City of Farmington

NBHD	2 Year Sale Count	Total Assessment of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Manual $ of all Sales	2022 Calculated Nbhd ECF	2022 Used ECF	2021 Actual ECF
MRS	0							1.485	1.535
R01FH	0							N/A	N/A
R01s1	1	$102,690	$205,500	49.97%	$155,336	$117,588	1.321	1.320	1.455
R01S2	0							1.145	1.225
RAA	30	$2,602,260	$5,255,900	49.51%	$3,917,211	$2,478,110	1.581	1.560	1.560
RAB	42	$4,497,870	$9,040,900	49.75%	$6,780,995	$4,157,914	1.631	1.620	1.695
RAC	5	$622,840	$1,261,500	49.37%	$942,549	$681,410	1.383	1.360	1.345
RAD	11	$1,331,230	$2,681,826	49.64%	$1,909,850	$1,286,025	1.485	1.470	1.550
RAE	2	$221,770	$447,500	49.56%	$352,137	$235,257	1.497	1.480	1.450
RAF	1	$75,230	$182,000	41.34%	$139,016	$81,738	1.701	1.315	1.295
RAG	14	$1,546,580	$3,111,400	49.71%	$2,319,304	$1,503,956	1.542	1.530	1.560
RAH	23	$2,567,160	$5,145,699	49.89%	$3,953,372	$2,494,926	1.585	1.580	1.655
RAI	9	$1,221,250	$2,499,850	48.85%	$1,861,161	$1,302,376	1.429	1.385	1.458
RAJ	10	$1,485,570	$2,973,000	49.97%	$2,281,571	$1,163,121	1.962	1.960	2.045
RAK	9	$1,138,460	$2,290,000	49.71%	$1,664,138	$1,162,707	1.431	1.420	1.475
RAL	13	$1,879,020	$3,799,500	49.45%	$2,983,641	$1,794,005	1.663	1.640	1.760
RAM	5	$709,110	$1,426,100	49.72%	$1,112,214	$766,893	1.450	1.440	1.515
RAN	24	$3,525,820	$7,108,425	49.60%	$5,248,419	$3,617,846	1.451	1.435	1.460
RAO	4	$600,610	$1,216,900	49.36%	$930,817	$656,014	1.419	1.395	1.395
RAP	33	$4,811,140	$9,672,600	49.74%	$7,506,370	$5,383,424	1.394	1.385	1.475
RAQ	32	$3,800,400	$7,629,150	49.81%	$5,701,611	$3,885,810	1.467	1.460	1.555
RAR	3	$582,910	$1,169,900	49.83%	$971,281	$758,586	1.280	1.275	1.315
RAS	3	$707,730	$1,437,000	49.25%	$1,199,596	$1,240,069	0.967	0.950	0.960
RC01	1	$56,800	$110,000	51.64%	$95,000	$99,595	0.954	0.990	0.990
RC02	3	$140,990	$286,900	49.14%	$216,784	$210,801	1.028	1.005	1.000
RC10	10	$417,580	$823,000	50.74%	$664,360	$575,810	1.154	1.175	1.225
RC11	1	$94,580	$190,000	49.78%	$155,350	$178,630	0.870	0.865	0.890
RC12	3	$204,370	$409,250	49.94%	$310,250	$280,814	1.105	1.103	1.190
RC13	0							1.255	1.295
RC14	12	$565,530	$1,142,387	49.50%	$902,987	$825,624	1.094	1.080	1.037
RC16	12	$327,120	$662,500	49.38%	$527,500	$341,637	1.544	1.520	1.650
RC20	0							1.170	1.190
RC21	1	$117,960	$210,000	56.17%	$184,543	$221,535	0.833	0.950	0.965
RC22	2	$185,000	$359,000	51.53%	$309,340	$250,268	1.236	1.280	1.325
RC23	5	$528,690	$1,057,900	49.98%	$898,539	$605,120	1.485	1.484	1.510
RC24	2	$252,100	$504,500	49.97%	$433,730	$403,563	1.075	1.074	1.125
RC30	0							1.100	1.125
RC31	11	$1,170,790	$2,344,000	49.95%	$1,945,512	$1,418,318	1.372	1.370	1.445
RC32	1	$115,910	$219,900	52.71%	$184,567	$159,752	1.155	1.230	1.265
RCp1	0							0.750	0.780
RVW	0							0.940	0.985
S27	0							1.000	1.000
S28	0							1.340	1.435
S29	0							1.460	1.550
S34	0							1.146	1.210
		$38,207,070	**$76,873,987**						
		2 Year Sale Ratio:	**49.70%**						

2 Year Sale Study

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
20-23-35-126-004	22100 HAWTHORNE ST	10/14/2020	$205,500	$102,690	49.97	$155,336	$117,588	1.321	2,073	$74.93	21.55	Other
20-23-26-351-019	22773 VIOLET ST	4/26/2019	$100,000	$55,580	55.58	$59,445	$45,262	1.313	699	$85.04	28.59	Ranch
20-23-26-359-007	22448 FLORAL ST	5/1/2019	$210,000	$106,540	50.73	$166,027	$108,404	1.532	1,737	$95.58	18.85	TriLevel/Quad
20-23-26-301-001	23272 ORCHARD LAKE RD	5/6/2019	$145,000	$65,280	45.02	$101,027	$55,503	1.820	960	$105.24	182.02	Bungalow
20-23-26-304-007	23148 FLORAL ST	5/7/2019	$144,000	$71,030	49.33	$100,027	$62,876	1.591	930	$107.56	80.90	Ranch
20-23-26-304-011	23086 FLORAL ST	7/1/2019	$145,500	$66,330	45.59	$100,808	$56,384	1.788	894	$112.76	178.79	Ranch
20-23-26-354-014	22779 HAWTHORNE ST	7/30/2019	$145,000	$80,920	55.81	$99,711	$74,715	1.335	1,159	$86.03	133.46	Ranch
20-23-26-352-005	22800 VIOLET ST	9/26/2019	$175,000	$101,210	57.83	$130,565	$101,276	1.289	1,438	$90.80	128.92	Colonial/2Sty
20-23-26-304-032	23033 HAWTHORNE ST	9/30/2019	$144,900	$84,580	58.37	$100,927	$80,253	1.258	1,025	$98.47	125.76	Ranch
20-23-26-304-019	23247 HAWTHORNE ST	10/15/2019	$166,000	$99,650	60.03	$121,548	$99,261	1.225	1,389	$87.51	122.45	Ranch
20-23-26-304-002	23234 FLORAL ST	12/13/2019	$190,000	$110,060	57.93	$138,159	$107,865	1.281	1,392	$99.25	128.09	Ranch
20-23-26-354-009	22716 FLORAL ST	1/29/2020	$206,500	$110,330	53.43	$159,460	$111,295	1.433	1,619	$98.49	143.28	Bungalow
20-23-26-303-026	23189 FLORAL ST	3/2/2020	$139,000	$78,650	56.58	$95,027	$72,650	1.308	1,036	$91.72	130.80	Ranch
20-23-26-326-010	23076 HAWTHORNE ST	4/30/2020	$160,000	$83,380	52.11	$116,027	$78,704	1.474	979	$118.52	147.42	Bungalow
20-23-26-303-002	23260 LILAC ST	6/16/2020	$193,000	$94,240	48.83	$148,197	$92,098	1.609	896	$165.40	160.91	Bungalow
20-23-26-301-046	23267 VIOLET ST	7/2/2020	$224,000	$106,760	47.66	$172,159	$103,645	1.661	895	$192.36	166.10	Bungalow
20-23-26-357-004	22476 VIOLET ST	7/14/2020	$170,000	$81,090	47.70	$129,679	$78,112	1.660	703	$184.47	166.02	Ranch
20-23-26-302-018	23064 VIOLET ST	7/24/2020	$192,000	$80,620	41.99	$151,679	$77,514	1.957	1,083	$140.05	195.68	Bungalow
20-23-26-301-045	23007 VIOLET ST	8/3/2020	$163,000	$73,730	45.23	$122,355	$68,470	1.787	913	$134.01	178.70	Ranch
20-23-26-326-002	23216 HAWTHORNE ST	8/4/2020	$215,000	$103,810	48.28	$167,280	$102,503	1.632	1,454	$115.05	163.19	TriLevel/Quad
20-23-26-326-059	23236 HAWTHORNE ST	8/31/2020	$210,000	$95,190	45.33	$161,120	$90,701	1.776	1,450	$111.12	177.64	TriLevel/Quad
20-23-26-303-001	23274 LILAC ST	9/17/2020	$160,000	$80,750	50.47	$116,027	$75,343	1.540	1,122	$103.41	154.00	Ranch
