

INDUSTRIAL

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio								
0.814	0.432	1.099	39.52%	49.15%	StdDev=		0.171					
					Median=		0.419					
					Avg Deviation=		0.119					
Subtotals					\$3,695,000	\$1,816,100	0.433	\$4,059,004	\$715,720	\$2,979,280	\$3,657,976	1.099
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.
ALLEN PARK		30 008 02 0106 000	16038 SOUTHFIELD	11/17/23	\$225,000	\$70,000	0.31	\$170,524	\$32,915	192,085	\$150,557	1.276
DEARBORN		32 10 281 09 005 00	1330 INDUSTRIAL	03/14/24	\$375,000	\$180,500	0.48	\$383,418	\$57,397	317,603	\$356,697	0.890
DEARBORN		32 10 173 14 007 00	13249 LEONARD	10/05/23	\$390,000	\$172,700	0.44	\$387,917	\$50,997	339,003	\$368,621	0.920
RIVERVIEW		51 013 01 0003 000	11901 LONGSDORF	12/01/23	\$330,000	\$96,200	0.29	\$207,665	\$66,807	263,193	\$163,220	1.613
RIVERVIEW		51 012 07 0005 002	18940 QUARRY	10/10/24	\$325,000	\$83,800	0.26	\$171,248	\$25,613	299,387	\$168,754	1.774
ROMULUS		80 126 99 0008 004	15995 HURON RIVER DR	10/28/24	\$550,000	\$217,100	0.39	\$456,806	\$114,188	435,812	\$427,738	1.019
TAYLOR		60 008 99 0020 704	6770 MONROE	03/29/24	\$850,000	\$677,600	0.80	\$1,642,761	\$163,425	686,575	\$1,492,771	0.460
TAYLOR		60 005 99 0001 000	6252 MONROE	08/05/24	\$650,000	\$318,200	0.49	\$638,665	\$204,378	445,622	\$529,618	0.841

RETAIL

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio								
1.008	0.307	1.128	22.60%	43.35%	StdDev=	0.091	Median=	0.430	Avg Deviation=	0.079		
Subtotals					\$4,350,500	\$1,885,900	0.401	\$4,169,005	\$848,723	\$3,501,777	\$3,475,139	1.128
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.
RIVERVIEW		51 011 01 0258 000	17076 QUARRY	06/30/23	\$130,000	\$34,600	0.266	\$83,366	\$14,582	\$115,418	\$80,355	1.436
RIVERVIEW		51 009 01 0094 002	18204 JEFFERSON	01/14/25	\$182,500	\$84,600	0.464	\$164,491	\$9,496	\$173,004	\$203,406	0.851
SOUTHGATE		53 015 02 0058 001	19238 EUREKA	07/23/24	\$260,000	\$121,500	0.467	\$333,453	\$92,800	\$167,200	\$265,915	0.629
SOUTHGATE		53 017 08 0265 000	13293 NORTHLINE	03/15/24	\$287,500	\$90,100	0.313	\$207,261	\$86,511	\$200,989	\$133,425	1.506
SOUTHGATE		53 021 02 0013 000	15975 EUREKA	11/08/24	\$300,000	\$134,000	0.447	\$278,664	\$119,208	\$180,792	\$176,194	1.026
SOUTHGATE		53 001 04 0173 000	12554 FORT ST	10/11/24	\$333,500	\$114,500	0.343	\$250,974	\$65,534	\$267,966	\$204,906	1.308
SOUTHGATE		53 017 04 1583 300	13235 NORTHLINE	01/10/25	\$400,000	\$165,300	0.413	\$354,877	\$103,154	\$296,846	\$278,147	1.067
SOUTHGATE		53 015 01 0158 300	18618 EUREKA	11/24/24	\$460,000	\$146,700	0.319	\$317,910	\$45,553	\$414,447	\$300,947	1.377
WYANDOTTE		57 017 05 0227 002	2729 FORT	07/06/23	\$197,000	\$57,200	0.290	\$120,192	\$20,669	\$176,331	\$110,827	1.591
WYANDOTTE		57 001 05 0007 001	471 BIDDLE	07/18/24	\$250,000	\$117,700	0.471	\$235,256	\$62,232	\$187,768	\$187,255	1.003
WYANDOTTE		57 014 34 0014 000	1266 EUREKA	09/11/23	\$400,000	\$189,500	0.474	\$464,220	\$36,543	\$363,457	\$411,624	0.883
WYANDOTTE		57 007 06 0046 301	1998 BIDDLE	09/06/24	\$1,150,000	\$630,200	0.548	\$1,358,341	\$192,441	\$957,559	\$1,122,137	0.853

