448   | \$181,552          | \$254,114          | 0.714        | 2,117      | \$85.76        | \$100,000  | COMMERCIAL |
| \$428,946          | \$301,937   | \$85,063           | \$176,401          | 0.482        | 2,924      | \$29.09        | \$153,750  | COMMERCIAL |
| \$819,038          | \$199,688   | \$875,312          | \$860,208          | 1.018        | 3,327      | \$263.09       | \$165,500  | COMMERCIAL |
| \$574,715          | \$138,340   | \$311,660          | \$606,076          | 0.514        | 11,089     | \$28.11        | \$126,000  | COMMERCIAL |
| \$780,061          | \$83,510    | \$604,618          | \$967,432          | 0.625        | 4,283      | \$141.17       | \$67,500   | COMMERCIAL |
| \$655,150          | \$66,810    | \$1,033,190        | \$817,139          | 1.264        | 11,122     | \$92.90        | \$60,960   | COMMERCIAL |
| <b>\$9,056,308</b> |             | <b>\$7,062,896</b> | <b>\$8,563,994</b> | <b>0.825</b> |            | <b>\$72.29</b> |            |            |

|           |          |           |          |       |       |          |          |            |
|-----------|----------|-----------|----------|-------|-------|----------|----------|------------|
| \$137,330 | \$69,324 | \$230,676 | \$94,453 | 2.442 | 1,350 | \$170.87 | \$66,000 | COMMERCIAL |
|-----------|----------|-----------|----------|-------|-------|----------|----------|------------|

omewhere between the current value, and the suggested value from this analysis.

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.  | Floor Area | \$/Sq.Ft.        | ECF Area          | Dev. by Mean (%)     |
|--------------------|-------------|--------------------|--------------------|---------|------------|------------------|-------------------|----------------------|
| \$201,143          | \$58,834    | \$101,166          | \$163,574          | 0.618   | 3,584      | \$28.23          | 301               | 13.4751              |
| \$793,961          | \$86,153    | \$1,013,847        | \$1,040,894        | 0.974   | 18,904     | \$53.63          | 301               | 22.0790              |
| \$473,912          | \$95,041    | \$484,959          | \$505,161          | 0.960   | 8,264      | \$58.68          | 301               | 20.6783              |
| \$237,047          | \$30,352    | \$169,648          | \$275,593          | 0.616   | 7,880      | \$21.53          | 301               | 13.7651              |
| \$543,155          | \$83,506    | \$566,544          | \$707,152          | 0.801   | 19,280     | \$29.39          |                   | 4.7938               |
| \$346,141          | \$127,043   | \$197,957          | \$292,131          | 0.678   | 4,800      | \$41.24          | 301               | 7.5593               |
| \$917,330          | \$117,890   | \$732,110          | \$1,065,920        | 0.687   | 36,602     | \$20.00          | 301               | 6.6391               |
| \$794,260          | \$220,934   | \$529,066          | \$764,435          | 0.692   | 14,262     | \$37.10          | 301               | 6.1124               |
| <b>\$4,306,949</b> |             | <b>\$3,795,297</b> | <b>\$4,814,860</b> |         |            | <b>\$36.22</b>   |                   | <b>3.5022</b>        |
|                    |             | E.C.F. =>          | <b>0.788</b>       |         |            | Std. Deviation=> | <b>0.14381025</b> |                      |
|                    |             | Ave. E.C.F. =>     | <b>0.753</b>       |         |            | Ave. Variance=>  | <b>11.8878</b>    | Coefficient of Var=> |
| \$853,184          | \$72,860    | (\$72,860)         | \$896,924          | (0.081) | 18,362     | (\$3.97)         | 301               | 8.1233               |
| \$429,587          | \$104,790   | \$1,095,210        | \$373,330          | 2.934   | 22,252     | \$49.22          | 301               | 293.3625             |
| \$1,203,601        | \$161,033   | \$2,913,967        | \$1,390,091        | 2.096   | 55,250     | \$52.74          | 301               | 209.6242             |
| \$235,876          | \$67,559    | \$512,441          | \$306,031          | 1.674   | 9,960      | \$51.45          | 301               | 167.4475             |
| \$2,428,610        | \$436,766   | \$3,863,234        | \$2,655,792        | 1.455   | 94,380     | \$40.93          | 301               | #REF!                |

is area. The ECF values will be reduced by 9% for industrial properties.

