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General Township Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-36-100-032	4693 DEXTER PINCKNEY RD	02/29/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000
D-04-12-400-011	8565 HURON RIVER CT	12/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000
D-04-02-400-004	9777 DEXTER PINCKNEY RD	02/07/25	\$335,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$335,000
D-04-25-460-011	4859 DEXTER PINCKNEY RD	01/17/25	\$335,500	WD	03-ARM'S LENGTH	\$335,500
D-04-19-100-007	13861 RIKER RD	07/10/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000
D-04-15-100-031	7023 TOMA RD	08/13/23	\$491,500	WD	03-ARM'S LENGTH	\$491,500
D-04-35-400-039	9914 ARNOLD DR	07/31/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000
D-04-19-100-021	13925 RIKER RD	07/19/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000
D-04-36-400-020	8775 ISLAND LAKE RD	06/20/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000
D-04-21-100-014	5575 DEXTER TOWNHALL RD	07/17/24	\$555,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$555,000
D-04-15-305-014	11451 NORTH TERRITORIAL RD	09/13/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000
D-04-28-400-015	11738 ISLAND LAKE RD	04/05/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000
D-04-28-400-017	11654 ISLAND LAKE RD	02/08/24	\$540,000	WD	03-ARM'S LENGTH	\$540,000
D-04-24-200-027	6860 DEXTER PINCKNEY RD	03/25/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000
D-04-24-200-003	6787 DEXTER PINCKNEY RD	10/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000
D-04-30-200-031	13890 ISLAND LAKE RD	05/17/24	\$451,200	WD	03-ARM'S LENGTH	\$451,200
D-04-17-300-017	13330 NORTH TERRITORIAL RD	11/08/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000
D-04-16-401-049	11677 NORTH TERRITORIAL RD	08/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000
D-04-19-400-007	RIKER RD	09/17/24	\$79,500	WD	03-ARM'S LENGTH	\$79,500
D-04-12-400-037	8597 BELL RD	11/08/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000
D-04-22-400-020	5366 MCGUINNESS RD	08/08/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000
D-04-15-100-028	10900 NORTH TERRITORIAL RD	09/24/24	\$347,500	WD	03-ARM'S LENGTH	\$347,500
D-04-14-400-040	9763 NORTH TERRITORIAL RD	09/22/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000
D-04-21-300-021	5034 MADDEN RD	11/17/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000
D-04-15-100-013	10877 NORTH TERRITORIAL RD	05/29/24	\$488,500	WD	03-ARM'S LENGTH	\$488,500
D-04-19-200-015	6310 STOFFER RD	06/04/24	\$698,000	WD	03-ARM'S LENGTH	\$698,000
D-04-28-400-032	12000 ISLAND LAKE RD	05/01/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000
D-04-36-400-030	8655 E STONEYFIELD DR	01/13/25	\$175,000	WD	03-ARM'S LENGTH	\$175,000
D-04-35-300-013	ISLAND LAKE RD	07/21/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000
D-04-35-400-057	9825 ARNOLD DR	08/23/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000
D-04-15-100-034	7333 TOMA RD	12/18/23	\$421,000	WD	03-ARM'S LENGTH	\$421,000

D-04-10-400-010	7595 TOMARD RD	09/26/24	\$310,000	WD	19-MULTI PARCEL	ARM'S LENGTH	\$310,000
D-04-19-400-008	RIKER RD	09/17/24	\$122,000	WD	03-ARM'S LENGTH		\$122,000
D-04-31-300-033	3191 JEANETTE DR	08/23/23	\$485,000	WD	03-ARM'S LENGTH		\$485,000
D-04-35-300-010	10265 ISLAND LAKE RD	04/26/24	\$260,000	WD	03-ARM'S LENGTH		\$260,000
D-04-05-400-003	9200 GLENBROOK	07/29/24	\$1,175,000	WD	19-MULTI PARCEL	ARM'S LENGTH	\$1,175,000
D-04-31-400-016	13730 MCKINLEY RD	04/26/23	\$569,900	WD	03-ARM'S LENGTH		\$569,900
D-04-31-100-017	13690 WATERLOO RD	08/22/23	\$192,500	WD	03-ARM'S LENGTH		\$192,500
D-04-31-100-021	13692 WATERLOO RD	03/01/24	\$178,000	WD	03-ARM'S LENGTH		\$178,000
D-04-35-300-009	10295 ISLAND LAKE RD	04/12/24	\$225,000	WD	03-ARM'S LENGTH		\$225,000
D-04-22-300-006	4930 DEXTER TOWNHALL RD	11/27/24	\$595,000	WD	03-ARM'S LENGTH		\$595,000
D-04-22-400-006	5175 MCGUINNESS RD	03/13/25	\$505,250	WD	03-ARM'S LENGTH		\$505,250
D-04-16-300-011	12231 NORTH TERRITORIAL RD	06/15/23	\$455,000	WD	03-ARM'S LENGTH		\$455,000
D-04-22-100-011	10649 MOUNTAIN VIEW DR	08/31/23	\$1,200,000	WD	03-ARM'S LENGTH		\$1,200,000
D-04-15-400-016	10501 NORTH TERRITORIAL RD	09/13/24	\$675,000	WD	03-ARM'S LENGTH		\$675,000
D-04-25-300-005	4887 WYLLIE RD	08/16/24	\$770,000	WD	03-ARM'S LENGTH		\$770,000
D-04-27-100-022	4926 DEXTER TOWNHALL RD	06/07/23	\$705,000	WD	03-ARM'S LENGTH		\$705,000
D-04-33-200-011	3524 TANGLEWOOD TRAIL	09/05/24	\$190,000	WD	03-ARM'S LENGTH		\$190,000
<b>Totals:</b>			<b>\$19,120,350</b>				<b>\$19,120,350</b>