RESTAURANT

ECF Indicated		ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio							
1.167		0.427	1.289	32.86%	39.40%	StdDev= 0.128						
						Median= 0.343						
						Avg Deviation= 0.100						
Subtotals					\$7,029,500	\$2,769,300	0.389	\$6,035,011	\$1,271,603	\$5,757,897	\$4,935,519	1.289
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.
RIVERVIEW		51 011 01 0258 000	17076 QUARRY	06/30/23	\$130,000	\$34,600	0.266	\$83,366	\$14,582	\$115,418	\$80,355	1.436
RIVERVIEW		51 009 01 0094 002	18204 JEFFERSON	01/14/25	\$182,500	\$84,600	0.464	\$164,491	\$9,496	\$173,004	\$203,406	0.851
SOUTHGATE		53 015 02 0058 001	19238 EUREKA	07/23/24	\$260,000	\$121,500	0.467	\$333,453	\$92,800	\$167,200	\$265,915	0.629
SOUTHGATE		53 018 02 0099 001	12820 EUREKA	11/03/23	\$200,000	\$154,300	0.772	\$337,119	\$81,252	\$118,748	\$241,612	0.491
SOUTHGATE		53 010 01 0137 000	13676 DIX-TOLEDO	12/23/24	\$250,000	\$79,400	0.318	\$171,022	\$84,863	\$165,137	\$95,203	1.735
SOUTHGATE		53 017 08 0265 000	13293 NORTHLINE	03/15/24	\$287,500	\$90,100	0.313	\$207,261	\$86,511	\$200,989	\$133,425	1.506
SOUTHGATE		53 021 02 0013 000	15975 EUREKA	11/08/24	\$300,000	\$134,000	0.447	\$278,664	\$119,208	\$180,792	\$176,194	1.026
SOUTHGATE		53 008 99 0026 000	12045 DIX-TOLEDO	05/16/24	\$299,000	\$93,500	0.313	\$199,648	\$38,522	\$260,478	\$152,149	1.712
SOUTHGATE		53 001 04 0173 000	12554 FORT ST	10/11/24	\$333,500	\$114,500	0.343	\$250,974	\$65,534	\$267,966	\$204,906	1.308
SOUTHGATE		53 017 04 1583 300	13235 NORTHLINE	01/10/25	\$400,000	\$165,300	0.413	\$354,877	\$103,154	\$296,846	\$278,147	1.067
SOUTHGATE		53 015 01 0158 300	18618 EUREKA	11/24/24	\$460,000	\$146,700	0.319	\$317,910	\$45,553	\$414,447	\$300,947	1.377
WYANDOTTE		57 017 05 0227 002	2729 FORT	07/06/23	\$197,000	\$57,200	0.290	\$120,192	\$20,669	\$176,331	\$110,827	1.591
SOUTHGATE		53 015 01 0158 300	18618 EUREKA	07/24/23	\$549,000	\$136,100	0.248	\$317,910	\$45,553	\$503,447	\$300,947	1.673
WYANDOTTE		57 001 05 0007 001	471 BIDDLE	07/18/24	\$250,000	\$117,700	0.471	\$235,256	\$62,232	\$187,768	\$187,255	1.003
SOUTHGATE		53 014 99 0006 000	18701 NORTHLINE	01/30/25	\$475,000	\$168,400	0.355	\$272,137	\$76,279	\$398,721	\$216,418	1.842
WYANDOTTE		57 011 03 0001 003	2910 VAN ALSTYNE	09/19/24	\$290,000	\$86,000	0.297	\$185,604	\$7,594	\$282,406	\$171,328	1.648
WYANDOTTE		57 014 34 0014 000	1266 EUREKA	09/11/23	\$400,000	\$189,500	0.474	\$464,220	\$36,543	\$363,457	\$411,624	0.883
WYANDOTTE		57 003 07 0152 001	1231 FORT	12/06/23	\$616,000	\$165,700	0.269	\$382,566	\$88,817	\$527,183	\$282,723	1.865
WYANDOTTE		57 007 06 0046 301	1998 BIDDLE	09/06/24	\$1,150,000	\$630,200	0.548	\$1,358,341	\$192,441	\$957,559	\$1,122,137	0.853

