

RETAIL-RESTAURANTS

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio	
<b>1.460</b>	8.05%	0.506	1.541	27.99%	46.24%	StdDev= 0.133
					Median= 0.431	
					Avg Deviation= 0.109	

Subtotals		\$5,285,000	\$2,444,000	0.476	\$5,040,632	\$986,511	\$4,298,489	\$2,943,862	1.541	35,594.00	\$157	44.302					
CVT	Exclude from Analysis	User Entered Terms of Sale	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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
GROSSE PTE WOODS			003 01 0052 000	21211 MACK	06/01/22	\$365,000	\$140,300	0.384	\$288,619	\$69,778	\$295,222	\$157,553	1.874	2,290	\$159	C-RET	51.1331
GROSSE PTE WOODS			003 06 0099 000	21123 MACK	04/20/21	\$105,000	\$57,800	0.550	\$118,594	\$35,157	\$69,843	\$60,070	1.163	800	\$131	C-RET	19.9768
GROSSE PTE WOODS			004 02 0017 000	20968 MACK	01/12/23	\$155,000	\$58,300	0.376	\$121,704	\$31,225	\$123,775	\$65,140	1.900	1,000	\$155	C-RET	53.7683
GROSSE PTE WOODS			004 06 0001 001	20778 MACK	05/13/22	\$800,000	\$510,200	0.638	\$1,049,064	\$249,344	\$550,656	\$600,880	0.916	8,207	\$97	C-RET	44.6049
GROSSE PTE WOODS			007 02 1895 000	20551 MACK	05/11/21	\$175,000	\$71,100	0.406	\$146,425	\$41,847	\$133,153	\$75,290	1.769	740	\$236	C-RET	40.6067
GROSSE PTE WOODS			007 04 0011 000	20427 MACK	11/01/22	\$240,000	\$114,700	0.478	\$236,272	\$61,804	\$178,196	\$125,607	1.419	1,460	\$164	C-RET	5.6215
GROSSE PTE WOODS			007 04 0012 000	20431 MACK	03/23/23	\$175,000	\$120,100	0.686	\$243,684	\$62,156	\$112,844	\$130,690	0.863	1,340	\$131	C-RET	49.9015
GROSSE PTE WOODS			011 01 1516 000	20227 MACK	04/14/21	\$335,000	\$229,400	0.685	\$474,271	\$63,364	\$271,636	\$295,829	0.918	3,470	\$97	C-RET	44.4246
GROSSE PTE WOODS			011 06 0124 000	19841 MACK	06/16/21	\$1,050,000	\$383,400	0.365	\$803,793	\$157,105	\$892,895	\$465,578	1.918	6,774	\$155	C-RET	55.5355
GROSSE PTE WOODS			011 06 0133 000	19869 MACK	07/22/22	\$250,000	\$105,100	0.420	\$216,342	\$44,926	\$205,074	\$123,410	1.662	1,680	\$149	C-RET	29.9269
GROSSE PTE WOODS			012 01 0371 001	19874 MACK	07/07/22	\$435,000	\$124,300	0.286	\$256,997	\$40,269	\$394,731	\$156,032	2.530	2,123	\$205	C-RET	116.7349
GROSSE PTE WOODS			012 01 0373 301	19850 MACK	12/30/21	\$1,200,000	\$529,300	0.441	\$1,084,867	\$129,536	\$1,070,464	\$687,783	1.556	5,710	\$210	C-RET	19.3933

OFFICE-BANKS

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance
<b>1.134</b>	6.48%	0.391	1.199	21.18%