20-23-26-358-005	22520 LILAC ST	9/17/2020	$133,000	$67,800	50.98	$88,491	$58,395	1.515	887	$99.76	151.54	Ranch
20-23-26-352-016	22779 LILAC ST	10/2/2020	$175,000	$101,940	58.25	$119,302	$94,993	1.256	1,241	$96.13	125.59	Ranch
20-23-26-357-020	22437 LILAC ST	10/5/2020	$175,000	$85,700	48.97	$131,027	$81,684	1.604	1,123	$116.68	160.41	Ranch
20-23-26-358-003	22550 LILAC ST	11/2/2020	$225,000	$109,860	48.83	$184,679	$114,997	1.606	1,782	$103.64	160.59	Colonial/2Sty
20-23-26-353-010	22710 LILAC ST	11/30/2020	$197,500	$88,780	44.95	$156,463	$87,512	1.788	1,325	$118.09	178.79	TriLevel/Quad
20-23-26-303-036	23013 FLORAL ST	12/29/2020	$160,000	$67,510	42.19	$116,027	$58,365	1.988	913	$127.08	198.80	Bungalow
20-23-26-301-033	23155 VIOLET ST	2/10/2021	$189,000	$81,160	42.94	$148,679	$78,210	1.901	1,084	$137.16	190.10	Bungalow
20-23-26-354-012	22809 HAWTHORNE ST	3/5/2021	$213,500	$83,910	39.30	$169,262	$79,222	2.137	1,030	$164.33	213.66	Ranch
20-23-26-359-004	22480 FLORAL ST	3/19/2021	$190,000	$85,870	45.19	$146,027	$81,898	1.783	949	$153.87	178.30	Bungalow
20-23-27-202-002	32379 LEELANE RD	4/9/2019	$238,000	$116,540	48.97	$183,005	$109,933	1.665	1,450	$126.21	31.24	Ranch
20-23-27-226-006	24056 BROADVIEW DR	5/20/2019	$250,000	$124,650	49.86	$199,078	$122,457	1.626	1,835	$108.49	43.92	Colonial/2Sty
20-23-27-231-019	31672 LAMAR DR	6/3/2019	$205,000	$94,100	45.90	$154,078	$84,734	1.818	1,030	$149.59	3.62	Ranch
20-23-27-202-033	32214 LOOMIS DR	6/12/2019	$221,000	$110,070	49.81	$166,005	$101,938	1.628	1,112	$149.29	29.72	Ranch
20-23-27-227-008	31942 LAMAR DR	6/14/2019	$180,000	$98,760	54.87	$128,311	$90,017	1.425	1,018	$126.04	9.94	Ranch
20-23-27-203-027	31923 LAMAR DR	7/25/2019	$206,900	$111,360	53.82	$154,787	$105,316	1.470	1,072	$144.39	22.69	Ranch
20-23-27-227-014	31915 MARBLEHEAD RD	8/12/2019	$215,000	$100,100	46.56	$163,861	$92,018	1.781	1,029	$159.24	7.48	Ranch
20-23-27-228-008	31773 FOLKSTONE DR	8/21/2019	$215,000	$101,030	46.99	$160,005	$90,783	1.763	1,018	$157.18	7.53	Ranch
20-23-27-276-020	31661 LAMAR DR	9/6/2019	$215,000	$107,320	49.92	$164,078	$101,065	1.623	1,194	$137.42	5.01	Ranch
20-23-27-251-011	23780 ELY CT	9/9/2019	$219,000	$106,450	48.61	$158,481	$94,067	1.685	1,074	$147.56	0.25	Ranch
20-23-27-202-031	32242 LOOMIS DR	9/11/2019	$225,000	$115,460	51.32	$174,078	$111,115	1.567	1,322	$131.68	11.00	Ranch
20-23-27-251-020	23590 BICKING CT	9/13/2019	$240,000	$124,050	51.69	$185,005	$119,204	1.552	1,401	$132.05	18.34	Ranch
20-23-27-203-029	32394 LEELANE RD	10/7/2019	$237,000	$119,830	50.56	$177,930	$111,471	1.596	1,605	$110.86	2.43	Ranch
20-23-27-203-017	23963 COLCHESTER DR	10/21/2019	$238,000	$118,140	49.64	$186,488	$114,054	1.635	1,294	$144.12	16.31	Ranch
20-23-27-231-005	31611 MARBLEHEAD RD	11/26/2019	$230,000	$122,470	53.25	$175,005	$117,254	1.493	1,030	$169.91	0.13	Ranch
20-23-27-226-004	24102 BROADVIEW DR	12/5/2019	$215,000	$101,870	47.38	$160,005	$91,816	1.743	1,029	$155.50	174.27	Ranch
20-23-27-201-001	32380 MARBLEHEAD RD	12/20/2019	$211,500	$97,360	46.03	$151,185	$82,967	1.822	1,109	$136.33	182.22	Ranch
20-23-27-230-002	31749 LEELANE RD	12/23/2019	$185,000	$99,880	53.99	$129,391	$88,978	1.454	1,018	$127.10	106.19	Ranch
20-23-27-201-014	32100 MARBLEHEAD RD	12/27/2019	$232,500	$103,900	44.69	$181,578	$96,842	1.875	1,290	$140.76	187.50	Ranch
20-23-27-227-020	31775 MARBLEHEAD RD	1/6/2020	$219,000	$108,890	49.72	$168,078	$102,994	1.632	1,030	$163.18	163.19	Ranch
20-23-27-226-028	31616 FOLKSTONE DR	1/10/2020	$162,500	$93,010	57.24	$111,578	$83,399	1.338	1,018	$109.61	133.79	Ranch
20-23-27-228-001	31667 FOLKSTONE DR	1/24/2020	$210,000	$116,120	55.30	$158,767	$111,730	1.421	1,041	$152.51	142.10	Ranch
20-23-27-251-027	23501 LOOMIS CT	1/31/2020	$210,000	$105,410	50.20	$155,005	$96,186	1.612	1,302	$119.05	13.95	Ranch
20-23-27-201-023	24181 BROADVIEW DR	2/7/2020	$215,000	$118,530	55.13	$159,870	$112,301	1.424	1,018	$157.04	142.36	Ranch
20-23-27-203-051	32040 LEELANE RD	2/10/2020	$230,000	$107,560	46.77	$179,078	$101,357	1.767	1,197	$149.61	176.68	Ranch
20-23-27-226-022	31664 FOLKSTONE DR	3/16/2020	$215,000	$113,930	52.99	$159,900	$106,639	1.499	1,386	$115.37	149.95	Ranch
20-23-27-251-006	23731 ELY CT	4/17/2020	$172,500	$106,070	61.49	$110,623	$92,755	1.193	1,074	$103.00	119.26	Ranch
20-23-27-202-038	32118 LOOMIS DR	4/20/2020	$230,000	$103,270	44.90	$179,078	$96,061	1.864	1,074	$166.74	186.42	Ranch
20-23-27-226-020	31680 FOLKSTONE DR	6/26/2020	$205,000	$104,490	50.97	$150,005	$95,047	1.578	1,024	$146.49	157.82	Ranch

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
20-23-27-226-017	31712 FOLKSTONE CT	7/10/2020	$195,000	$96,630	49.55	$141,846	$86,490	1.640	1,029	$137.85	164.00	Ranch
20-23-27-202-020	32115 LEELANE RD	8/25/2020	$226,000	$99,600	44.07	$171,005	$89,015	1.921	1,086	$157.46	192.11	Ranch
20-23-27-226-002	24158 BROADVIEW DR	10/7/2020	$230,000	$111,890	48.65	$173,492	$103,258	1.680	1,018	$170.42	168.02	Ranch
20-23-27-276-002	32037 LEELANE RD	10/9/2020	$220,000	$100,330	45.60	$165,005	$89,912	1.835	1,018	$162.09	183.52	Ranch
20-23-27-226-018	31704 FOLKSTONE CT	10/21/2020	$191,000	$99,190	51.93	$135,846	$88,410	1.537	1,030	$131.89	153.65	Ranch
20-23-27-228-006	31759 FOLKSTONE DR	11/6/2020	$215,500	$111,820	51.89	$160,505	$104,097	1.542	1,030	$155.83	154.19	Ranch
20-23-27-201-013	32120 MARBLEHEAD RD	12/1/2020	$243,000	$122,850	50.56	$192,078	$120,231	1.598	1,459	$131.65	159.76	Colonial/2Sty
20-23-27-229-020	23660 BEACON DR	12/4/2020	$160,000	$90,710	56.69	$108,114	$79,955	1.352	1,030	$104.97	135.22	Ranch