OFFICES

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
0.804	0.506	0.916	32.41%	47.07%	StdDev=	0.155
				Median=		
				0.503		
				Avg Deviation=		
				0.118		

Subtotals					\$4,304,000	\$2,025,700	0.477	\$4,108,432	\$1,096,687	\$3,207,313	\$3,990,273	0.916
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.
SOUTHGATE		53 009 03 0131 000	13535 DIX-TOLEDO	07/28/23	\$44,000	\$31,100	0.707	\$66,218	\$9,800	\$34,200	\$75,933	0.450
SOUTHGATE		53 011 01 0315 000	14063 DIX-TOLEDO	04/28/23	\$200,000	\$120,900	0.605	\$300,059	\$61,950	\$138,050	\$315,376	0.438
SOUTHGATE		53 018 02 0096 001	12850 EUREKA	06/25/24	\$290,000	\$74,300	0.256	\$146,814	\$57,616	\$232,384	\$118,143	1.967
SOUTHGATE		53 017 03 1189 001	12885 NORTHLINE	06/16/23	\$295,000	\$141,000	0.478	\$286,463	\$34,753	\$260,247	\$333,391	0.781
SOUTHGATE		53 017 04 1591 301	13225 NORTHLINE	11/22/24	\$325,000	\$155,600	0.479	\$310,373	\$83,433	\$241,567	\$300,583	0.804
SOUTHGATE		53 019 06 0023 000	15720 FORT ST	05/24/23	\$370,000	\$99,300	0.268	\$282,572	\$27,925	\$342,075	\$337,281	1.014
SOUTHGATE		53 011 99 0005 705	14797 DIX-TOLEDO	12/12/24	\$400,000	\$204,700	0.512	\$405,661	\$146,554	\$253,446	\$343,188	0.739
SOUTHGATE		53 009 02 0139 301	13230 TRENTON RD	05/26/23	\$445,000	\$114,900	0.258	\$233,572	\$79,145	\$365,855	\$204,539	1.789
SOUTHGATE		53 017 05 0014 000	13479 NORTHLINE	10/01/24	\$550,000	\$342,200	0.622	\$706,566	\$109,608	\$440,392	\$790,673	0.557
SOUTHGATE		53 025 99 0012 002	15350 TRENTON RD	12/23/24	\$600,000	\$302,000	0.503	\$604,568	\$142,522	\$457,478	\$611,981	0.748
SOUTHGATE		53 003 99 0010 006	11275 ALLEN RD	05/25/23	\$785,000	\$439,700	0.560	\$765,566	\$343,381	\$441,619	\$559,185	0.790

MULTI-RES

ECF Indicated				Overall Sale Ratio								
ECF Std Dev				ECF Avg								
Coefficient of Variance				Overall Sale Ratio								
1.537				29.40%								
0.530				StdDev= 0.070								
1.749				Median= 0.330								
21.82%				Avg Deviation= 0.050								
Subtotals					\$31,210,000	\$9,174,400	0.322	\$22,785,282	\$1,984,069	\$29,225,931	\$19,013,955	1.749
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.
GIBALTAR		36 017 99 0013 000	30040 KINGSBRIDGE	12/13/23	\$5,740,000	\$1,297,400	0.226	\$3,581,757	\$133,081	\$5,606,919	\$2,378,397	2.357
BROWNSTOWN		70 005 01 0015 001		02/03/25	\$715,000	\$299,500	0.419	\$539,550	\$127,461	\$587,539	\$385,129	1.526
BROWNSTOWN		70 107 99 0005 002		02/14/25	\$16,950,000	\$5,002,200	0.295	\$10,969,414	\$1,179,768	\$15,770,232	\$9,149,201	1.724
FLAT ROCK		58 138 03 0003 002	29019 SHEEKS	02/21/25	\$245,000	\$84,000	0.343	\$169,539	\$9,800	\$235,200	\$110,165	2.135
TAYLOR		60 096 01 0451 000	16320 WEDDEL	12/13/2023	\$7,560,000	\$2,491,300	0.330	\$7,525,022	\$533,959	\$7,026,041	\$6,991,063	1.005