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|------------------|
| \$190,562      | \$20,925    | \$262,575      | \$169,849    | 1.546  | 1,380      | \$190.27  | 00001    | 40.5128          |
| \$140,714      | \$20,317    | \$109,683      | \$114,873    | 0.955  | 1,292      | \$84.89   | 00001    | 18.5981          |
| \$169,798      | \$13,935    | \$196,065      | \$148,707    | 1.318  | 1,056      | \$185.67  | 00001    | 17.7666          |
| \$271,993      | \$19,335    | \$255,665      | \$240,958    | 1.061  | 1,344      | \$190.23  | 00001    | 7.9765           |
| \$137,897      | \$11,382    | \$138,618      | \$126,576    | 1.095  | 808        | \$171.56  | 00001    | 4.5663           |
| \$169,463      | \$12,697    | \$117,303      | \$156,962    | 0.747  | 1,672      | \$70.16   | 00001    | 39.3468          |
| \$302,962      | \$114,477   | \$270,523      | \$188,721    | 1.433  | 1,504      | \$179.87  | 00001    | 29.2655          |
| \$324,129      | \$10,810    | \$334,190      | \$310,735    | 1.075  | 5,304      | \$63.01   | 00001    | 6.5317           |
| \$394,875      | \$63,006    | \$326,994      | \$332,141    | 0.985  | 2,557      | \$127.88  | 00001    | 15.6296          |
| \$443,458      | \$91,869    | \$351,131      | \$351,878    | 0.998  | 2,557      | \$137.32  | 00001    | 14.2924          |
| \$181,348      | \$8,133     | \$161,867      | \$165,209    | 0.980  | 1,424      | \$113.67  | 00001    | 16.1030          |
| \$193,224      | \$12,178    | \$207,822      | \$181,273    | 1.146  | 1,400      | \$148.44  | 00001    | 0.5661           |
| \$278,259      | \$49,208    | \$357,792      | \$229,056    | 1.562  | 1,323      | \$270.44  | 00001    | 42.1229          |
| \$330,870      | \$49,690    | \$325,310      | \$267,939    | 1.214  | 1,323      | \$245.89  | 00001    | 7.3319           |
| \$285,501      | \$12,796    | \$382,204      | \$272,937    | 1.400  | 1,968      | \$194.21  | 00001    | 25.9537          |
| \$128,565      | \$12,697    | \$127,303      | \$116,013    | 1.097  | 1,080      | \$117.87  | 00001    | 4.3484           |
| \$249,447      | \$16,964    | \$233,036      | \$221,816    | 1.051  | 1,344      | \$173.39  | 00001    | 9.0219           |
| \$311,825      | \$18,216    | \$401,784      | \$280,138    | 1.434  | 1,670      | \$240.59  | 00001    | 29.3437          |
| \$158,822      | \$27,106    | \$157,894      | \$131,863    | 1.197  | 1,080      | \$146.20  | 00001    | 5.6612           |
| \$342,702      | \$18,176    | \$381,824      | \$309,636    | 1.233  | 1,492      | \$255.91  | 00001    | 9.2337           |
| \$310,865      | \$18,176    | \$320,491      | \$279,260    | 1.148  | 1,690      | \$189.64  | 00001    | 0.6844           |
| \$326,764      | \$18,727    | \$311,173      | \$308,423    | 1.009  | 1,634      | \$190.44  | 00001    | 13.1883          |
| \$136,972      | \$10,785    | \$159,115      | \$126,345    | 1.259  | 920        | \$172.95  | 00001    | 11.8569          |
| \$247,283      | \$44,796    | \$240,204      | \$202,664    | 1.185  | 1,920      | \$125.11  | 00001    | 4.4435           |
| \$182,168      | \$24,747    | \$182,753      | \$157,596    | 1.160  | 1,353      | \$135.07  | 00001    | 1.8832           |