20-23-27-204-006	23986 COLCHESTER DR	12/14/2020	$247,500	$114,550	46.28	$196,578	$109,981	1.787	1,300	$151.21	178.74	Ranch
20-23-27-227-015	31901 MARBLEHEAD RD	12/18/2020	$225,000	$105,980	47.10	$170,005	$96,894	1.755	1,018	$167.00	175.45	Ranch
20-23-27-251-034	32117 LOOMIS DR	1/15/2021	$205,000	$95,560	46.61	$154,078	$86,541	1.780	1,074	$143.46	178.04	Ranch
20-23-27-226-015	31728 FOLKSTONE CT	1/29/2021	$225,000	$97,220	43.21	$173,102	$87,988	1.967	1,030	$168.06	196.73	Ranch
20-23-27-251-035	23573 PROSPECT AVE	3/5/2021	$210,000	$100,920	48.06	$155,005	$90,646	1.710	1,112	$139.39	171.00	Ranch
20-23-27-253-007	32200 VALLEY VIEW CIR	7/23/2019	$222,000	$107,590	48.46	$164,836	$116,192	1.419	1,203	$137.02	30.97	Ranch
20-23-27-403-001	32297 VALLEY VIEW CIR	9/20/2019	$240,000	$120,000	50.00	$171,929	$126,424	1.360	1,661	$103.51	45.16	Ranch
20-23-27-252-014	32354 VALLEY VIEW CIR	2/28/2020	$190,000	$112,350	59.13	$121,929	$115,161	1.059	1,249	$97.62	145.73	Ranch
20-23-27-253-002	23128 POWER RD	8/14/2020	$241,000	$119,680	49.66	$184,010	$134,091	1.372	1,398	$131.62	137.23	Ranch
20-23-27-252-004	23210 POWER RD	3/15/2021	$368,500	$163,220	44.29	$299,845	$189,542	1.582	2,777	$107.97	158.19	Colonial/2Sty
20-23-27-403-012	32037 VALLEY VIEW ST	4/30/2019	$247,500	$133,540	53.96	$166,006	$126,254	1.315	1,660	$100.00	80.26	CapeCod
20-23-27-252-026	23219 PROSPECT AVE	6/12/2019	$260,000	$131,180	50.45	$204,004	$140,378	1.453	1,624	$125.62	6.28	Bungalow
20-23-27-402-019	23055 LAKE WAY ST	6/13/2019	$180,000	$109,860	61.03	$118,444	$107,598	1.101	1,523	$77.77	15.19	TriLevel/Quad
20-23-27-402-001	31913 SHIAWASSEE RD	7/18/2019	$228,000	$118,890	52.14	$160,077	$115,544	1.385	1,639	$97.67	27.28	TriLevel/Quad
20-23-27-402-016	23091 LAKE WAY ST	8/28/2019	$193,326	$104,460	54.03	$128,571	$98,067	1.311	910	$141.29	30.40	Ranch
20-23-27-427-019	22712 LAKE WAY ST	9/4/2019	$260,000	$129,200	49.69	$192,029	$129,540	1.482	1,909	$100.59	7.30	Bungalow
20-23-27-251-046	32200 SHIAWASSEE RD	8/6/2020	$252,000	$122,140	48.47	$175,374	$114,056	1.538	1,082	$162.08	153.76	Bungalow
20-23-27-254-012	23218 PROSPECT AVE	8/10/2020	$380,000	$161,590	42.52	$311,993	$173,580	1.797	2,375	$131.37	179.74	Colonial/2Sty
20-23-27-403-014	32029 VALLEY VIEW ST	9/25/2020	$231,000	$111,360	48.21	$141,851	$90,865	1.561	772	$183.74	156.11	SingleFamily
20-23-27-252-024	23231 PROSPECT AVE	11/23/2020	$175,000	$95,780	54.73	$107,077	$84,102	1.273	1,242	$86.21	127.32	SingleFamily
20-23-27-251-041	32334 SHIAWASSEE RD	1/22/2021	$275,000	$113,230	41.17	$204,424	$106,041	1.928	1,195	$171.07	192.78	Bungalow
20-23-27-477-005	31713 SHERWOOD AVE	5/20/2020	$197,500	$107,120	54.24	$147,017	$110,645	1.329	1,182	$124.38	36.54	Ranch
20-23-27-477-001	31751 SHERWOOD AVE	7/17/2020	$250,000	$114,650	45.86	$205,120	$124,612	1.646	1,267	$161.89	5.45	Ranch
20-23-27-451-039	22811 BROOKDALE ST	1/29/2021	$182,000	$75,230	41.34	$139,016	$81,738	1.701	962	$144.51	170.08	Ranch
20-23-27-330-046	22725 POWER RD	7/3/2019	$225,000	$115,430	51.30	$164,618	$111,417	1.477	999	$164.78	10.45	Ranch
20-23-27-330-032	22921 POWER RD	11/8/2019	$219,900	$129,150	58.73	$155,181	$126,528	1.226	1,374	$112.94	3.99	Ranch
20-23-27-451-031	22530 POWER RD	1/22/2020	$209,000	$112,110	53.64	$160,041	$114,546	1.397	1,615	$99.10	38.50	Bungalow
20-23-27-329-032	22849 MAPLE AVE	2/21/2020	$228,000	$113,750	49.89	$173,392	$113,004	1.534	1,316	$131.76	17.04	Ranch
20-23-27-330-026	22750 MAPLE AVE	6/20/2020	$265,000	$141,290	53.32	$200,977	$142,847	1.407	1,604	$125.30	24.74	Bungalow
20-23-27-330-024	22780 MAPLE AVE	6/29/2020	$176,000	$91,630	52.06	$115,743	$80,397	1.440	958	$120.82	15.96	Ranch
20-23-27-330-043	22801 POWER RD	8/31/2020	$243,000	$112,700	46.38	$180,983	$106,784	1.695	999	$181.16	169.48	Ranch
20-23-27-330-028	22674 MAPLE AVE	11/25/2020	$241,000	$114,250	47.41	$176,977	$107,496	1.646	1,109	$159.58	164.64	Ranch
20-23-27-329-043	22673 MAPLE AVE	12/15/2020	$275,000	$121,360	44.13	$214,743	$119,261	1.801	1,348	$159.30	180.06	Ranch
20-23-27-330-053	22645 POWER RD	12/29/2020	$220,000	$100,270	45.58	$175,938	$102,271	1.720	1,046	$168.20	172.03	Ranch
20-23-27-330-013	22918 MAPLE AVE	1/4/2021	$180,000	$102,270	56.82	$125,392	$97,989	1.280	1,128	$111.16	127.97	Bungalow
20-23-27-451-026	22624 POWER RD	1/15/2021	$214,000	$96,490	45.09	$165,041	$94,132	1.753	1,031	$160.08	175.33	Ranch
20-23-27-451-021	22712 POWER RD	2/25/2021	$198,500	$93,630	47.17	$148,655	$89,818	1.655	1,082	$137.39	165.51	Ranch
20-23-27-330-018	22836 MAPLE AVE	3/5/2021	$217,000	$102,250	47.12	$161,623	$97,466	1.658	1,016	$159.08	165.82	Ranch
20-23-27-328-032	22763 MAYFIELD AVE	4/29/2019	$190,000	$105,420	55.48	$135,131	$98,719	1.369	1,065	$126.88	6.59	Ranch
20-23-27-302-013	22900 FARMINGTON RD	5/10/2019	$210,000	$104,270	49.65	$158,134	$99,158	1.595	1,258	$125.70	56.08	Ranch
20-23-27-328-013	22820 MANNING ST	5/17/2019	$200,000	$107,560	53.78	$145,131	$101,428	1.431	1,168	$124.26	14.16	Ranch
20-23-27-303-028	22905 HAYDEN ST	6/10/2019	$230,000	$105,170	45.73	$178,799	$100,716	1.775	1,113	$160.65	15.09	Ranch
20-23-27-304-038	22811 FREDERICK AVE	6/21/2019	$199,999	$107,810	53.91	$148,798	$104,058	1.430	1,314	$113.24	38.16	Ranch
20-23-27-328-008	22930 MANNING ST	6/27/2019	$235,000	$133,290	56.72	$178,718	$133,105	1.343	1,406	$127.11	27.24	Ranch
20-23-27-305-025	23025 MANNING ST	6/28/2019	$236,000	$111,910	47.42	$181,131	$106,927	1.694	1,327	$136.50	25.58	Ranch
20-23-27-304-028	22961 FREDERICK AVE	7/12/2019	$227,225	$106,880	47.04	$176,024	$102,887	1.711	1,025	$171.73	21.94	Ranch
20-23-27-303-030	22865 HAYDEN ST	7/31/2019	$223,000	$98,050	43.97	$171,799	$91,702	1.873	1,099	$156.32	22.62	Ranch