AUTO RELATED

ECF Indicated		ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio							
0.994		0.428	1.362	39.79%	40.58%	StdDev= 0.129						
						Median=		0.316				
						Avg Deviation=		0.100				
Subtotals					\$8,343,061	\$3,385,380	0.325	\$8,325,977	\$2,644,971	\$5,698,090	\$5,732,035	1.362
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.
BROWNSTOWN		70 026 01 0017 000		04/14/23	\$550,000	\$43,550	0.079	\$527,949	\$270,968	\$279,032	\$251,449	1.110
BROWNSTOWN		70 031 02 0004 000		12/22/23	\$435,000	\$108,030	0.248	\$414,630	\$165,559	\$269,441	\$243,709	1.106
FLAT ROCK		58 090 99 0021 000	26796 TELEGRAPH	09/06/23	\$825,000	\$189,000	0.229	\$912,658	\$287,441	\$537,559	\$653,309	0.823
FLAT ROCK		58 094 02 0075 000	28453 TELEGRAPH	07/31/23	\$550,000	\$147,200	0.268	\$293,079	\$48,763	\$501,237	\$276,063	1.816
FLAT ROCK		58 098 99 0019 300	23940 GIBALTAR	03/20/24	\$325,000	\$98,200	0.302	\$205,001	\$105,960	\$219,040	\$108,360	2.021
GIBALTAR		36 010 99 0008 301	13200 M GIBALTAR	03/20/24	\$4,060,000	\$2,143,300	0.528	\$4,551,355	\$1,460,425	\$2,599,575	\$3,259,093	0.798
SOUTHGATE		53 017 02 0078 000	13160 FORT ST	09/08/23	\$300,000	\$98,900	0.330	\$215,925	\$78,459	\$221,541	\$140,846	1.573
SOUTHGATE		53 020 01 0384 002	16305 FORT ST	08/29/23	\$250,000	\$97,000	0.388	\$172,032	\$82,042	\$167,958	\$92,203	1.822
WYANDOTTE		57 016 04 0704 000	2121 FORD	12/31/24	\$520,000	\$230,100	0.443	\$516,674	\$72,677	\$447,323	\$353,501	1.265
WYANDOTTE		57 016 04 0704 000	2121 FORD	03/31/25	\$528,061	\$230,100	0.436	\$516,674	\$72,677	\$455,384	\$353,501	1.288