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$84,100	34.33	\$209,236	\$69,564	\$33,800	0.52	0.52	\$133,777	\$3.07
\$144,000	36.92	\$320,432	\$110,518	\$40,950	0.63	0.63	\$175,425	\$4.03
\$137,100	40.93	\$376,693	\$97,807	\$89,550	1.29	0.72	\$75,819	\$1.74
\$144,200	42.98	\$320,729	\$64,756	\$49,985	0.77	0.77	\$84,208	\$1.93
\$130,600	35.30	\$319,643	\$115,357	\$65,000	1.00	1.00	\$115,357	\$2.65
\$184,100	37.46	\$416,160	\$142,540	\$67,200	1.11	1.11	\$128,414	\$2.95
\$116,900	37.11	\$273,081	\$109,119	\$67,200	1.11	1.11	\$98,305	\$2.26
\$33,200	55.33	\$67,800	\$60,000	\$67,800	1.14	1.14	\$52,632	\$1.21
\$119,100	30.94	\$275,082	\$178,518	\$68,600	1.18	1.18	\$151,286	\$3.47
\$237,000	42.70	\$718,371	\$294,479	\$261,825	14.47	1.36	\$20,351	\$0.47
\$36,500	52.14	\$77,900	\$70,000	\$77,900	1.79	1.79	\$39,106	\$0.90
\$32,000	35.56	\$79,000	\$90,000	\$79,000	1.90	1.90	\$47,368	\$1.09
\$196,200	36.33	\$467,122	\$151,878	\$79,000	1.90	1.90	\$79,936	\$1.84
\$124,100	39.40	\$297,455	\$96,745	\$79,200	1.92	1.92	\$50,388	\$1.16
\$102,800	32.13	\$252,664	\$151,336	\$84,000	2.20	2.20	\$68,789	\$1.58
\$193,900	42.97	\$433,303	\$101,897	\$84,000	2.20	2.20	\$46,317	\$1.06
\$128,500	38.94	\$320,103	\$95,097	\$85,200	2.26	2.26	\$42,078	\$0.97
\$109,000	36.33	\$265,643	\$120,757	\$86,400	2.32	2.32	\$52,050	\$1.19
\$39,600	49.81	\$88,200	\$79,500	\$88,200	2.41	2.41	\$32,988	\$0.76
\$40,500	30.00	\$93,000	\$135,000	\$93,000	2.60	2.60	\$51,923	\$1.19
\$184,400	38.02	\$423,828	\$155,972	\$94,800	2.66	2.66	\$58,636	\$1.35
\$157,900	45.44	\$361,744	\$85,356	\$99,600	2.82	2.82	\$30,268	\$0.69
\$158,900	40.74	\$401,603	\$91,297	\$102,900	2.93	2.93	\$31,159	\$0.72
\$38,800	33.74	\$105,000	\$115,000	\$105,000	3.00	3.00	\$38,333	\$0.88
\$182,700	37.40	\$415,962	\$177,788	\$105,250	3.01	3.01	\$59,066	\$1.36
\$316,900	45.40	\$785,173	\$23,327	\$110,500	3.22	3.22	\$7,244	\$0.17
\$216,400	34.62	\$506,793	\$238,957	\$120,750	3.63	3.63	\$65,828	\$1.51
\$46,000	26.29	\$122,500	\$175,000	\$122,500	3.70	3.70	\$47,297	\$1.09
\$47,300	31.53	\$143,500	\$150,000	\$143,500	4.90	4.90	\$30,612	\$0.70
\$166,100	33.22	\$412,961	\$230,839	\$143,800	4.92	4.92	\$46,918	\$1.08
\$154,400	36.67	\$420,999	\$144,101	\$144,100	4.94	4.94	\$29,170	\$0.67