|                    |          |                          |                    |       |       |                            |                  |                                |
|--------------------|----------|--------------------------|--------------------|-------|-------|----------------------------|------------------|--------------------------------|
| \$331,994          | \$29,707 | \$191,293                | \$288,367          | 0.663 | 2,357 | \$81.16                    | 00001            | 47.7433                        |
| \$232,224          | \$41,731 | \$188,769                | \$190,550          | 0.991 | 1,948 | \$96.90                    | 00001            | 15.0148                        |
| \$250,300          | \$5,998  | \$244,002                | \$244,454          | 0.998 | 1,570 | \$155.42                   | 00001            | 14.2651                        |
| <b>\$7,024,984</b> |          | <b>\$6,937,383</b>       | <b>\$6,114,937</b> |       |       | <b>\$159.08</b>            |                  | <b>0.6303</b>                  |
|                    |          | <b>E.C.F. =&gt;</b>      | <b>1.134</b>       |       |       | <b>Std. Deviation=&gt;</b> | <b>0.2123047</b> |                                |
|                    |          | <b>Ave. E.C.F. =&gt;</b> | <b>1.141</b>       |       |       | <b>Ave. Variance=&gt;</b>  | <b>16.1876</b>   | <b>Coefficient of Var=&gt;</b> |

|           |          |           |           |       |       |          |       |          |
|-----------|----------|-----------|-----------|-------|-------|----------|-------|----------|
| \$178,549 | \$14,842 | \$55,158  | \$163,912 | 0.337 | 1,826 | \$30.21  | 00001 | 80.4290  |
| \$45,113  | \$5,355  | \$114,645 | \$39,808  | 2.880 | 948   | \$120.93 | 00001 | 173.9165 |
| \$121,201 | \$22,398 | \$247,502 | \$98,866  | 2.503 | 1,534 | \$161.34 | 00001 | 136.2616 |
| \$138,486 | \$21,776 | \$226,624 | \$116,856 | 1.939 | 1,244 | \$182.17 | 00001 | 79.8542  |

ie last two years, this area will be increased 3% for this ECF.

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|------------------|
| \$258,983      | \$22,466    | \$212,534      | \$253,546    | 0.838  | 1,964      | \$108.21  | 2        | 33.3426          |
| \$142,235      | \$13,688    | \$211,312      | \$138,206    | 1.529  | 1,196      | \$176.68  | 2        | 35.7286          |
| \$210,255      | \$21,800    | \$245,200      | \$193,078    | 1.270  | 1,348      | \$181.90  | 2        | 9.8279           |
| \$300,756      | \$13,510    | \$381,490      | \$308,831    | 1.235  | 2,204      | \$173.09  | 2        | 6.3599           |
| \$291,197      | \$18,176    | \$311,724      | \$279,719    | 1.114  | 1,972      | \$158.08  | 2        | 5.7253           |
| \$262,431      | \$18,410    | \$271,590      | \$262,358    | 1.035  | 1,288      | \$210.86  | 2        | 13.6483          |
| \$191,080      | \$12,029    | \$214,971      | \$192,505    | 1.117  | 1,360      | \$158.07  | 2        | 5.4973           |
| \$65,501       | \$12,697    | \$112,303      | \$56,726     | 1.980  | 1,122      | \$100.09  | 2        | 80.8088          |
| \$250,844      | \$22,366    | \$327,634      | \$244,696    | 1.339  | 2,112      | \$155.13  | 2        | 16.7271          |
| \$131,779      | \$27,375    | \$148,525      | \$112,249    | 1.323  | 1,680      | \$88.41   | 2        | 15.1498          |
| \$263,047      | \$30,294    | \$164,156      | \$235,475    | 0.697  | 1,776      | \$92.43   | 2        | 47.4547          |
| \$195,741      | \$22,398    | \$311,602      | \$184,653    | 1.687  | 2,007      | \$155.26  | 2        | 51.5824          |
| \$206,571      | \$8,033     | \$247,867      | \$213,213    | 1.163  | 2,280      | \$108.71  | 2        | 0.9143           |
| \$94,873       | \$3,834     | \$88,166       | \$97,880     | 0.901  | 1,074      | \$82.09   | 2        | 27.0917          |
| \$115,925      | \$4,519     | \$80,481       | \$114,139    | 0.705  | 1,074      | \$74.94   | 2        | 46.6559          |
| \$253,042      | \$31,847    | \$328,153      | \$226,621    | 1.448  | 1,570      | \$209.01  | 2        | 27.6351          |
| \$182,206      | \$7,144     | \$239,856      | \$188,217    | 1.274  | 1,337      | \$179.40  | 2        | 10.2687          |
| \$232,858      | \$24,420    | \$266,580      | \$211,301    | 1.262  | 1,251      | \$213.09  | 2        | 8.9940           |
| \$323,240      | \$28,156    | \$385,844      | \$302,323    | 1.276  | 1,716      | \$224.85  | 2        | 10.4592          |
| \$486,769      | \$36,044    | \$448,956      | \$461,782    | 0.972  | 2,485      | \$180.67  | 2        | 19.9448          |
| \$342,922      | \$18,176    | \$356,824      | \$331,369    | 1.077  | 1,780      | \$200.46  | 2        | 9.4857           |
| \$412,746      | \$62,502    | \$372,498      | \$357,757    | 1.041  | 2,090      | \$178.23  | 2        | 13.0470          |
| \$396,323      | \$33,371    | \$373,629      | \$390,225    | 0.957  | 2,046      | \$182.61  | 2        | 21.4204          |
| \$408,735      | \$49,155    | \$399,845      | \$368,401    | 1.085  | 1,740      | \$229.80  | 2        | 8.6321           |
| \$327,868      | \$41,807    | \$360,193      | \$307,557    | 1.171  | 2,113      | \$170.47  | 2        | 0.0529           |
| \$187,230      | \$18,848    | \$206,152      | \$172,513    | 1.195  | 1,152      | \$178.95  | 2        | 2.3323           |