Overall Sale Ratio

50.39%	StdDev= 0.106
	Median= 0.502
	Avg Deviation= 0.081

Subtotals		\$4,472,500				\$4,472,500			\$2,253,900		0.501	\$4,623,159		\$1,266,073		\$3,206,427		\$2,826,612		1.199	29,444.00		\$169	31.759
CVT	Exclude from Analysis	User Entered Terms of Sale	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)				
GROSSE PTE WOODS			003 01 0050 301	21219 MACK	08/26/22	\$475,000	PTA	03-ARM'S	\$475,000	\$202,500	0.426	\$419,447	\$70,188	\$404,812	\$303,968	1.332	2,110	\$225	C-OFF	3.0705				
GROSSE PTE WOODS			004 02 0014 000	21012 MACK	05/18/22	\$270,000	PTA	03-ARM'S	\$270,000	\$156,400	0.579	\$324,165	\$31,072	\$238,928	\$255,085	0.937	2,115	\$128	C-OFF	42.5805				
GROSSE PTE WOODS			004 02 0015 000	21002 MACK	10/04/21	\$372,500	PTA	03-ARM'S	\$372,500	\$230,800	0.620	\$477,744	\$61,421	\$311,079	\$362,335	0.859	2,795	\$133	C-OFF	50.3925				
GROSSE PTE WOODS			007 02 1892 001	20567 MACK	05/31/22	\$550,000	PTA	03-ARM'S	\$550,000	\$159,200	0.289	\$325,622	\$72,865	\$477,135	\$219,980	2.169	2,295	\$240	C-OFF	80.6528				
GROSSE PTE WOODS			009 01 0295 002	20136 MACK	06/01/21	\$475,000	PTA	03-ARM'S	\$475,000	\$237,000	0.499	\$480,707	\$265,856	\$209,144	\$186,990	1.118	2,160	\$220	C-OFF	24.3985				
GROSSE PTE WOODS			011 01 1671 000	20039 MACK	09/02/21	\$425,000	PTA	03-ARM'S	\$425,000	\$183,300	0.431	\$374,986	\$138,093	\$286,907	\$206,173	1.392	1,897	\$224	C-OFF	2.9118				
GROSSE PTE WOODS			004 06 0003 001	20788 MACK	05/13/22	\$800,000	PTA	19-MULTI F	\$800,000	\$510,200	0.638	\$1,049,064	\$249,344	\$550,656	\$600,880	0.916	8,207	\$97	C-OFF					
GROSSE PTE WOODS			011 04 0790 002	19699 MACK	08/24/21	\$160,000	PTA	03-ARM'S	\$160,000	\$80,700	0.504	\$164,591	\$38,686	\$121,314	\$109,578	1.107	1,188	\$135	C-OFF	25.5362				
GROSSE PTE WOODS			012 09 0007 000	19660 MACK	04/12/21	\$545,000	PTA	03-ARM'S	\$545,000	\$312,200	0.573	\$635,367	\$234,105	\$310,895	\$349,227	0.890	4,039	\$135	C-OFF	47.2227				
GROSSE PTE WOODS			015 01 0022 000	19557 MACK	08/13/21	\$400,000	PTA	03-ARM'S	\$400,000	\$181,600	0.454	\$371,466	\$104,443	\$295,557	\$232,396	1.272	2,638	\$152	C-OFF	9.0683				

ALL OTHER COMMERCIAL

<b>1.301</b>	1.94%	0.372	1.320	21.06%
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47.59% StdDev= 0.104

Median= 0.466

Avg Deviation= 0.088

Subtotals		\$9,222,500				\$4,388,800			0.495		\$9,031,541		\$2,159,154		\$7,063,346		\$5,429,252		1.320		57,319.00		\$165		31.907
CVT	Exclude from Analysis	User Entered Terms of Sale	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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)								
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GROSSE PTE WOODS			003 01 0052 000	21211 MACK	06/01/22	\$365,000	\$140,300	0.384	\$288,619	\$69,778	\$295,222	\$157,553	1.874	2,290	\$159	C-RET	51.1331								
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GROSSE PTE WOODS			004 02 0014 000	21012 MACK	05/18/22	\$270,000	\$156,400	0.579	\$324,165	\$31,072	\$238,928	\$255,085	0.937	2,115	\$128	C-OFF	42.5805								
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GROSSE PTE WOODS			004 02 0017 000	20968 MACK	01/12/23	\$155,000	\$58,300	0.376	\$121,704	\$31,225	\$123,775	\$65,140	1.900	1,000	\$155	C-RET	53.7683								
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GROSSE PTE WOODS			011 06 0118 000	19815 MACK	06/30/21	\$1,250,000	\$484,600	0.388	\$999,433	\$269,048	\$980,952	\$635,670	1.543	4,906	\$255	C-OFF	18.0713								
GROSSE PTE WOODS			011 06 0124 000	19841 MACK	06/16/21	\$1,050,000	\$383,400	0.365	\$803,793	\$157,105	\$892,895	\$465,578	1.918	6,774	\$155	C-RET	55.5355								
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