\$246,900	79.65	\$1,048,600	\$310,000	\$607,500	20.82	5.64	\$14,890	\$0.34
\$59,300	48.61	\$152,000	\$122,000	\$152,000	5.70	5.70	\$21,404	\$0.49
\$205,400	42.35	\$545,248	\$106,552	\$166,800	7.36	7.36	\$14,477	\$0.33
\$64,100	24.65	\$166,900	\$260,000	\$166,900	7.38	7.38	\$35,230	\$0.81
\$579,400	49.31	\$1,102,328	\$504,222	\$431,550	14.98	7.49	\$33,660	\$0.77
\$237,800	41.73	\$572,384	\$166,516	\$169,000	7.80	7.80	\$21,348	\$0.49
\$59,300	30.81	\$176,100	\$192,500	\$176,100	9.22	9.22	\$20,879	\$0.48
\$59,300	33.31	\$176,100	\$178,000	\$176,100	9.22	9.22	\$19,306	\$0.44
\$75,000	33.33	\$180,000	\$225,000	\$180,000	10.00	10.00	\$22,500	\$0.52
\$237,800	39.97	\$516,502	\$258,538	\$180,040	10.01	10.01	\$25,828	\$0.59
\$201,900	39.96	\$466,693	\$218,597	\$180,040	10.01	10.01	\$21,838	\$0.50
\$181,100	39.80	\$462,999	\$172,081	\$180,080	10.02	10.02	\$17,174	\$0.39
\$525,600	43.80	\$1,190,021	\$190,179	\$180,200	10.05	10.05	\$18,923	\$0.43
\$309,100	45.79	\$697,614	\$161,066	\$183,680	10.92	10.92	\$14,750	\$0.34
\$296,900	38.56	\$728,365	\$226,595	\$184,960	11.24	11.24	\$20,160	\$0.46
\$238,600	33.84	\$616,810	\$275,430	\$187,240	11.81	11.81	\$23,322	\$0.54
\$137,600	72.42	\$390,022	\$100,178	\$300,200	25.04	25.04	\$4,001	\$0.09
<b>\$7,718,300</b>		<b>\$18,960,366</b>	<b>\$7,589,959</b>	<b>\$6,742,900</b>	<b>276.03</b>	<b>239.68</b>		
Sale. Ratio =>	40.37		Average	Average			Average	
Std. Dev. =>	9.91		per FF=>	per Net Acre=>	27,496.96	per SqFt=>		\$0.63

00001 5546/0241		GENERAL TWP	401
00001 5574/0549		GENERAL TWP	401
00001 5579/0884	D-04-02-400-003	GENERAL TWP	401
00001 5577/0231		GENERAL TWP	401
00001 5527/0114		GENERAL TWP	401
00001 5532/0977		GENERAL TWP	401
00001 5528/0488		GENERAL TWP	401
00001 5560/0240		GENERAL TWP	401
00001 5557/0818		GENERAL TWP	401
00001 5560/0880	D-04-21-100-015	GENERAL TWP	401
00001 5565/0378		GENERAL TWP	402
00001 5516/0536		GENERAL TWP	401
00001 5544/0653		GENERAL TWP	401
00001 5583/0971		GENERAL TWP	401
00001 5536/0688		GENERAL TWP	401
00001 5554/0266		GENERAL TWP	401
00001 5540/0420		GENERAL TWP	401
00001 5531/0215		GENERAL TWP	407
00001 5565/0706		GENERAL TWP	402
00001 5571/0019		GENERAL TWP	402
00001 5529/0332		GENERAL TWP	401
00001 5566/0333		GENERAL TWP	401
00001 5534/0747		GENERAL TWP	401
00001 5539/0196		GENERAL TWP	401
00001 5555/0601		GENERAL TWP	401
00001 5556/0025		GENERAL TWP	401
00001 5553/0043		GENERAL TWP	401
00001 5577/0479		GENERAL TWP	402
00001 5528/0108		GENERAL TWP	402
00001 5563/0609		GENERAL TWP	401
00001 5544/0803		GENERAL TWP	401

00001 5567/0499	D-04-10-400-011, D-04-10-400-012, D-04-10-400-013, D-04-10-400-014	GENERAL TWP	402
00001 5565/0848		GENERAL TWP	402
00001 5530/0968		GENERAL TWP	401
00001 5552/0591		GENERAL TWP	402
00001 5570/0508	D-04-05-400-002	GENERAL TWP	401
00001 5519/0331		GENERAL TWP	401
00001 5530/0532		GENERAL TWP	402
00001 5546/0693		GENERAL TWP	401
00001 5550/0865		GENERAL TWP	402
00001 5572/0924		GENERAL TWP	401
00001 5582/0953		GENERAL TWP	401
00001 5524/0267		GENERAL TWP	401
00001 5531/0892		GENERAL TWP	401
00001 5565/0618		GENERAL TWP	401
00001 5562/0824		GENERAL TWP	401
00001 5523/0114		GENERAL TWP	401
00001 5565/0473		GENERAL TWP	401