|              |          |                |              |       |       |                  |            |                      |
|--------------|----------|----------------|--------------|-------|-------|------------------|------------|----------------------|
| \$212,380    | \$18,176 | \$316,724      | \$198,968    | 1.592 | 1,444 | \$219.34         | 2          | 42.0160              |
| \$305,430    | \$18,338 | \$361,662      | \$294,135    | 1.230 | 1,778 | \$203.41         | 2          | 5.7906               |
| \$244,720    | \$18,416 | \$371,584      | \$242,428    | 1.533 | 1,716 | \$216.54         | 2          | 36.1084              |
| \$228,282    | \$26,053 | \$258,947      | \$206,262    | 1.255 | 3,132 | \$82.68          | 2          | 8.3757               |
| \$124,953    | \$10,884 | \$139,116      | \$122,641    | 1.134 | 1,040 | \$133.77         | 2          | 3.7334               |
| \$254,696    | \$20,632 | \$178,118      | \$238,206    | 0.748 | 1,620 | \$109.95         | 2          | 42.3927              |
| \$254,696    | \$20,632 | \$178,118      | \$238,206    | 0.748 | 1,620 | \$109.95         | 2          | 42.3927              |
| \$268,935    | \$16,883 | \$395,117      | \$268,335    | 1.472 | 1,620 | \$243.90         | 2          | 30.0805              |
| \$373,541    | \$16,001 | \$388,999      | \$365,066    | 1.066 | 1,740 | \$223.56         | 2          | 10.6115              |
| \$741,274    | \$16,116 | \$583,884      | \$779,649    | 0.749 | 7,917 | \$73.75          | 2          | 42.2767              |
| \$340,847    | \$24,248 | \$335,752      | \$324,366    | 1.035 | 2,150 | \$156.16         | 2          | 13.6570              |
| \$224,280    | \$15,590 | \$294,410      | \$236,300    | 1.246 | 2,176 | \$135.30         | 2          | 7.4244               |
| \$199,210    | \$4,396  | \$310,604      | \$209,453    | 1.483 | 1,820 | \$170.66         | 2          | 31.1256              |
| \$302,979    | \$7,952  | \$267,048      | \$302,264    | 0.883 | 3,037 | \$87.93          | 2          | 28.8182              |
| \$10,611,380 |          | \$11,448,168   | \$10,231,618 |       |       | \$158.46         |            | 5.2772               |
|              |          | E.C.F. =>      | 1.119        |       |       | Std. Deviation=> | 0.28429481 |                      |
|              |          | Ave. E.C.F. => | 1.172        |       |       | Ave. Variance=>  | 21.8398    | Coefficient of Var=> |