20-23-27-351-014	33135 CLOVERDALE AVE	11/18/2019	$175,000	$98,070	56.04	$128,919	$94,971	1.357	1,086	$118.71	37.09	Ranch
20-23-27-305-016	22840 FREDERICK AVE	11/25/2019	$209,900	$101,080	48.16	$158,699	$95,544	1.661	1,025	$154.83	13.11	Ranch
20-23-27-328-023	22951 MAYFIELD AVE	1/29/2020	$262,575	$122,800	46.77	$207,706	$120,719	1.721	1,342	$154.77	33.46	Ranch
20-23-27-376-010	32633 CLOVERDALE AVE	2/4/2020	$210,000	$123,780	58.94	$154,168	$121,343	1.271	1,286	$119.88	76.83	Ranch
20-23-27-301-027	33054 SLOCUM DR	3/20/2020	$227,000	$108,340	47.73	$183,104	$109,353	1.674	1,088	$168.29	29.86	Ranch
20-23-27-351-016	33105 CLOVERDALE AVE	7/17/2020	$221,000	$99,860	45.19	$169,022	$93,513	1.807	1,025	$164.90	35.05	Ranch
20-23-27-328-031	22783 MAYFIELD AVE	8/14/2020	$290,000	$167,720	57.83	$233,062	$176,272	1.322	1,866	$124.90	132.22	Ranch
20-23-27-328-006	22960 MANNING ST	9/3/2020	$257,000	$109,750	42.70	$202,131	$104,201	1.940	1,168	$173.06	193.98	Ranch
20-23-27-302-014	22860 FARMINGTON RD	11/19/2020	$155,000	$94,410	60.91	$103,799	$87,103	1.192	1,086	$95.58	119.17	Ranch
20-23-27-301-038	32844 SLOCUM DR	11/30/2020	$195,000	$98,430	50.48	$143,799	$92,186	1.560	1,102	$130.49	155.99	Ranch
20-23-27-351-006	33247 CLOVERDALE AVE	2/19/2021	$266,000	$130,850	49.19	$225,556	$140,040	1.611	1,308	$172.44	161.07	Ranch
20-23-27-329-014	22814 MAYFIELD AVE	3/19/2021	$225,000	$120,420	53.52	$169,325	$117,192	1.445	1,287	$131.57	144.49	Ranch
20-23-27-351-011	33165 CLOVERDALE AVE	3/22/2021	$241,000	$103,040	42.76	$191,618	$99,172	1.932	1,086	$176.44	193.22	Ranch
20-23-27-305-012	22900 FREDERICK AVE	3/30/2021	$260,000	$108,250	41.63	$208,799	$104,616	1.996	1,025	$203.71	199.59	Ranch
20-23-27-102-037	24034 MERRILYN CT	3/27/2020	$299,850	$150,260	50.11	$239,046	$173,080	1.381	2,026	$117.99	138.11	Colonial/2Sty
20-23-27-103-006	24165 TWIN VALLEY CT	7/15/2020	$320,000	$165,360	51.68	$232,113	$175,331	1.324	2,092	$110.95	132.39	TriLevel/Quad
20-23-27-103-019	24009 FARMINGTON RD	11/6/2020	$215,000	$111,550	51.88	$136,894	$104,682	1.308	1,716	$79.78	130.77	TriLevel/Quad
20-23-27-101-005	24160 TWIN VALLEY CT	11/12/2020	$310,000	$135,820	43.81	$233,444	$140,848	1.657	2,214	$105.44	165.74	Colonial/2Sty
20-23-27-103-022	23965 FARMINGTON RD	11/20/2020	$272,500	$130,620	47.93	$193,708	$131,734	1.470	2,012	$96.28	147.04	TriLevel/Quad
20-23-27-101-002	24182 TWIN VALLEY CT	11/30/2020	$328,500	$148,330	45.15	$257,495	$162,927	1.580	2,360	$109.11	158.04	Colonial/2Sty
20-23-27-102-032	24039 MERRILYN CT	12/18/2020	$292,000	$139,830	47.89	$231,313	$158,101	1.463	2,145	$107.84	146.31	CapeCod
20-23-27-102-004	24181 SAINT MARY CT	1/27/2021	$200,000	$105,370	52.69	$139,053	$108,157	1.286	1,503	$92.52	128.57	Ranch
20-23-27-101-008	24195 FARMINGTON RD	3/4/2021	$262,000	$134,110	51.19	$198,095	$147,516	1.343	2,301	$86.09	134.29	Colonial/2Sty
20-23-28-229-004	33613 SHIAWASSEE RD	8/2/2019	$225,000	$128,500	57.11	$151,290	$93,517	1.618	1,196	$126.50	36.19	Other
20-23-28-205-001	33925 GRAND RIVER AVE	10/23/2019	$206,000	$120,470	58.48	$144,575	$91,590	1.579	1,176	$122.94	29.89	Other
20-23-27-106-023	33224 OAKLAND AVE	11/1/2019	$330,000	$168,790	51.15	$268,575	$140,894	1.906	2,151	$124.86	190.62	SingleFamily
20-23-27-106-028	33324 OAKLAND AVE	11/12/2019	$320,000	$153,470	47.96	$245,702	$118,691	2.070	1,902	$129.18	207.01	SingleFamily
20-23-27-151-007	33225 OAKLAND AVE	3/3/2020	$230,000	$111,120	48.31	$168,575	$82,046	2.055	1,200	$140.48	205.46	Other
20-23-28-228-007	33731 SHIAWASSEE RD	6/29/2020	$189,000	$99,280	52.53	$127,575	$69,971	1.823	1,012	$126.06	10.48	Bungalow
20-23-27-152-015	33115 SHIAWASSEE RD	8/7/2020	$375,000	$219,310	58.48	$270,577	$170,509	1.587	2,744	$98.61	158.69	Other
20-23-28-231-020	23903 FARMINGTON RD	9/23/2020	$328,000	$126,970	38.71	$264,599	$97,218	2.722	1,382	$191.46	110.92	Bungalow
20-23-27-106-025	33212 OAKLAND AVE	12/10/2020	$270,000	$127,280	47.14	$207,714	$98,095	2.117	1,396	$148.79	211.75	SingleFamily
20-23-27-151-024	23609 WARNER ST	3/26/2021	$500,000	$230,380	46.08	$432,389	$200,591	2.156	2,563	$168.70	215.56	Colonial/2Sty
20-23-21-453-005	33952 GLENVIEW DR	4/19/2019	$210,000	$108,630	51.73	$142,905	$105,753	1.351	1,253	$114.05	135.13	Ranch
20-23-28-202-011	33821 GLENVIEW DR	7/18/2019	$207,500	$112,530	54.23	$144,599	$114,193	1.266	1,108	$130.50	19.21	Ranch
20-23-21-454-004	33863 GLENVIEW DR	8/9/2019	$221,500	$99,790	45.05	$158,599	$96,253	1.648	1,105	$143.53	164.77	Ranch
20-23-21-454-001	33971 GLENVIEW DR	10/3/2019	$218,500	$101,300	46.36	$152,451	$96,160	1.585	1,105	$137.96	158.54	Ranch
20-23-28-202-002	33995 GLENVIEW DR	10/18/2019	$310,000	$158,920	51.26	$245,693	$178,537	1.376	2,063	$119.10	25.47	Colonial/2Sty
20-23-28-226-023	33614 HILLCREST DR	10/30/2019	$300,000	$173,480	57.83	$202,045	$175,355	1.152	1,988	$101.63	83.58	TriLevel/Quad
20-23-21-453-010	33892 GLENVIEW DR	12/6/2019	$220,000	$121,990	55.45	$152,085	$123,991	1.227	1,259	$120.80	122.66	Ranch
20-23-28-227-001	33645 HILLCREST DR	9/1/2020	$375,000	$159,960	42.66	$299,111	$171,853	1.741	2,080	$143.80	20.50	Ranch
20-23-28-201-013	33976 GLENVIEW DR	2/19/2021	$227,500	$101,860	44.77	$166,650	$100,613	1.656	1,105	$150.81	165.64	Ranch
20-23-28-252-009	33705 OAKLAND AVE	5/3/2019	$251,000	$112,050	44.64	$190,743	$99,898	1.909	1,464	$130.29	46.97	Colonial/2Sty
20-23-28-276-023	23672 CASS AVE	5/14/2019	$210,000	$101,230	48.20	$138,201	$79,677	1.735	947	$145.94	32.76	Ranch
20-23-28-252-008	33709 OAKLAND AVE	6/7/2019	$310,000	$144,430	46.59	$252,002	$140,767	1.790	1,432	$175.98	30.62	Bungalow