MISCELLANEOUS

ECF Indicated		ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio							
0.930		0.468	1.005	31.96%	43.97%	StdDev= 0.144						
						Median=		0.459				
						Avg Deviation=		0.114				
Subtotals					\$11,163,000	\$4,908,800	0.449	\$10,314,904	\$2,635,186	\$8,527,814	\$9,166,013	1.005
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.
SOUTHGATE		53 003 99 0010 006	11275 ALLEN RD	05/25/23	\$785,000	\$439,700	0.560	\$765,566	\$343,381	\$441,619	\$559,185	0.790
SOUTHGATE		53 009 02 0139 301	13230 TRENTON RD	05/26/23	\$445,000	\$114,900	0.258	\$233,572	\$79,145	\$365,855	\$204,539	1.789
SOUTHGATE		53 009 03 0131 000	13535 DIX-TOLEDO	07/28/23	\$44,000	\$31,100	0.707	\$66,218	\$9,800	\$34,200	\$75,933	0.450
SOUTHGATE		53 011 01 0315 000	14063 DIX-TOLEDO	04/28/23	\$200,000	\$120,900	0.605	\$300,059	\$61,950	\$138,050	\$315,376	0.438
SOUTHGATE		53 011 99 0005 705	14797 DIX-TOLEDO	12/12/24	\$400,000	\$204,700	0.512	\$405,661	\$146,554	\$253,446	\$343,188	0.739
SOUTHGATE		53 017 03 1189 001	12885 NORTHLINE	06/16/23	\$295,000	\$141,000	0.478	\$286,463	\$34,753	\$260,247	\$333,391	0.781
SOUTHGATE		53 017 04 1591 301	13225 NORTHLINE	11/22/24	\$325,000	\$155,600	0.479	\$310,373	\$83,433	\$241,567	\$300,583	0.804
SOUTHGATE		53 017 05 0014 000	13479 NORTHLINE	10/01/24	\$550,000	\$342,200	0.622	\$706,566	\$109,608	\$440,392	\$790,673	0.557
SOUTHGATE		53 019 06 0023 000	15720 FORT ST	05/24/23	\$370,000	\$99,300	0.268	\$282,572	\$27,925	\$342,075	\$337,281	1.014
SOUTHGATE		53 022 99 0010 003	16000 DIX-TOLEDO	08/07/24	\$250,000	\$148,400	0.594	\$304,263	\$213,349	\$36,651	\$120,416	0.304
SOUTHGATE		53 025 99 0012 002	15350 TRENTON RD	12/23/24	\$600,000	\$302,000	0.503	\$604,568	\$142,522	\$457,478	\$611,981	0.748
SOUTHGATE		53 017 02 0078 000	13160 FORT ST	09/08/23	\$300,000	\$98,900	0.330	\$215,925	\$78,459	\$221,541	\$140,846	1.573
SOUTHGATE		53 004 99 0005 702	12888 REECK RD	08/01/24	\$3,000,000	\$1,353,200	0.451	\$2,730,807	\$448,557	\$2,551,443	\$2,617,259	0.975
SOUTHGATE		53 008 99 0026 000	12045 DIX-TOLEDO	05/16/24	\$299,000	\$93,500	0.313	\$199,648	\$38,522	\$260,478	\$152,149	1.712
SOUTHGATE		53 018 02 0099 001	12820 EUREKA	11/03/23	\$200,000	\$154,300	0.772	\$337,119	\$81,252	\$118,748	\$241,612	0.491
SOUTHGATE		53 001 04 0173 000	12554 FORT ST	10/11/24	\$333,500	\$114,500	0.343	\$250,974	\$65,534	\$267,966	\$204,906	1.308
SOUTHGATE		53 010 01 0137 000	13676 DIX-TOLEDO	12/23/24	\$250,000	\$79,400	0.318	\$171,022	\$84,863	\$165,137	\$95,203	1.735
SOUTHGATE		53 015 01 0158 300	18618 EUREKA	11/24/24	\$460,000	\$146,700	0.319	\$317,910	\$45,553	\$414,447	\$300,947	1.377
SOUTHGATE		53 015 01 0158 300	18618 EUREKA	07/24/23	\$549,000	\$136,100	0.248	\$317,910	\$45,553	\$503,447	\$300,947	1.673
SOUTHGATE		53 015 02 0058 001	19238 EUREKA	07/23/24	\$260,000	\$121,500	0.467	\$333,453	\$92,800	\$167,200	\$265,915	0.629
SOUTHGATE		53 015 02 0058 301	19218 EUREKA	07/23/24	\$260,000	\$121,500	0.467	\$333,453	\$92,800	\$167,200	\$265,915	0.629
SOUTHGATE		53 017 08 0265 000	13293 NORTHLINE	03/15/24	\$287,500	\$90,100	0.313	\$207,261	\$86,511	\$200,989	\$133,425	1.506
SOUTHGATE		53 021 02 0013 000	15975 EUREKA	11/08/24	\$300,000	\$134,000	0.447	\$278,664	\$119,208	\$180,792	\$176,194	1.026
SOUTHGATE		53 017 04 1583 300	13235 NORTHLINE	01/10/25	\$400,000	\$165,300	0.413	\$354,877	\$103,154	\$296,846	\$278,147	1.067