|           |           |            |           |         |       |           |   |          |
|-----------|-----------|------------|-----------|---------|-------|-----------|---|----------|
| \$127,418 | \$22,971  | (\$22,971) | \$111,662 | (0.206) | 2,032 | (\$11.30) | 2 | 137.7392 |
| \$220,078 | \$37,372  | \$437,628  | \$194,902 | 2.245   | 1,725 | \$253.70  | 2 | 107.3704 |
| \$140,401 | \$11,280  | \$73,720   | \$138,824 | 0.531   | 972   | \$75.84   | 2 | 64.0640  |
| \$208,724 | \$16,407  | \$533,593  | \$204,690 | 2.607   | 1,890 | \$282.32  | 2 | 143.5167 |
| \$526,492 | \$117,777 | \$462,123  | \$416,022 | 1.111   | 2,934 | \$157.51  | 2 | 6.0859   |

years, and this analysis, values in this neighborhood will be increased by 4%.



| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|----------------|----------|------------|--------------|------------|-----------------------|------------|----------------|----------------|
| 1.50 STORY     |          | \$190,624  | No           | / /        |                       | AG 101     | 101            | 86             |
| 1 STORY        |          | \$231,311  | No           | / /        |                       | AG 101     | 101            | 77             |
| 1 STORY        |          | \$302,850  | No           | / /        |                       | AG 101     | 101            | 45             |
| 1.50 STORY     |          | \$175,474  | No           | / /        |                       | AG 101     | 101            | 55             |
| 1.25 STORY     |          | \$48,843   | No           | / /        |                       | AG 101     | 101            | 91             |

**22.72491543**

|  |  |           |    |     |  |                  |     |   |
|--|--|-----------|----|-----|--|------------------|-----|---|
|  |  | \$315,587 | No | / / |  | IMLAY TOWNSHIP 2 | 102 | 0 |
|--|--|-----------|----|-----|--|------------------|-----|---|

| Property Class | Proximity/Relevance |        |               |
|----------------|---------------------|--------|---------------|
|                | Jurisdiction:       | Score: | Weighted ECF: |
| 201 Almont     |                     | 2      | 2.11737754    |
| 201 Attica     |                     | 3      | 2.72731661    |
| 201 Burnside   |                     | 3      | 2.45630283    |
| 201 Burnside   |                     | 3      | 3.60564043    |
| 201 Elba       |                     | 2      | 1.33502176    |
| 201 Elba       |                     | 2      | 1.16653059    |
| 201 Imlay      |                     | 4      | 2.34729225    |
| 201 Imlay      |                     | 4      | 5.07551706    |
| 201 Mayfield   |                     | 1      | 1.34884867    |
| 201 Mayfield   |                     | 1      | 0.75588633    |
| 201 Mayfield   |                     | 1      | 0.80138341    |
| 201 Mayfield   |                     | 1      | 0.57173366    |
| 201 Mayfield   |                     | 1      | 0.8817366     |
| 201 Mayfield   |                     | 1      | 0.7926107     |
| 201 Metamora   |                     | 2      | 2.3992745     |
| 201 Metamora   |                     | 2      | 3.06851001    |
| 201 Metamora   |                     | 2      | 1.42890261    |
| 201 Metamora   |                     | 2      | 0.96442551    |
| 201 Metamora   |                     | 2      | 2.0351163     |
| 201 Almont     |                     | 2      | 1.02845122    |
| 201 Almont     |                     | 2      | 1.24994425    |
| 201 Total:     |                     | 43     | 38.1578229    |
| Weighted ECF:  |                     |        | 0.88739123    |