20-23-28-205-024	33922 OAKLAND AVE	7/29/2019	$485,000	$254,540	52.48	$392,810	$254,195	1.545	2,686	$146.24	13.49	Colonial/2Sty
20-23-28-252-013	33914 MACOMB AVE	8/30/2019	$259,000	$131,390	50.73	$200,120	$124,323	1.610	1,609	$124.38	35.38	Colonial/2Sty
20-23-28-256-007	33715 STATE ST	9/12/2019	$430,000	$216,250	50.29	$365,700	$224,517	1.629	1,838	$198.97	28.75	Ranch
20-23-28-204-027	23915 WILMARTH AVE	10/8/2019	$291,500	$147,870	50.73	$230,379	$143,056	1.610	1,961	$117.48	37.76	Colonial/2Sty
20-23-28-279-014	23337 LIBERTY ST	4/21/2020	$280,000	$144,100	51.46	$215,863	$136,628	1.580	1,390	$155.30	3.07	Ranch
20-23-28-252-010	33703 OAKLAND AVE	7/16/2020	$270,000	$130,940	48.50	$215,487	$126,445	1.704	1,780	$121.06	12.14	Bungalow
20-23-28-204-032	23819 WILMARTH AVE	7/17/2020	$333,000	$164,010	49.25	$278,487	$166,771	1.670	1,836	$151.68	4.47	Bungalow
20-23-28-203-014	24015 PICKETT AVE	9/4/2020	$295,000	$134,240	45.51	$240,487	$130,471	1.843	1,699	$141.55	2.89	Colonial/2Sty
20-23-28-428-002	33677 ALTA LOMA DR	11/17/2020	$200,000	$105,180	52.59	$136,622	$89,621	1.524	1,541	$88.66	34.57	Ranch
20-23-28-279-016	33676 ALTA LOMA DR	1/19/2021	$185,000	$92,790	50.16	$126,740	$77,636	1.632	1,184	$107.04	65.94	Ranch
20-23-28-203-005	24024 EARL CT	8/14/2020	$208,000	$96,110	46.21	$154,796	$96,532	1.604	1,189	$130.19	34.20	Ranch
20-23-28-255-019	34098 SCHULTE DR	9/22/2020	$382,500	$186,960	48.88	$316,225	$213,643	1.480	2,289	$138.15	51.35	Colonial/2Sty

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
20-23-28-203-011	23978 EARL CT	12/14/2020	$242,000	$114,810	47.44	$185,666	$120,337	1.543	1,443	$128.67	2.63	Ranch
20-23-28-258-002	33937 SCHULTE DR	1/21/2021	$280,000	$138,590	49.50	$208,202	$142,631	1.460	1,593	$130.70	1.33	Ranch
20-23-28-253-011	34105 CORTLAND AVE	3/26/2021	$313,600	$172,640	55.05	$247,325	$193,750	1.277	2,277	$108.62	127.65	Colonial/2Sty
20-23-28-178-017	23601 GILL RD	4/19/2019	$337,000	$164,860	48.92	$258,421	$175,016	1.477	2,213	$116.77	0.75	Colonial/2Sty
20-23-28-178-016	23633 GILL RD	4/19/2019	$340,000	$183,510	53.97	$256,770	$197,761	1.298	2,742	$93.64	23.92	TriLevel/Quad
20-23-28-403-008	33959 MOORE DR	5/23/2019	$250,000	$120,320	48.13	$176,872	$116,733	1.515	1,585	$111.59	9.39	Ranch
20-23-28-176-015	23579 WHITTAKER DR	6/4/2019	$223,000	$108,510	48.66	$144,421	$96,474	1.497	1,109	$130.23	1.68	Ranch
20-23-28-177-019	23523 WESLEY DR	7/1/2019	$275,000	$145,020	52.73	$196,371	$147,324	1.333	1,838	$106.84	25.16	Ranch
20-23-28-403-032	34160 CONROY CT	7/31/2019	$255,000	$136,100	53.37	$184,279	$140,403	1.313	1,732	$106.40	24.84	Ranch
20-23-28-128-003	23936 WHITTAKER DR	8/12/2019	$295,000	$155,060	52.56	$211,540	$157,944	1.339	1,908	$110.87	12.62	Ranch
20-23-28-176-007	23606 LONGACRE ST	9/20/2019	$240,000	$130,960	54.57	$159,636	$126,515	1.262	1,510	$105.72	19.77	Ranch
20-23-28-428-032	33765 HAMLIN CT	10/10/2019	$270,000	$139,200	51.56	$200,395	$145,498	1.377	1,809	$110.78	22.95	Ranch
20-23-28-426-003	33906 ALTA LOMA DR	11/26/2019	$268,000	$132,540	49.46	$193,267	$132,639	1.457	1,804	$107.13	18.39	Ranch
20-23-28-402-004	34143 ALTA LOMA DR	3/30/2020	$285,000	$138,100	48.46	$208,282	$139,015	1.498	1,757	$118.54	7.26	Ranch
20-23-28-128-002	23960 WHITTAKER DR	4/2/2020	$249,900	$124,900	49.98	$155,483	$108,278	1.436	1,758	$88.44	26.35	TriLevel/Quad
20-23-28-428-035	33843 HAMLIN CT	5/5/2020	$217,500	$122,260	56.21	$146,372	$120,832	1.211	1,707	$85.75	71.64	Ranch
20-23-28-428-043	33702 JAMES CT	6/16/2020	$254,000	$140,140	55.17	$179,349	$143,294	1.252	1,469	$122.09	31.33	Ranch
20-23-28-428-042	33714 JAMES CT	6/29/2020	$405,000	$206,020	50.87	$329,036	$234,201	1.405	2,142	$153.61	13.18	Ranch
20-23-28-177-004	23718 WHITTAKER DR	8/17/2020	$375,000	$188,310	50.22	$290,932	$203,863	1.427	2,049	$141.99	79.39	Ranch
20-23-28-176-010	23719 WHITTAKER DR	9/24/2020	$355,000	$171,690	48.36	$276,387	$184,512	1.498	2,395	$115.40	20.68	Colonial/2Sty
20-23-28-401-006	34060 ALTA LOMA DR	10/2/2020	$255,000	$121,050	47.47	$184,058	$119,274	1.543	1,562	$117.83	39.02	Ranch
20-23-28-403-021	34102 CASS CT	1/12/2021	$289,000	$142,710	49.38	$213,912	$146,567	1.459	1,593	$134.28	16.42	Ranch
20-23-28-129-012	23895 GILL RD	2/9/2021	$281,000	$128,980	45.90	$201,271	$124,202	1.621	1,816	$110.83	162.05	TriLevel/Quad
20-23-28-402-012	33935 ALTA LOMA DR	2/16/2021	$319,000	$142,860	44.78	$247,632	$149,372	1.658	1,711	$144.73	20.11	Ranch
20-23-28-176-008	23578 LONGACRE ST	2/18/2021	$448,525	$208,090	46.39	$369,946	$235,268	1.572	3,030	$122.09	157.24	CapeCod
20-23-28-129-011	23935 GILL RD	2/26/2021	$245,000	$116,060	47.37	$166,421	$106,996	1.555	1,390	$119.73	155.54	Ranch
20-23-28-176-011	23691 WHITTAKER DR	3/31/2021	$376,500	$158,570	42.12	$297,366	$165,864	1.793	2,013	$147.72	179.28	Colonial/2Sty
20-23-28-152-012	35226 DRAKE HEIGHTS DR	7/19/2019	$265,000	$145,640	54.96	$193,895	$157,836	1.228	2,109	$91.94	35.20	Colonial/2Sty
20-23-28-153-009	34937 DRAKE HEIGHTS DR	8/29/2019	$321,900	$154,320	47.94	$248,339	$168,510	1.474	1,975	$125.74	8.05	Colonial/2Sty
20-23-28-152-015	35144 DRAKE HEIGHTS DR	1/22/2020	$295,000	$150,080	50.87	$224,506	$164,637	1.364	1,740	$129.03	72.73	Ranch
20-23-28-152-011	35252 DRAKE HEIGHTS DR	12/29/2020	$335,000	$150,570	44.95	$264,077	$165,031	1.600	2,182	$121.03	160.02	Colonial/2Sty
20-23-29-252-005	23545 STONEHOUSE CT	4/8/2019	$322,500	$159,970	49.60	$255,063	$182,311	1.399	2,391	$106.68	3.91	Colonial/2Sty
20-23-29-154-010	36718 LANSBURY LN	5/7/2019	$286,000	$138,570	48.45	$223,161	$154,731	1.442	1,680	$132.83	1.48	Ranch
