

RETAIL

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
1.800	0.334	1.862	15.32%	42.15%	StdDev=	0.065
				Median= 0.422		
				Avg Deviation= 0.052		

Subtotals		\$5,650,441	\$2,381,500	0.421	\$4,929,902	\$1,183,609	\$4,466,832	\$2,480,943	1.862
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CVT	Exclude from Analysis	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
GROSSE PTE FARMS		38 001 01 0186 000	19210 MACK AVE	09/25/24	\$500,000	\$237,400	0.475	\$479,359	\$93,919	\$406,081	\$263,639	1.540
GROSSE PTE FARMS		38 005 04 0156 000	18530 MACK AVE	01/26/24	\$410,000	\$161,500	0.394	\$342,728	\$83,080	\$326,920	\$177,598	1.841
GROSSE PTE CITY		37 004 01 0007 000	397 FISHER	03/10/25	\$590,000	\$193,400	0.328	\$412,589	\$192,514	\$397,486	\$225,026	1.766
GROSSE PTE PARK		39 007 04 0009 001	15226 MACK	03/14/25	\$180,000	\$93,300	0.518	\$196,387	\$21,480	\$158,520	\$111,193	1.426
GROSSE PTE PARK		39 007 06 0034 000	15200 CHARLEVOIX	08/27/24	\$495,000	\$172,800	0.349	\$347,052	\$94,117	\$400,883	\$169,301	2.368
GROSSE PTE WOODS		004 02 0013 000	21016 MACK	06/01/23	\$187,441	\$87,900	0.469	\$173,748	\$30,906	\$156,535	\$94,285	1.660
GROSSE PTE WOODS		004 02 0021 000	20948 MACK	08/31/23	\$350,000	\$152,500	0.436	\$301,508	\$62,145	\$287,855	\$157,995	1.822
GROSSE PTE WOODS		007 02 1987 002	20507 MACK	02/16/24	\$625,000	\$208,800	0.334	\$419,975	\$113,974	\$511,026	\$201,981	2.530
GROSSE PTE WOODS		007 03 0001 000	20229 MACK	07/31/24	\$1,220,000	\$622,400	0.510	\$1,359,341	\$249,553	\$970,447	\$647,389	1.499
GROSSE PTE WOODS		007 03 0017 002	20315 MACK	12/12/23	\$338,000	\$139,200	0.412	\$274,632	\$60,279	\$277,721	\$141,487	1.963
GROSSE PTE WOODS		007 03 0021 000	20331 MACK	09/20/23	\$380,000	\$150,600	0.396	\$297,151	\$61,800	\$318,200	\$155,347	2.048
GROSSE PTE WOODS		007 03 0039 001	20481 MACK	12/27/24	\$375,000	\$161,700	0.431	\$325,432	\$119,842	\$255,158	\$135,703	1.880

OFFICES

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
1.250	0.216	1.244	12.20%	46.34%	StdDev=	0.057
				Median= 0.488		
				Avg Deviation= 0.043		

Subtotals	\$7,775,000	\$3,603,100	0.466	\$7,338,841	\$2,087,530	\$5,687,470	\$4,550,988	1.244
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CVT	Exclude from Analysis	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
GROSSE PTE FARMS		38 005 05 0011 000	18450 MACK AVE	06/10/24	\$900,000	\$459,600	0.511	\$953,159	\$40,000	\$860,000	\$760,332	1.131
GROSSE PTE FARMS		38 009 02 0041 000	18226 MACK AVE	01/09/24	\$250,000	\$95,600	0.382	\$226,228	\$41,477	\$208,523	\$153,831	1.356
GROSSE PTE FARMS		38 014 01 0165 002	82 KERCHEVAL AVE	01/23/25	\$1,570,000	\$567,600	0.362	\$1,191,092	\$400,000	\$1,170,000	\$658,694	1.776
GROSSE PTE WOODS		003 06 0086 300	21003 MACK	12/20/24	\$780,000	\$411,800	0.528	\$823,713	\$197,804	\$582,196	\$554,392	1.050
GROSSE PTE WOODS		003 06 0095 000	21043 MACK	04/30/24	\$380,000	\$182,900	0.481	\$367,250	\$72,627	\$307,373	\$260,959	1.178
GROSSE PTE WOODS		004 03 0112 003	20916 MACK	08/24/23	\$750,000	\$345,800	0.461	\$693,149	\$59,160	\$690,840	\$561,549	1.230
GROSSE PTE WOODS		012 04 0001 000	1690 FAIRCOURT ST	03/26/24	\$700,000	\$346,900	0.496	\$697,696	\$414,738	\$285,262	\$250,627	1.138
GROSSE PTE WOODS		012 05 0090 000	20100 MACK	04/14/23	\$445,000	\$217,800	0.489	\$436,454	\$134,614	\$310,386	\$267,352	1.161
GROSSE PTE WOODS		015 99 0002 300	19299 MACK	06/27/23	\$2,000,000	\$975,100	0.488	\$1,950,100	\$727,110	\$1,272,890	\$1,083,251	1.175