General Township ECF Analysis All Parcels

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale
D -04-16-401-049	11677 NORTH TERRITORIAL RD	08/28/23	\$300,000	WD	03-ARM'S LENGTH
D -04-02-400-004	9777 DEXTER PINCKNEY RD	02/07/25	\$335,000	WD	19-MULTI PARCEL ARM'S LENGTH
D -04-16-300-011	12231 NORTH TERRITORIAL RD	06/15/23	\$455,000	WD	03-ARM'S LENGTH
D -04-24-200-003	6787 DEXTER PINCKNEY RD	10/27/23	\$320,000	WD	03-ARM'S LENGTH
D -04-24-200-027	6860 DEXTER PINCKNEY RD	03/25/25	\$315,000	WD	03-ARM'S LENGTH
D -04-25-300-005	4887 WYLLIE RD	08/16/24	\$770,000	WD	03-ARM'S LENGTH
D -04-12-400-011	8565 HURON RIVER CT	12/12/24	\$390,000	WD	03-ARM'S LENGTH
D -04-14-400-040	9763 NORTH TERRITORIAL RD	09/22/23	\$390,000	WD	03-ARM'S LENGTH
D -04-15-100-013	10877 NORTH TERRITORIAL RD	05/29/24	\$488,500	WD	03-ARM'S LENGTH
D -04-15-100-028	10900 NORTH TERRITORIAL RD	09/24/24	\$347,500	WD	03-ARM'S LENGTH
D -04-17-300-017	13330 NORTH TERRITORIAL RD	11/08/23	\$330,000	WD	03-ARM'S LENGTH
D -04-19-100-007	13861 RIKER RD	07/10/23	\$370,000	WD	03-ARM'S LENGTH
D -04-21-100-014	5575 DEXTER TOWNHALL RD	07/17/24	\$555,000	WD	19-MULTI PARCEL ARM'S LENGTH
D -04-22-400-006	5175 MCGUINNESS RD	03/13/25	\$505,250	WD	03-ARM'S LENGTH
D -04-25-460-011	4859 DEXTER PINCKNEY RD	01/17/25	\$335,500	WD	03-ARM'S LENGTH
D -04-28-400-032	12000 ISLAND LAKE RD	05/01/24	\$625,000	WD	03-ARM'S LENGTH
D -04-30-200-031	13890 ISLAND LAKE RD	05/17/24	\$451,200	WD	03-ARM'S LENGTH
D -04-31-300-033	3191 JEANNETTE DR	08/23/23	\$485,000	WD	03-ARM'S LENGTH
D -04-05-400-003	9200 GLENBROOK	07/29/24	\$1,175,000	WD	19-MULTI PARCEL ARM'S LENGTH
D -04-22-300-006	4930 DEXTER TOWNHALL RD	11/27/24	\$595,000	WD	03-ARM'S LENGTH
D -04-35-400-039	9914 ARNOLD DR	07/31/23	\$315,000	WD	03-ARM'S LENGTH
D -04-12-400-010	8595 HURON RIVER CT	12/20/24	\$331,300	WD	03-ARM'S LENGTH
D -04-20-100-019	12694 OAK HILL DR	08/04/23	\$575,000	WD	03-ARM'S LENGTH
D -04-19-200-015	6310 STOFER RD	06/04/24	\$698,000	WD	03-ARM'S LENGTH
D -04-27-100-022	4926 DEXTER TOWNHALL RD	06/07/23	\$705,000	WD	03-ARM'S LENGTH
D -04-32-400-034	12861 MCKINLEY HEIGHTS	10/06/23	\$537,500	WD	03-ARM'S LENGTH
D -04-35-400-057	9825 ARNOLD DR	08/23/24	\$500,000	WD	03-ARM'S LENGTH
D -04-22-100-011	10649 MOUNTAIN VIEW DR	08/31/23	\$1,200,000	WD	03-ARM'S LENGTH
D -04-22-400-020	5366 MCGUINNESS RD	08/08/23	\$485,000	WD	03-ARM'S LENGTH
D -04-31-400-016	13730 MCKINLEY RD	04/26/23	\$569,900	WD	03-ARM'S LENGTH
D -04-15-100-031	7023 TOMA RD	08/13/23	\$491,500	WD	03-ARM'S LENGTH

D-04-15-400-016	10501 NORTH TERRITORIAL RD	09/13/24	\$675,000	WD	03-ARM'S LENGTH
D-04-15-100-034	7333 TOMA RD	12/18/23	\$421,000	WD	03-ARM'S LENGTH
D-04-31-400-012	13600 MCKINLEY RD	05/25/23	\$700,000	WD	03-ARM'S LENGTH
D-04-36-100-032	4693 DEXTER PINCKNEY RD	02/29/24	\$245,000	WD	03-ARM'S LENGTH
D-04-36-400-020	8775 ISLAND LAKE RD	06/20/24	\$385,000	WD	03-ARM'S LENGTH
D-04-28-400-017	11654 ISLAND LAKE RD	02/08/24	\$540,000	WD	03-ARM'S LENGTH
D-04-35-400-069	3090 N DANCER RD	04/10/23	\$510,000	WD	03-ARM'S LENGTH
D-04-31-300-026	3200 JEANETTE	12/11/23	\$499,900	WD	03-ARM'S LENGTH
D-04-36-300-039	9430 ISLAND LAKE RD	07/12/23	\$540,000	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$20,462,050</b>		

Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area
\$300,000	\$109,000	36.33	\$265,643	\$87,120	\$212,880	\$125,720	1.693	1,800
\$335,000	\$137,100	40.93	\$369,493	\$89,550	\$245,450	\$167,037	1.469	1,144
\$455,000	\$181,100	39.80	\$462,999	\$182,743	\$272,257	\$206,074	1.321	1,916
\$320,000	\$102,800	32.13	\$252,664	\$86,129	\$233,871	\$117,278	1.994	1,250
\$315,000	\$124,100	39.40	\$297,455	\$81,594	\$233,406	\$152,015	1.535	1,208
\$770,000	\$296,900	38.56	\$728,365	\$185,889	\$584,111	\$382,025	1.529	3,050
\$390,000	\$144,000	36.92	\$320,432	\$40,950	\$349,050	\$196,818	1.773	1,540
\$390,000	\$158,900	40.74	\$401,603	\$102,900	\$287,100	\$210,354	1.365	1,816
\$488,500	\$182,700	37.40	\$415,962	\$105,750	\$382,750	\$218,459	1.752	2,610
\$347,500	\$157,900	45.44	\$361,744	\$100,252	\$247,248	\$191,785	1.289	1,428
\$330,000	\$128,500	38.94	\$320,103	\$90,143	\$239,857	\$161,944	1.481	1,144
\$370,000	\$130,600	35.30	\$319,643	\$65,900	\$304,100	\$178,692	1.702	1,680
\$555,000	\$237,000	42.70	\$711,971	\$262,825	\$292,175	\$187,519	1.558	1,827
\$505,250	\$201,900	39.96	\$466,693	\$180,040	\$325,210	\$204,563	1.590	1,522
\$335,500	\$144,200	42.98	\$320,729	\$50,781	\$284,719	\$190,104	1.498	1,454
\$625,000	\$216,400	34.62	\$506,793	\$120,750	\$504,250	\$283,561	1.778	1,807
\$451,200	\$193,900	42.97	\$433,303	\$84,000	\$367,200	\$245,988	1.493	1,692
\$485,000	\$205,400	42.35	\$545,248	\$166,800	\$318,200	\$266,513	1.194	2,171
\$1,175,000	\$579,400	49.31	\$1,102,328	\$444,590	\$730,410	\$503,128	1.452	3,806
\$595,000	\$237,800	39.97	\$516,502	\$180,040	\$414,960	\$270,987	1.531	1,600
\$315,000	\$116,900	37.11	\$273,081	\$67,200	\$247,800	\$159,598	1.553	1,344
\$331,300	\$237,000	71.54	\$487,257	\$76,039	\$255,261	\$318,774	0.801	2,851
\$575,000	\$344,600	59.93	\$690,266	\$112,926	\$462,074	\$506,439	0.912	3,602
\$698,000	\$316,900	45.40	\$785,173	\$119,703	\$578,297	\$515,868	1.121	3,401
\$705,000	\$238,600	33.84	\$616,810	\$187,240	\$517,760	\$380,356	1.361	1,900
\$537,500	\$288,000	53.58	\$636,986	\$76,100	\$461,400	\$492,005	0.938	2,045
\$500,000	\$166,100	33.22	\$412,961	\$143,800	\$356,200	\$236,106	1.509	1,960
\$1,200,000	\$525,600	43.80	\$1,190,021	\$185,398	\$1,014,602	\$890,842	1.139	5,066
\$485,000	\$184,400	38.02	\$423,828	\$96,300	\$388,700	\$287,305	1.353	1,848
\$669,900	\$237,800	41.73	\$572,384	\$174,926	\$394,974	\$352,038	1.122	1,890
\$491,500	\$184,100	37.46	\$416,160	\$67,200	\$424,300	\$306,105	1.386	2,265

\$675,000	\$309,100	45.79	\$697,614	\$183,680	\$491,320	\$450,819	1.090	2.577
\$421,000	\$154,400	36.67	\$420,999	\$145,100	\$275,900	\$242,950	1.136	1.970
\$700,000	\$341,300	48.76	\$813,617	\$103,554	\$596,446	\$622,862	0.958	2.900
\$245,000	\$84,100	34.33	\$209,236	\$34,881	\$210,119	\$152,943	1.374	1.042
\$385,000	\$119,100	30.94	\$275,082	\$68,600	\$316,400	\$181,698	1.741	1.152
\$540,000	\$196,200	36.33	\$467,122	\$79,000	\$461,000	\$340,458	1.354	2.378
\$510,000	\$246,000	48.24	\$585,841	\$73,600	\$436,400	\$449,334	0.971	2.605
\$499,900	\$266,700	53.35	\$630,885	\$74,019	\$425,881	\$488,479	0.872	2.580
\$540,000	\$254,800	47.19	\$671,009	\$73,400	\$466,600	\$524,218	0.890	2.439
<b>\$20,462,050</b>	<b>\$8,681,300</b>		<b>\$20,396,005</b>		<b>\$15,610,638</b>	<b>\$12,359,762</b>		
	<b>Sale. Ratio =&gt;</b>	<b>42.43</b>				<b>E.C.F. =&gt;</b>	<b>1.263</b>	
	<b>Std. Dev. =&gt;</b>	<b>7.89</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.364</b>	