20-23-29-152-007	36927 HEATHERTON DR	5/17/2019	$225,000	$120,580	53.59	$158,480	$126,087	1.257	1,507	$105.16	37.50	Ranch
20-23-29-128-002	36664 BRITTANY HILL CT	5/28/2019	$245,000	$128,240	52.34	$184,970	$141,844	1.304	1,667	$110.96	46.28	Ranch
20-23-29-201-005	36231 SMITHFIELD RD	5/29/2019	$325,000	$154,680	47.59	$252,149	$170,765	1.477	2,256	$111.77	1.60	TriLevel/Quad
20-23-29-202-004	36242 SMITHFIELD RD	6/7/2019	$340,000	$164,650	48.43	$276,550	$191,950	1.441	1,666	$166.00	21.42	Ranch
20-23-29-177-011	36660 LANSBURY LN	8/23/2019	$238,000	$121,400	51.01	$176,346	$130,794	1.348	1,504	$117.25	23.00	Ranch
20-23-29-102-002	36978 BRITTANY HILL DR	9/26/2019	$229,000	$125,060	54.61	$160,797	$131,347	1.224	1,523	$105.58	14.81	Ranch
20-23-29-177-027	36609 HEATHERTON DR	11/12/2019	$213,900	$119,530	55.88	$151,565	$127,599	1.188	1,499	$101.11	22.98	Ranch
20-23-29-205-009	35875 SMITHFIELD RD	11/20/2019	$279,900	$156,150	55.79	$213,380	$177,463	1.202	2,423	$88.06	59.50	BiLevel
20-23-29-178-002	36665 LANSBURY LN	11/22/2019	$225,000	$116,150	51.62	$162,553	$122,636	1.325	1,499	$108.44	26.75	Ranch
20-23-29-128-009	36627 BRITTANY HILL CT	3/4/2020	$289,900	$136,780	47.18	$222,669	$148,967	1.495	2,310	$96.39	8.57	Colonial/2Sty
20-23-29-152-006	36939 HEATHERTON DR	3/31/2020	$318,500	$138,930	43.62	$251,185	$152,016	1.652	2,045	$122.83	50.03	Ranch
20-23-29-154-011	36700 LANSBURY LN	6/5/2020	$315,000	$148,140	47.03	$245,265	$163,576	1.499	1,872	$131.02	28.80	Ranch
20-23-29-152-008	36915 HEATHERTON DR	6/17/2020	$299,900	$148,130	49.39	$233,380	$165,870	1.407	2,044	$114.18	31.33	Ranch
20-23-29-177-026	36627 HEATHERTON DR	6/26/2020	$280,000	$134,920	48.19	$217,580	$149,766	1.453	1,661	$130.99	33.46	Ranch
20-23-29-153-007	36886 HEATHERTON DR	7/1/2020	$271,500	$153,310	56.47	$209,846	$176,868	1.186	1,781	$117.82	44.60	Ranch
20-23-29-201-006	36219 SMITHFIELD RD	7/17/2020	$365,000	$156,990	43.01	$302,822	$181,806	1.666	2,266	$133.64	45.25	TriLevel/Quad
20-23-29-178-004	36641 LANSBURY LN	7/17/2020	$314,500	$139,100	44.23	$249,994	$154,285	1.620	1,609	$155.37	10.00	Ranch
20-23-29-177-024	36663 HEATHERTON DR	7/21/2020	$312,000	$160,570	51.46	$250,346	$187,359	1.336	1,701	$147.18	12.35	Ranch
20-23-29-153-006	36904 HEATHERTON DR	8/28/2020	$250,000	$122,840	49.14	$188,346	$132,865	1.418	1,516	$124.24	16.19	Ranch
20-23-29-205-001	35697 BRIAR RIDGE LN	9/1/2020	$309,000	$159,710	51.69	$242,480	$182,604	1.328	2,318	$104.61	24.30	TriLevel/Quad
20-23-29-203-010	35810 SMITHFIELD RD	9/11/2020	$329,000	$162,430	49.37	$268,970	$191,219	1.407	2,038	$131.98	24.97	Colonial/2Sty
20-23-29-128-010	36639 BRITTANY HILL CT	9/25/2020	$305,000	$156,660	51.36	$237,467	$177,462	1.338	2,188	$108.53	61.17	Colonial/2Sty
20-23-29-178-003	36653 LANSBURY LN	9/28/2020	$295,000	$131,440	44.56	$232,700	$144,824	1.607	1,730	$134.51	31.59	Ranch
20-23-29-203-020	35882 SMITHFIELD RD	9/30/2020	$320,000	$148,500	46.41	$253,043	$166,100	1.523	2,205	$114.76	8.40	Colonial/2Sty
20-23-29-177-021	36510 LANSBURY LN	10/27/2020	$302,000	$147,260	48.76	$231,079	$161,440	1.431	1,822	$126.83	39.42	Ranch
20-23-29-203-001	35810 BRIAR RIDGE LN	1/7/2021	$305,000	$161,030	52.80	$238,480	$184,499	1.293	2,223	$107.28	55.88	Colonial/2Sty
20-23-29-252-018	35961 SMITHFIELD RD	1/11/2021	$325,000	$189,150	58.20	$235,425	$208,464	1.129	2,472	$95.24	72.12	Colonial/2Sty
20-23-29-102-006	36906 BRITTANY HILL DR	1/26/2021	$297,000	$155,650	52.41	$227,265	$174,420	1.303	2,042	$111.30	6.43	Ranch
20-23-29-254-006	36048 SMITHFIELD RD	1/29/2021	$230,000	$139,200	60.52	$168,346	$156,494	1.076	1,698	$99.14	61.84	Ranch
20-23-29-154-016	36651 SAXONY RD	2/4/2021	$345,000	$155,780	45.15	$282,498	$179,831	1.571	2,206	$128.06	50.96	Colonial/2Sty
20-23-29-154-007	36772 LANSBURY LN	2/19/2021	$365,000	$159,640	43.74	$302,170	$185,161	1.632	2,180	$138.61	16.01	TriLevel/Quad
20-23-34-154-007	33053 TALL OAKS ST	4/18/2019	$249,900	$125,850	50.36	$194,201	$134,249	1.447	1,946	$99.80	23.77	Colonial/2Sty
20-23-34-354-002	33249 MEADOWLARK ST	5/24/2019	$200,000	$96,440	48.22	$138,335	$89,875	1.539	1,185	$116.74	35.52	Ranch
20-23-34-151-032	21511 CHESTNUT LN	5/28/2019	$275,000	$133,030	48.37	$214,087	$140,507	1.524	1,932	$110.81	58.11	Colonial/2Sty
20-23-34-376-001	32741 MEADOWLARK ST	6/6/2019	$170,000	$95,320	56.07	$109,087	$88,850	1.228	1,109	$98.37	12.70	Ranch
20-23-34-151-010	33266 TALL OAKS CT	6/14/2019	$258,000	$144,390	55.97	$191,192	$152,040	1.258	1,822	$104.94	23.29	Colonial/2Sty
20-23-34-376-016	32631 MEADOWLARK CT	7/3/2019	$214,950	$107,750	50.13	$147,491	$101,401	1.455	1,539	$95.84	14.38	TriLevel/Quad
20-23-34-152-022	21525 BIRCHWOOD ST	7/15/2019	$275,000	$127,980	46.54	$219,981	$137,635	1.598	1,822	$120.74	0.21	Colonial/2Sty
20-23-34-151-036	33153 MAPLENUT ST	8/1/2019	$280,000	$134,850	48.16	$217,925	$142,204	1.532	1,946	$111.99	30.60	Colonial/2Sty
20-23-34-328-009	20966 ROBINWOOD ST	8/5/2019	$219,900	$109,930	49.99	$164,881	$112,908	1.460	1,163	$141.77	11.72	Ranch
20-23-34-304-002	33243 FLANDERS ST	9/6/2019	$225,000	$99,800	44.36	$168,028	$97,689	1.720	1,128	$148.96	18.33	Ranch
20-23-34-353-011	20928 BIRCHWOOD ST	9/13/2019	$220,000	$114,040	51.84	$164,188	$117,990	1.392	1,692	$97.04	16.70	TriLevel/Quad
20-23-34-376-005	32691 MEADOWLARK ST	9/26/2019	$179,900	$103,990	57.80	$118,987	$100,729	1.181	1,110	$107.20	40.41	Ranch
20-23-34-301-005	33204 FLANDERS ST	9/30/2019	$229,500	$107,770	46.96	$167,030	$104,837	1.593	1,540	$108.46	22.90	TriLevel/Quad
20-23-34-302-001	33041 ANNEWOOD ST	10/4/2019	$240,000	$113,330	47.22	$179,087	$113,526	1.577	1,666	$107.50	5.44	TriLevel/Quad