OTHER COMMERCIAL

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
1.515	0.507	1.608	16.47%	42.62%	StdDev=	0.071
				Median= 0.436		
				Avg Deviation= 0.057		

Subtotals	\$13,960,596	\$5,949,400	0.433	\$12,177,479	\$2,679,559	\$11,281,037	\$7,444,531	1.608
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CVT	Exclude from Analysis	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
GROSSE PTE FARMS		38 001 01 0186 000	19210 MACK AVE	09/25/24	\$500,000	\$237,400	0.475	\$479,359	\$93,919	\$406,081	\$263,639	1.540
GROSSE PTE FARMS		38 005 04 0156 000	18530 MACK AVE	01/26/24	\$410,000	\$161,500	0.394	\$342,728	\$83,080	\$326,920	\$177,598	1.841
GROSSE PTE FARMS		38 005 05 0011 000	18450 MACK AVE	06/10/24	\$900,000	\$459,600	0.511	\$953,159	\$40,000	\$860,000	\$760,332	1.131
GROSSE PTE FARMS		38 009 02 0041 000	18226 MACK AVE	01/09/24	\$250,000	\$95,600	0.382	\$226,228	\$41,477	\$208,523	\$153,831	1.356
GROSSE PTE CITY		37 001 02 0568 000	18028 MACK	01/31/24	\$625,155	\$258,200	0.413	\$581,165	\$147,046	\$478,109	\$480,220	0.996
GROSSE PTE CITY		37 001 06 0131 003	17898 MACK	10/07/24	\$430,000	\$168,300	0.391	\$349,022	\$103,457	\$326,543	\$271,643	1.202
GROSSE PTE PARK		39 007 04 0009 001	15226 MACK	03/14/25	\$180,000	\$93,300	0.518	\$196,387	\$21,480	\$158,520	\$111,193	1.426
GROSSE PTE WOODS		003 06 0086 300	21003 MACK	12/20/24	\$780,000	\$411,800	0.528	\$823,713	\$197,804	\$582,196	\$554,392	1.050
GROSSE PTE WOODS		003 06 0095 000	21043 MACK	04/30/24	\$380,000	\$182,900	0.481	\$367,250	\$72,627	\$307,373	\$260,959	1.178
GROSSE PTE WOODS		004 02 0013 000	21016 MACK	06/01/23	\$187,441	\$87,900	0.469	\$173,748	\$30,906	\$156,535	\$94,285	1.660
GROSSE PTE WOODS		004 02 0021 000	20948 MACK	08/31/23	\$350,000	\$152,500	0.436	\$301,508	\$62,145	\$287,855	\$157,995	1.822
GROSSE PTE WOODS		004 03 0112 003	20916 MACK	08/24/23	\$750,000	\$345,800	0.461	\$693,149	\$59,160	\$690,840	\$561,549	1.230
GROSSE PTE WOODS		007 02 1987 002	20507 MACK	02/16/24	\$625,000	\$208,800	0.334	\$419,975	\$113,974	\$511,026	\$201,981	2.530
GROSSE PTE WOODS		007 03 0001 000	20229 MACK	07/31/24	\$1,220,000	\$622,400	0.510	\$1,359,341	\$249,553	\$970,447	\$647,389	1.499
GROSSE PTE WOODS		007 03 0017 002	20315 MACK	12/12/23	\$338,000	\$139,200	0.412	\$274,632	\$60,279	\$277,721	\$141,487	1.963
GROSSE PTE WOODS		007 03 0021 000	20331 MACK	09/20/23	\$380,000	\$150,600	0.396	\$297,151	\$61,800	\$318,200	\$155,347	2.048
GROSSE PTE WOODS		007 03 0039 001	20481 MACK	12/27/24	\$375,000	\$161,700	0.431	\$325,432	\$119,842	\$255,158	\$135,703	1.880
GROSSE PTE WOODS		011 06 0114 000	19803 MACK	11/08/24	\$635,000	\$178,300	0.281	\$355,064	\$82,027	\$552,973	\$241,840	2.287
GROSSE PTE WOODS		011 06 0128 000	19853 MACK	06/11/24	\$2,200,000	\$640,700	0.291	\$1,271,914	\$177,259	\$2,022,741	\$722,545	2.799
GROSSE PTE WOODS		012 05 0090 000	20100 MACK	04/14/23	\$445,000	\$217,800	0.489	\$436,454	\$134,614	\$310,386	\$267,352	1.161
GROSSE PTE WOODS		015 99 0002 300	19299 MACK	06/27/23	\$2,000,000	\$975,100	0.488	\$1,950,100	\$727,110	\$1,272,890	\$1,083,251	1.175