\$/Sq. Ft.	ECF Area	Dev. by	Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class
\$118.27	00001		60.3443	2 STORY	\$86,400		GENERAL TWP	407
\$214.55	00001		146.9432	1 STORY	\$89,550	D-04-02-400-003	GENERAL TWP	401
\$142.10	00001		5.2677	2 STORY	\$180,080		GENERAL TWP	401
\$187.10	00001		63.2905	1 STORY	\$84,000		GENERAL TWP	401
\$193.22	00001		17.4165	1 STORY	\$79,200		GENERAL TWP	401
\$191.51	00001		16.7733	2 STORY	\$184,960		GENERAL TWP	401
\$226.66	00001		177.3463	1 STORY	\$40,950		GENERAL TWP	401
\$158.09	00001		136.4841	1 STORY	\$102,900		GENERAL TWP	401
\$146.65	00001		175.2044	B-I-LEVEL	\$105,250		GENERAL TWP	401
\$173.14	00001		128.9196	1.75 STORY	\$99,600		GENERAL TWP	401
\$209.67	00001		148.1114	1 STORY	\$85,200		GENERAL TWP	401
\$181.01	00001		170.1809	TRI-LEVEL	\$65,000		GENERAL TWP	401
\$159.92	00001		68.6259	1.75 STORY	\$261,825	D-04-21-100-015	GENERAL TWP	401
\$213.67	00001		23.5722	1 STORY	\$180,040		GENERAL TWP	401
\$195.82	00001		36.2074	1 STORY	\$49,985		GENERAL TWP	401
\$279.05	00001		39.2151	1 STORY	\$120,750		GENERAL TWP	401
\$217.02	00001		10.6631	1 STORY	\$84,000		GENERAL TWP	401
\$146.57	00001		7.1975	2 STORY	\$166,800		GENERAL TWP	401
\$191.91	00001		145.1739	1 STORY	\$431,550	D-04-05-400-002	GENERAL TWP	401
\$259.35	00001		153.1290	1 STORY	\$180,040		GENERAL TWP	401
\$184.38	00001		19.9738	1 STORY	\$67,200		GENERAL TWP	401
\$89.53	00001		80.0759	2 STORY	\$70,000		GENERAL TWP	401
\$128.28	00001		91.2399	2 STORY	\$111,000		GENERAL TWP	401
\$170.04	00001		112.1017	1.50 STORY	\$110,500		GENERAL TWP	401
\$272.51	00001		9.8231	1 STORY	\$187,240		GENERAL TWP	401
\$225.62	00001		43.6044	1 STORY	\$76,100		GENERAL TWP	401
\$181.73	00001		55.1055	1.50 STORY	\$143,800		GENERAL TWP	401
\$200.28	00001		113.8925	2 STORY	\$180,200		GENERAL TWP	401
\$210.34	00001		135.2916	1 STORY	\$94,800		GENERAL TWP	401
\$208.98	00001		23.1877	1.50 STORY	\$169,000		GENERAL TWP	401
\$187.33	00001		138.6125	2 STORY	\$67,200		GENERAL TWP	401

\$190.66	00001	108.9838	1 STORY	\$183,680	GENERAL TWP	401
\$140.05	00001	113.5625	BI-LEVEL	\$144,100	GENERAL TWP	401
\$205.67	00001	95.7589	1 STORY	\$84,000	GENERAL TWP	401
\$201.65	00001	48.3752	1 STORY	\$33,800	GENERAL TWP	401
\$274.65	00001	86.9504	1 STORY	\$68,600	GENERAL TWP	401
\$193.86	00001	135.4059	2 STORY	\$79,000	GENERAL TWP	401
\$167.52	00001	97.1215	1.75 STORY	\$73,600	GENERAL TWP	401
\$165.07	00001	87.1851	2 STORY	\$71,200	GENERAL TWP	401
\$191.31	00001	89.0087	2 STORY	\$73,400	GENERAL TWP	401

\$189.87

10.1439

Std. Deviation=> 0.2939774

Ave. Variance=> 85.3832 Coefficient of Var=> 62.57653093

**Building Dept.**

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General Township ECF Analysis 71% to 100%