20-23-34-354-009	33155 MEADOWLARK ST	10/25/2019	$223,000	$109,290	49.01	$156,192	$103,955	1.502	1,626	$96.06	30.01	TriLevel/Quad
20-23-34-354-014	33053 MEADOWLARK ST	11/7/2019	$241,000	$144,180	59.83	$180,087	$155,789	1.156	2,220	$81.12	50.50	Colonial/2Sty
20-23-34-152-023	21511 BIRCHWOOD ST	11/15/2019	$314,000	$163,060	51.93	$258,981	$185,689	1.395	2,442	$106.05	10.36	Colonial/2Sty
20-23-34-329-022	20963 MEADOWLARK ST	11/27/2019	$219,000	$103,680	47.34	$160,378	$101,878	1.574	1,067	$150.31	26.62	TriLevel/Quad
20-23-34-303-013	21257 ROBINWOOD ST	12/4/2019	$220,000	$123,860	56.30	$158,054	$127,236	1.242	1,616	$97.81	4.96	Colonial/2Sty
20-23-34-152-007	21522 CHESTNUT LN	3/4/2020	$235,000	$127,460	54.24	$178,005	$135,559	1.313	1,822	$97.70	22.32	Colonial/2Sty
20-23-34-376-003	32717 MEADOWLARK ST	5/26/2020	$195,000	$103,780	53.22	$134,087	$100,448	1.335	937	$143.10	7.20	Ranch
20-23-34-153-009	21510 BIRCHWOOD ST	6/30/2020	$275,000	$137,470	49.99	$219,981	$150,635	1.460	1,822	$120.74	47.95	Colonial/2Sty
20-23-34-152-005	21550 CHESTNUT LN	8/11/2020	$305,000	$129,950	42.61	$248,783	$139,515	1.783	1,946	$127.84	13.53	Colonial/2Sty
20-23-34-303-014	21243 ROBINWOOD ST	8/31/2020	$240,000	$107,830	44.93	$178,037	$105,266	1.691	1,703	$104.54	46.89	TriLevel/Quad
20-23-34-154-005	33129 TALL OAKS ST	9/4/2020	$205,000	$99,170	48.38	$149,981	$98,171	1.528	1,107	$135.48	11.86	Ranch
20-23-34-352-019	20939 BIRCHWOOD ST	10/30/2020	$253,000	$115,730	45.74	$188,863	$114,611	1.648	1,787	$105.69	29.57	TriLevel/Quad
20-23-34-351-018	20953 LARKSPUR ST	11/12/2020	$238,000	$115,830	48.67	$176,815	$116,762	1.514	1,523	$116.10	27.31	TriLevel/Quad
20-23-34-329-006	21042 LAURELWOOD ST	11/16/2020	$245,000	$122,930	50.18	$167,381	$115,232	1.453	1,692	$98.92	53.54	TriLevel/Quad
20-23-34-353-019	21033 ROBINWOOD ST	12/9/2020	$240,000	$109,300	45.54	$184,940	$112,020	1.651	1,674	$110.48	5.08	TriLevel/Quad
20-23-34-152-013	21438 CHESTNUT LN	12/10/2020	$255,000	$150,480	59.01	$199,981	$168,458	1.187	1,946	$102.77	46.79	Colonial/2Sty
20-23-34-328-003	21108 ROBINWOOD ST	1/20/2021	$242,000	$111,520	46.08	$181,087	$111,041	1.631	1,690	$107.15	7.92	TriLevel/Quad
20-23-34-351-004	33217 KIRBY ST	2/3/2021	$247,000	$110,410	44.70	$185,478	$109,104	1.700	1,537	$120.68	8.30	TriLevel/Quad
20-23-29-226-054	35499 TALL PINE RD	8/31/2020	$349,900	$151,630	43.34	$274,872	$179,008	1.536	1,946	$141.25	26.92	Colonial/2Sty
20-23-28-126-034	34801 WHITTAKER CT	1/21/2021	$470,000	$263,380	56.04	$404,494	$361,765	1.118	2,951	$137.07	111.81	Colonial/2Sty
20-23-28-126-038	23941 WHITTAKER DR	3/12/2021	$350,000	$167,900	47.97	$291,915	$217,813	1.340	2,057	$141.91	134.02	Ranch
20-23-29-255-012	23332 MISSION LN	12/11/2020	$412,000	$196,140	47.61	$322,450	$318,660	1.012	2,072	$155.62	81.37	Ranch
20-23-29-255-009	23411 MISSION LN	1/22/2021	$425,000	$211,290	49.72	$351,073	$367,011	0.957	2,818	$124.58	115.71	Colonial/2Sty
20-23-28-231-028	33427 SHIAWASSEE RD	1/29/2021	$600,000	$300,300	50.05	$526,073	$554,399	0.949	3,547	$148.31	32.63	Colonial/2Sty
20-23-26-326-066	23010 HAWTHORNE ST	5/31/2019	$110,000	$56,800	51.64	$95,000	$99,595	0.954	1,288	$73.76	56.00	MultiTenant
20-23-26-376-031	30795 SHIAWASSEE RD	11/5/2019	$104,900	$49,360	47.05	$81,528	$74,967	1.088	1,020	$79.93	108.75	MultiTenant
20-23-26-376-025	30751 SHIAWASSEE RD	12/20/2019	$85,000	$41,750	49.12	$61,628	$59,829	1.030	850	$72.50	103.01	MultiTenant
20-23-26-376-016	30757 SHIAWASSEE RD	12/21/2020	$97,000	$49,880	51.42	$73,628	$76,005	0.969	1,021	$72.11	96.87	MultiTenant
20-23-27-177-029	32718 GRAND RIVER AVE	6/11/2019	$72,500	$36,030	49.70	$56,636	$47,834	1.184	770	$73.55	100.02	MultiTenant
20-23-27-177-041	32718 GRAND RIVER AVE	6/18/2019	$87,000	$42,500	48.85	$71,136	$58,845	1.209	870	$81.77	97.53	MultiTenant
20-23-27-177-076	32718 GRAND RIVER AVE	7/10/2019	$90,000	$42,500	47.22	$74,136	$58,845	1.260	870	$85.21	92.43	MultiTenant
20-23-27-177-048	32718 GRAND RIVER AVE	7/19/2019	$88,000	$42,500	48.30	$72,136	$58,845	1.226	870	$82.91	12.32	MultiTenant
20-23-27-177-045	32718 GRAND RIVER AVE	10/9/2019	$92,500	$48,500	52.43	$76,636	$69,049	1.110	870	$88.09	110.99	MultiTenant
20-23-27-177-038	32718 GRAND RIVER AVE	6/4/2020	$75,000	$42,500	56.67	$59,136	$58,845	1.005	870	$67.97	100.49	MultiTenant

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
20-23-27-177-068	32718 GRAND RIVER AVE	7/21/2020	$80,000	$42,500	53.13	$64,136	$58,845	1.090	870	$73.72	108.99	MultiTenant
20-23-27-177-034	32718 GRAND RIVER AVE	11/6/2020	$65,000	$35,330	54.35	$49,136	$46,640	1.054	770	$63.81	105.35	MultiTenant
20-23-27-177-039	32718 GRAND RIVER AVE	12/7/2020	$95,000	$42,500	44.74	$79,136	$58,845	1.345	870	$90.96	134.48	MultiTenant
20-23-27-177-059	32718 GRAND RIVER AVE	2/1/2021	$78,000	$42,720	54.77	$62,136	$59,216	1.049	870	$71.42	104.93	MultiTenant
20-23-27-301-052	33246 SLOCUM DR	5/14/2019	$190,000	$94,580	49.78	$155,350	$178,630	0.870	1,187	$130.88	58.61	Ranch
20-23-27-306-008	33121 ORCHARD ST	1/10/2020	$133,500	$66,490	49.81	$100,500	$90,648	1.109	871	$115.38	59.61	MultiTenant
20-23-27-306-011	33115 ORCHARD ST	8/25/2020	$135,750	$66,440	48.94	$102,750	$90,555	1.135	871	$117.97	113.47	MultiTenant
20-23-27-306-003	33111 ORCHARD ST	10/20/2020	$140,000	$71,440	51.03	$107,000	$99,611	1.074	986	$108.52	107.42	MultiTenant
20-23-27-403-113	32070 GRAND RIVER AVE	8/23/2019	$89,388	$49,750	55.66	$69,438	$73,666	0.943	1,140	$60.91	18.51	Other
20-23-27-403-060	32010 GRAND RIVER AVE	9/30/2019	$88,000	$45,840	52.09	$68,050	$66,417	1.025	980	$69.44	80.10	MultiTenant
20-23-27-403-093	32040 GRAND RIVER AVE	5/18/2020	$70,000	$35,710	51.01	$50,050	$47,661	1.050	757	$66.12	18.85	MultiTenant