201 Metamora

2 4.88447255

| Building Style     | Land Value | Property Class | Jurisdiction: | Proximity Score: | Weighted ECF: |
|--------------------|------------|----------------|---------------|------------------|---------------|
|                    | \$53,221   | 301            | Almont        | 2                | 1.23694805    |
|                    | \$61,221   | 301            | Imlay City    | 3                | 2.922046487   |
|                    | \$82,864   | 301            | Lapeer City   | 1                | 0.960008156   |
|                    | \$22,705   | 301            | Lapeer City   | 1                | 0.615573671   |
|                    | \$59,337   | 301            | Lapeer City   | 1                | 0.801162626   |
|                    | \$107,483  | 301            | Lapeer City   | 1                | 0.677631699   |
|                    | \$117,890  | 301            | Lapeer City   | 1                | 0.686833909   |
|                    | \$220,934  | 301            | Lapeer City   | 1                | 0.692101004   |
|                    |            |                | Totals:       | 11               | 8.592305602   |
|                    |            |                |               | Suggested ECF:   | 0.781118691   |
| <b>15.78250231</b> |            |                |               |                  |               |

|           |     |
|-----------|-----|
| \$42,160  | 301 |
| \$57,464  | 301 |
| \$101,896 | 301 |
| \$61,537  | 301 |
| \$182,229 | 301 |

| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table       | Property Class | Building Depr. |
|----------------|----------|------------|--------------|------------|-----------------------|------------------|----------------|----------------|
| 1.25 STORY     |          | \$20,925   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 77             |
| 1.25 STORY     |          | \$20,317   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 61             |
| 1.50 STORY     |          | \$13,935   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 76             |
| 1 STORY        |          | \$16,056   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 79             |
| 1.25 STORY     |          | \$11,382   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 81             |
| 1+ STORY       |          | \$12,697   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 75             |
| 1.25 STORY     |          | \$114,477  | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 77             |
| 1+ STORY       |          | \$10,810   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 82             |
| 1.75 STORY     |          | \$44,796   | No           | / /        | 011-008-091-00        | IMLAY TOWNSHIP 2 | 401            | 77             |
| 1.75 STORY     |          | \$72,569   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 77             |
| 1 STORY        |          | \$5,920    | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 70             |
| 1.25 STORY     |          | \$12,178   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 85             |
| 1 STORY        |          | \$49,208   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 99             |
| 1 STORY        |          | \$49,690   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 98             |
| 1 STORY        |          | \$12,796   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 84             |
| 1 STORY        |          | \$12,697   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 57             |
| 1.25 STORY     |          | \$16,964   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 86             |
| 1 STORY        |          | \$18,216   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 402            | 99             |
| 1.25 STORY     |          | \$27,106   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 63             |
| 1 STORY        |          | \$18,176   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 99             |
| 1 STORY        |          | \$18,176   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 99             |
| 1 STORY        |          | \$18,727   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 402            | 100            |
| 1.25 STORY     |          | \$10,785   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 72             |
| 1.25 STORY     |          | \$44,796   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 82             |
| 1+ STORY       |          | \$24,747   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 72             |

|            |          |    |     |                  |     |    |
|------------|----------|----|-----|------------------|-----|----|
| 1.50 STORY | \$26,103 | No | / / | IMLAY TOWNSHIP 2 | 401 | 82 |
| 1.25 STORY | \$41,731 | No | / / | IMLAY TOWNSHIP 2 | 401 | 83 |
| 1 STORY    | \$5,998  | No | / / | IMLAY TOWNSHIP 2 | 401 | 82 |

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**14.18967248**

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|          |          |    |     |                  |     |    |
|----------|----------|----|-----|------------------|-----|----|
| 1+ STORY | \$14,842 | No | / / | IMLAY TOWNSHIP 2 | 401 | 90 |
| 1+ STORY | \$5,355  | No | / / | IMLAY TOWNSHIP 2 | 401 | 37 |
| 1+ STORY | \$22,398 | No | / / | IMLAY TOWNSHIP 2 | 401 | 62 |
| 1 STORY  | \$21,776 | No | / / | IMLAY TOWNSHIP 2 | 401 | 70 |

| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table       | Property Class | Building Depr. |
|----------------|----------|------------|--------------|------------|-----------------------|------------------|----------------|----------------|
| 1.50 STORY     |          | \$22,466   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 90             |
| 1 STORY        |          | \$13,688   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 82             |
| 1.25 STORY     |          | \$21,800   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 81             |
| 1.25 STORY     |          | \$13,510   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 86             |
| 1.25 STORY     |          | \$18,176   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 83             |
| 1 STORY        |          | \$12,697   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 88             |
| 1.25 STORY     |          | \$12,029   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 91             |
| 1.25 STORY     |          | \$12,697   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 45             |
| 1.25 STORY     |          | \$22,366   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 86             |
| 1 STORY        |          | \$27,375   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 72             |
| 1.25 STORY     |          | \$30,294   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 45             |
| 1.50 STORY     |          | \$22,398   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 77             |
| 1.25 STORY     |          | \$8,033    | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 72             |
| 1 STORY        |          | \$3,834    | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 48             |
| 1 STORY        |          | \$4,519    | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 47             |
| 1.25 STORY     |          | \$31,847   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 88             |
| 1.25 STORY     |          | \$7,144    | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 90             |
| 1 STORY        |          | \$13,318   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 70             |
| 1+ STORY       |          | \$28,156   | No           | / /        |                       | SUBDIVISION LAND | 401            | 91             |
| 1+ STORY       |          | \$36,044   | No           | / /        |                       | SUBDIVISION LAND | 401            | 96             |
| 1.50 STORY     |          | \$18,176   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 83             |
| 1.50 STORY     |          | \$56,292   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 90             |
| 1 STORY        |          | \$30,855   | No           | / /        |                       | PRESERVE NO. 2   | 401            | 92             |
| 1+ STORY       |          | \$43,130   | No           | / /        |                       | PRESERVE NO. 2   | 401            | 99             |
| 1+ STORY       |          | \$41,807   | No           | / /        |                       | PRESERVE NO. 2   | 401            | 95             |
| 1 STORY        |          | \$18,848   | No           | / /        |                       | IMLAY TOWNSHIP 2 | 401            | 69             |

|            |          |    |     |                  |     |    |
|------------|----------|----|-----|------------------|-----|----|
| 1.50 STORY | \$18,176 | No | / / | IMLAY TOWNSHIP 2 | 401 | 84 |
| 1.50 STORY | \$18,338 | No | / / | IMLAY TOWNSHIP 2 | 401 | 91 |
| 1.50 STORY | \$18,416 | No | / / | IMLAY TOWNSHIP 2 | 401 | 90 |
| 1 STORY    | \$26,053 | No | / / | IMLAY TOWNSHIP 2 | 401 | 52 |
| 1 STORY    | \$10,884 | No | / / | IMLAY TOWNSHIP 2 | 401 | 80 |
| 1 STORY    | \$20,632 | No | / / | IMLAY TOWNSHIP 2 | 401 | 81 |
| 1 STORY    | \$20,632 | No | / / | IMLAY TOWNSHIP 2 | 401 | 81 |
| 1+ STORY   | \$16,883 | No | / / | IMLAY TOWNSHIP 2 | 401 | 94 |
| 1 STORY    | \$16,001 | No | / / | IMLAY TOWNSHIP 2 | 401 | 96 |
| 1 STORY    | \$16,116 | No | / / | IMLAY TOWNSHIP 2 | 401 | 76 |
| 1.25 STORY | \$24,248 | No | / / | IMLAY TOWNSHIP 2 | 401 | 91 |
| 1.75 STORY | \$12,443 | No | / / | IMLAY TOWNSHIP 2 | 401 | 79 |
| 1.50 STORY | \$4,396  | No | / / | IMLAY TOWNSHIP 2 | 401 | 87 |
| 1.50 STORY | \$7,952  | No | / / | IMLAY TOWNSHIP 2 | 401 | 87 |

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**18.63979938**


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|            |          |    |     |                  |     |    |
|------------|----------|----|-----|------------------|-----|----|
| 1 STORY    | \$15,033 | No | / / | IMLAY TOWNSHIP 2 | 401 | 52 |
| 1.25 STORY | \$37,372 | No | / / | IMLAY TOWNSHIP 2 | 401 | 72 |
| 1+ STORY   | \$11,280 | No | / / | IMLAY TOWNSHIP 2 | 401 | 68 |
| 1.25 STORY | \$15,678 | No | / / | IMLAY TOWNSHIP 2 | 401 | 77 |
| 1.75 STORY | \$22,216 | No | / / | IMLAY TOWNSHIP 2 | 401 | 87 |