Parcel Number	Street Address	Sale Date	Sale Price	Inst.
D-04-27-100-022	4926 DEXTER TOWNHALL RD	06/07/23	\$705,000	WD
D-04-32-400-034	12861 MCKINLEY HEIGHTS	10/06/23	\$537,500	WD
D-04-35-400-057	9825 ARNOLD DR	08/23/24	\$500,000	WD
D-04-22-100-011	10649 MOUNTAIN VIEW DR	08/31/23	\$1,200,000	WD
D-04-22-400-020	5366 MCGUINNESS RD	08/08/23	\$485,000	WD
D-04-31-400-016	13730 MCKINLEY RD	04/26/23	\$569,900	WD
D-04-15-100-031	7023 TOMA RD	08/13/23	\$491,500	WD
D-04-15-400-016	10501 NORTH TERRITORIAL RD	09/13/24	\$675,000	WD
D-04-15-100-034	7333 TOMA RD	12/18/23	\$421,000	WD
D-04-31-400-012	13600 MCKINLEY RD	05/25/23	\$700,000	WD
D-04-36-100-032	4693 DEXTER PINCKNEY RD	02/29/24	\$245,000	WD
D-04-36-400-020	8775 ISLAND LAKE RD	06/20/24	\$385,000	WD
D-04-28-400-017	11654 ISLAND LAKE RD	02/08/24	\$540,000	WD
D-04-35-400-069	3090 N DANCER RD	04/10/23	\$510,000	WD
D-04-31-300-026	3200 JEANETTE	12/11/23	\$499,900	WD
D-04-36-300-039	9430 ISLAND LAKE RD	07/12/23	\$540,000	WD
<b>Totals:</b>			<b>\$9,004,800</b>	

Terms of Sale	Adj. Sales \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$
03-ARM'S LENGTH	\$705,000	\$238,600	33.84	\$616,810	\$187,240	\$517,760	\$380,356
03-ARM'S LENGTH	\$537,500	\$288,000	53.58	\$636,986	\$76,100	\$461,400	\$492,005
03-ARM'S LENGTH	\$500,000	\$166,100	33.22	\$412,961	\$143,800	\$356,200	\$236,106
03-ARM'S LENGTH	\$1,200,000	\$525,600	43.80	\$1,190,021	\$185,398	\$1,014,602	\$890,842
03-ARM'S LENGTH	\$485,000	\$184,400	38.02	\$423,828	\$96,300	\$388,700	\$287,305
03-ARM'S LENGTH	\$569,900	\$237,800	41.73	\$572,384	\$174,926	\$394,974	\$352,038
03-ARM'S LENGTH	\$491,500	\$184,100	37.46	\$416,160	\$67,200	\$424,300	\$306,105
03-ARM'S LENGTH	\$675,000	\$309,100	45.79	\$697,614	\$183,680	\$491,320	\$450,819
03-ARM'S LENGTH	\$421,000	\$154,400	36.67	\$420,999	\$145,100	\$275,900	\$242,950
03-ARM'S LENGTH	\$700,000	\$341,300	48.76	\$813,617	\$103,554	\$596,446	\$622,862
03-ARM'S LENGTH	\$245,000	\$84,100	34.33	\$209,236	\$34,881	\$210,119	\$152,943
03-ARM'S LENGTH	\$385,000	\$119,100	30.94	\$275,082	\$68,600	\$316,400	\$181,698
03-ARM'S LENGTH	\$540,000	\$196,200	36.33	\$467,122	\$79,000	\$461,000	\$340,458
03-ARM'S LENGTH	\$510,000	\$246,000	48.24	\$585,841	\$73,600	\$436,400	\$449,334
03-ARM'S LENGTH	\$499,900	\$266,700	53.35	\$630,885	\$74,019	\$425,881	\$488,479
03-ARM'S LENGTH	\$540,000	\$254,800	47.19	\$671,009	\$73,400	\$466,600	\$524,218
	<b>\$9,004,800</b>	<b>\$3,796,300</b>		<b>\$9,040,555</b>		<b>\$7,238,002</b>	<b>\$6,398,519</b>

Sale. Ratio =>  
Std. Dev. =>

42.16  
7.34

E.C.F. =>  
Ave. E.C.F. =>

ECF	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
1.361	1,900	\$272.51	00001	23.0052	1 STORY	\$187,240	GENERAL TWP	401
0.938	2,045	\$225.62	00001	43.6044	1 STORY	\$76,100	GENERAL TWP	401
1.509	1,960	\$181.73	00001	55.1055	1.50 STORY	\$143,800	GENERAL TWP	401
1.139	5,066	\$200.28	00001	113.8925	2 STORY	\$180,200	GENERAL TWP	401
1.353	1,848	\$210.34	00001	135.2916	1 STORY	\$94,800	GENERAL TWP	401
1.122	1,890	\$208.98	00001	23.1877	1.50 STORY	\$169,000	GENERAL TWP	401
1.386	2,265	\$187.33	00001	138.6125	2 STORY	\$67,200	GENERAL TWP	401
1.090	2,577	\$190.66	00001	108.9838	1 STORY	\$183,680	GENERAL TWP	401
1.136	1,970	\$140.05	00001	113.5625	BI-LEVEL	\$144,100	GENERAL TWP	401
0.958	2,900	\$205.67	00001	95.7589	1 STORY	\$84,000	GENERAL TWP	401
1.374	1,042	\$201.65	00001	48.3752	1 STORY	\$33,800	GENERAL TWP	401
1.741	1,152	\$274.65	00001	86.9504	1 STORY	\$68,600	GENERAL TWP	401
1.354	2,378	\$193.86	00001	135.4059	2 STORY	\$79,000	GENERAL TWP	401
0.971	2,605	\$167.52	00001	97.1215	1.75 STORY	\$73,600	GENERAL TWP	401
0.872	2,580	\$165.07	00001	87.1851	2 STORY	\$71,200	GENERAL TWP	401
0.890	2,439	\$191.31	00001	89.0087	2 STORY	\$73,400	GENERAL TWP	401