20-23-27-403-084	32030 GRAND RIVER AVE	7/22/2020	$94,000	$46,020	48.96	$74,050	$66,744	1.109	980	$75.56	18.12	MultiTenant
20-23-27-403-076	32060 GRAND RIVER AVE	7/29/2020	$85,000	$44,670	52.55	$65,050	$64,247	1.012	980	$66.38	1.29	MultiTenant
20-23-27-403-078	32050 GRAND RIVER AVE	8/17/2020	$69,000	$34,870	50.54	$49,050	$46,094	1.064	757	$64.80	57.71	MultiTenant
20-23-27-403-099	32080 GRAND RIVER AVE	8/31/2020	$101,000	$51,340	50.83	$81,050	$76,606	1.058	1,147	$70.66	119.23	Other
20-23-27-403-104	32080 GRAND RIVER AVE	9/29/2020	$108,500	$50,970	46.98	$88,550	$75,925	1.166	1,140	$77.68	37.00	Other
20-23-27-403-126	32090 GRAND RIVER AVE	10/19/2020	$99,999	$49,950	49.95	$80,049	$74,028	1.081	1,147	$69.79	108.13	Other
20-23-27-403-105	32070 GRAND RIVER AVE	10/26/2020	$110,000	$49,750	45.23	$90,050	$73,666	1.222	1,140	$78.99	122.24	Other
20-23-27-403-107	32080 GRAND RIVER AVE	12/22/2020	$112,500	$51,170	45.48	$92,550	$76,287	1.213	1,147	$80.69	121.32	Other
20-23-27-403-120	32100 GRAND RIVER AVE	2/26/2021	$115,000	$55,490	48.25	$95,050	$84,283	1.128	1,140	$83.38	112.77	SingleFamily
20-23-27-453-018	31831 GRAND RIVER AVE	11/6/2019	$55,000	$27,260	49.56	$43,750	$28,470	1.537	490	$89.29	32.54	MultiTenant
20-23-27-453-086	31831 GRAND RIVER AVE	11/22/2019	$60,000	$27,260	45.43	$48,750	$28,470	1.712	490	$99.49	37.86	MultiTenant
20-23-27-453-029	31831 GRAND RIVER AVE	3/24/2020	$62,000	$27,260	43.97	$50,750	$28,470	1.783	490	$103.57	8.85	MultiTenant
20-23-27-453-099	31831 GRAND RIVER AVE	7/28/2020	$53,000	$27,260	51.43	$41,750	$28,470	1.466	490	$85.20	13.52	MultiTenant
20-23-27-453-031	31831 GRAND RIVER AVE	7/30/2020	$53,500	$27,260	50.95	$42,250	$28,470	1.484	490	$86.22	28.95	MultiTenant
20-23-27-453-091	31831 GRAND RIVER AVE	9/11/2020	$52,000	$27,260	52.42	$40,750	$28,470	1.431	490	$83.16	23.26	MultiTenant
20-23-27-453-072	31831 GRAND RIVER AVE	12/3/2020	$59,000	$27,260	46.20	$47,750	$28,470	1.677	490	$97.45	167.72	MultiTenant
20-23-27-453-055	31831 GRAND RIVER AVE	12/17/2020	$55,500	$27,260	49.12	$44,250	$28,470	1.554	490	$90.31	155.43	MultiTenant
20-23-27-453-100	31831 GRAND RIVER AVE	2/5/2021	$55,000	$27,260	49.56	$43,750	$28,470	1.537	490	$89.29	153.67	MultiTenant
20-23-27-453-017	31831 GRAND RIVER AVE	3/5/2021	$47,000	$27,260	58.00	$35,750	$28,470	1.256	490	$72.96	125.57	MultiTenant
20-23-27-453-040	31831 GRAND RIVER AVE	3/22/2021	$48,000	$27,260	56.79	$36,750	$28,470	1.291	490	$75.00	129.08	MultiTenant
20-23-27-453-079	31831 GRAND RIVER AVE	3/25/2021	$62,500	$27,260	43.62	$51,250	$28,470	1.800	490	$104.59	180.02	MultiTenant
20-23-28-206-005	24091 TANA CT	3/27/2020	$210,000	$117,960	56.17	$184,543	$221,535	0.833	1,664	$110.90	132.26	TwnHse/Duplex
20-23-28-231-036	33515 ADAMS ST	10/29/2019	$180,000	$94,670	52.59	$155,170	$128,522	1.207	1,086	$142.88	2.02	TwnHse/Duplex
20-23-28-231-034	33475 ADAMS ST	1/22/2021	$179,000	$90,330	50.46	$154,170	$121,746	1.266	1,100	$140.15	37.49	TwnHse/Duplex
20-23-28-428-132	23151 FARMINGTON RD	6/17/2019	$195,000	$108,720	55.75	$163,950	$125,596	1.305	1,507	$108.79	6.53	TwnHse/Duplex
20-23-28-428-097	23233 FARMINGTON RD	6/19/2019	$212,500	$103,210	48.57	$181,450	$118,167	1.536	1,566	$115.87	28.39	TwnHse/Duplex
20-23-28-428-075	23149 FARMINGTON RD	9/29/2020	$220,500	$103,830	47.09	$188,957	$118,672	1.592	1,572	$120.20	5.63	TwnHse/Duplex
20-23-28-428-126	23163 FARMINGTON RD	1/29/2021	$219,900	$105,160	47.82	$185,232	$118,363	1.565	1,481	$125.07	14.06	TwnHse/Duplex
20-23-28-428-078	23141 FARMINGTON RD	3/12/2021	$210,000	$107,770	51.32	$178,950	$124,322	1.439	1,424	$125.67	37.68	Ranch
20-23-28-429-020	23065 FARMINGTON RD	5/25/2019	$230,000	$116,140	50.50	$194,615	$183,324	1.062	1,384	$140.62	47.28	Ranch
20-23-28-429-018	23069 FARMINGTON RD	10/2/2019	$274,500	$135,960	49.53	$239,115	$220,239	1.086	2,121	$112.74	60.56	TwnHse/Duplex
20-23-29-276-067	35626 HERITAGE LN	6/10/2019	$202,000	$91,120	45.11	$165,319	$106,244	1.556	1,141	$144.89	29.84	Ranch
20-23-29-276-030	35563 HERITAGE LN	9/20/2019	$215,000	$99,660	46.35	$178,876	$119,126	1.502	1,141	$156.77	0.21	Ranch
20-23-29-276-069	35634 HERITAGE LN	11/22/2019	$213,000	$107,190	50.32	$176,714	$129,994	1.359	1,304	$135.52	9.34	Ranch
20-23-29-276-020	35455 HERITAGE LN	3/20/2020	$210,000	$115,080	54.80	$174,300	$141,943	1.228	1,634	$106.67	29.98	TwnHse/Duplex
20-23-29-276-075	35449 HERITAGE CT	5/8/2020	$227,000	$113,450	49.98	$191,051	$139,382	1.371	1,304	$146.51	36.98	Ranch
20-23-29-276-012	35531 HERITAGE LN	6/8/2020	$197,000	$88,530	44.94	$161,300	$103,187	1.563	1,142	$141.24	22.19	Ranch
20-23-29-276-047	35468 HERITAGE LN	7/1/2020	$230,000	$118,930	51.71	$194,300	$147,562	1.317	1,547	$125.60	2.46	TwnHse/Duplex
20-23-29-276-049	35476 HERITAGE LN	9/10/2020	$288,000	$135,730	47.13	$248,752	$169,491	1.468	1,705	$145.90	13.25	TwnHse/Duplex
20-23-29-276-039	35416 HERITAGE LN	10/1/2020	$202,000	$106,580	52.76	$166,300	$129,536	1.284	1,430	$116.29	0.18	TwnHse/Duplex
20-23-29-276-032	35575 HERITAGE LN	10/8/2020	$188,000	$95,630	50.87	$152,300	$113,546	1.341	1,304	$116.79	35.87	Ranch
20-23-29-276-028	35555 HERITAGE LN	12/9/2020	$172,000	$98,890	57.49	$136,300	$118,307	1.152	1,142	$119.35	63.10	Ranch
20-23-29-276-088	35534 LARK HARBOR CT	3/26/2021	$219,900	$115,910	52.71	$184,567	$159,752	1.155	1,308	$141.11	32.32	Ranch
			$76,873,987	**$38,207,070**		**$58,759,051**	**$40,339,242**					
				Sale Ratio:	**49.70%**	**ECF:**	**1.457**		**ECF Std. Deviation**	**0.254**	**Coeffeciant of Var.:**	**51.69**
				Std. Deviation:	**4.325**	**Avg. ECF:**	**1.478**		**Avg. Variance:**	**76.40**		