\$201.08

6.8368

1.131      Std. Deviation=>      0.24979853

1.200      Ave. Variance=>      87.1907      Coefficient of Var=>      72.68512711

**Building Dept.**

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General Township ECF Analysis 0% to 70%

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$
D-04-16-401-049	11677 NORTH TERRITORIAL RD	08/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000
D-04-02-400-004	9777 DEXTER PINCKNEY RD	02/07/25	\$335,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$335,000
D-04-16-300-011	12231 NORTH TERRITORIAL RD	06/15/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000
D-04-24-200-003	6787 DEXTER PINCKNEY RD	10/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000
D-04-24-200-027	6860 DEXTER PINCKNEY RD	03/25/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000
D-04-25-300-005	4887 WYLIE RD	08/16/24	\$770,000	WD	03-ARM'S LENGTH	\$770,000
D-04-12-400-011	8565 HURON RIVER CT	12/12/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000
D-04-14-400-040	9763 NORTH TERRITORIAL RD	09/22/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000
D-04-15-100-013	10877 NORTH TERRITORIAL RD	05/29/24	\$488,500	WD	03-ARM'S LENGTH	\$488,500
D-04-15-100-028	10900 NORTH TERRITORIAL RD	09/24/24	\$347,500	WD	03-ARM'S LENGTH	\$347,500
D-04-17-300-017	13330 NORTH TERRITORIAL RD	11/08/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000
D-04-19-100-007	13861 RIKER RD	07/10/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000
D-04-21-100-014	5575 DEXTER TOWNHALL RD	07/17/24	\$555,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$555,000
D-04-22-400-006	5175 MCGUINNESS RD	03/13/25	\$505,250	WD	03-ARM'S LENGTH	\$505,250
D-04-25-460-011	4859 DEXTER PINCKNEY RD	01/17/25	\$335,500	WD	03-ARM'S LENGTH	\$335,500
D-04-28-400-032	12000 ISLAND LAKE RD	05/01/24	\$625,000	WD	03-ARM'S LENGTH	\$625,000
D-04-30-200-031	13890 ISLAND LAKE RD	05/17/24	\$451,200	WD	03-ARM'S LENGTH	\$451,200
D-04-31-300-033	3191 JEANETTE DR	08/23/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000
D-04-05-400-003	9200 GLENBROOK	07/29/24	\$1,175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,175,000
D-04-22-300-006	4930 DEXTER TOWNHALL RD	11/27/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000
D-04-35-400-039	9914 ARNOLD DR	07/31/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000
D-04-12-400-010	8595 HURON RIVER CT	12/20/24	\$331,300	WD	03-ARM'S LENGTH	\$331,300
D-04-20-100-019	12694 OAK HILL DR	08/04/23	\$575,000	WD	03-ARM'S LENGTH	\$575,000
D-04-19-200-015	6310 STOFER RD	06/04/24	\$698,000	WD	03-ARM'S LENGTH	\$698,000
<b>Totals:</b>						<b>\$11,457,250</b>

Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
2 STORY	\$86,400		GENERAL TWP	407	48
1 STORY	\$89,550	D-04-02-400-003	GENERAL TWP	401	52
2 STORY	\$180,080		GENERAL TWP	401	55
1 STORY	\$84,000		GENERAL TWP	401	55
1 STORY	\$79,200		GENERAL TWP	401	55
2 STORY	\$184,960		GENERAL TWP	401	57
1 STORY	\$40,950		GENERAL TWP	401	60
1 STORY	\$102,900		GENERAL TWP	401	60
BI-LEVEL	\$105,250		GENERAL TWP	401	60
1.75 STORY	\$99,600		GENERAL TWP	401	60
1 STORY	\$85,200		GENERAL TWP	401	60
TRI-LEVEL	\$65,000		GENERAL TWP	401	60
1.75 STORY	\$261,825	D-04-21-100-015	GENERAL TWP	401	60
1 STORY	\$180,040		GENERAL TWP	401	60
1 STORY	\$49,985		GENERAL TWP	401	60
1 STORY	\$120,750		GENERAL TWP	401	60
1 STORY	\$84,000		GENERAL TWP	401	60
2 STORY	\$166,800		GENERAL TWP	401	60
1 STORY	\$431,550	D-04-05-400-002	GENERAL TWP	401	65
1 STORY	\$180,040		GENERAL TWP	401	65
1 STORY	\$67,200		GENERAL TWP	401	67
2 STORY	\$70,000		GENERAL TWP	401	68
2 STORY	\$111,000		GENERAL TWP	401	68
1.50 STORY	\$110,500		GENERAL TWP	401	70