

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio			INDUSTRIAL							
0.800	0.378	0.942	20.90%	48.93%	StdDev=	0.096								
					Median=	0.505								
					Avg Deviation=	0.078								
<b>Subtotals</b>				\$2,605,566	\$1,274,900	0.458	\$1,060,039	\$1,545,527	\$1,939,187	0.942	58,554.00	\$44		
CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Use Code	Other Parcels in Sale
WYANDOTTE	57 022 05 0008 000	4133 8TH	09/06/19	\$179,000	\$71,500	0.40	\$32,338	146,662	\$138,413	1.060	6,000	\$29.83	WAREHOUSES	
WYANDOTTE	57 022 10 0006 000	4308 13TH	08/27/19	\$365,000	\$117,200	0.32	\$97,710	267,290	\$173,448	1.541	9,313	\$39.19	WHS STG	
WYANDOTTE	57 022 10 0007 300	4410 13TH	05/30/19	\$550,000	\$279,000	0.51	\$169,969	380,031	\$470,257	0.808	17,020	\$32.31	IND LIGHT	
GIBRALTAR	36 001 99 0001 705	19850 GIBRALTAR	06/18/19	\$675,000	\$341,200	0.51	\$259,885	415,115	\$576,806	0.720	9,693	\$69.64	IND LIGHT	
GIBRALTAR	36 001 99 0003 703	27007 FORT	12/10/20	\$836,566	\$466,000	0.56	\$500,137	336,429	\$580,263	0.580	16,528	\$50.62	GARAGE	

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio			RETAIL AND RESTAURANT							
				45.95%	StdDev=	0.194								
0.912	0.532	1.080	41.78%											
					Median=	0.434								
					Avg Deviation=	0.135								
<b>Subtotals</b>				<b>\$1,031,400</b>	<b>\$473,900</b>	<b>0.463</b>	<b>\$278,098</b>	<b>\$753,302</b>	<b>\$825,759</b>	<b>1.080</b>	<b>12,548.00</b>	<b>\$95.09</b>		
CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Use Code	Other Parcels in Sale
FLAT ROCK	58 091 02 0010 000	27250 TELEGRAPH	04/01/19	\$170,000	\$47,500	0.279	\$22,266	\$147,734	\$77,530	1.906	1,343	126.58	BARBER/BEAUTY	
FLAT ROCK	58 094 03 0269 000	26249 HURON RIVER	06/27/19	\$180,000	\$86,800	0.482	\$128,711	\$51,289	\$59,444	0.863	1,134	158.73	RETAIL	
FLAT ROCK	58 094 05 0035 000	28365 TELEGRAPH	11/18/20	\$155,000	\$67,200	0.434	\$24,333	\$130,667	\$128,777	1.015	3,721	41.66	RETAIL	
GIBRALTAR	36 011 03 0018 001	29110 N GIBRALTAR	10/19/19	\$147,000	\$79,300	0.539	\$33,277	\$113,723	\$169,444	0.671	1,800	81.67	RESTAURANTS	
GIBRALTAR	36 011 03 0079 001	13938 M GIBRALTAR	11/10/20	\$134,400	\$112,800	0.839	\$35,200	\$99,200	\$221,987	0.447	1,950	68.92	RESTAURANTS	
RIVERVIEW	51 011 01 0258 000	17076 QUARRY	01/22/21	\$135,000	\$35,800	0.265	\$21,711	\$113,289	\$66,625	1.700	1,400	96.43	RETAIL	51 011 01 0259 000
RIVERVIEW	51 012 05 0020 000	18283 FORT	06/12/19	\$110,000	\$44,500	0.405	\$12,600	\$97,400	\$101,952	0.955	1,200	91.67	RETAIL	

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio			OFFICES									
0.839	0.354	0.807	40.48%	46.45%	StdDev=	0.208										
					Median=	0.472										
					Avg Deviation=	0.157										
Subtotals				\$5,697,900	\$2,646,900	0.514	\$1,481,084	\$4,216,816	\$5,028,172	0.807	87,006.00	\$77.29				
CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Use Code	Other Parcels in Sale		
FLAT ROCK	58 092 01 0039 301	26528 HURON RIVER	01/30/20	\$560,000	\$128,400	0.229	\$35,396	\$524,604	\$267,522	1.961	2,160	259.26	MED DENTAL			
FLAT ROCK	58 094 02 0093 304	26342 GIBRALTAR	12/11/20	\$300,000	\$219,700	0.732	\$38,337	\$261,663	\$328,716	0.796	3,884	77.24	OFFICE BUILDINGS			
FLAT ROCK	58 094 02 0107 000	26307 HURON RIVER	09/13/19	\$479,500	\$184,500	0.385	\$229,209	\$250,291	\$277,721	0.901	2,792	171.74	MORTUARY			
FLAT ROCK	58 138 01 0286 000	29015 GIBRALTAR	12/31/19	\$100,000	\$47,200	0.472	\$5,306	\$94,694	\$114,512	0.827	2,729	36.64	OFFICE BUILDINGS			
GIBRALTAR	36 012 99 0025 000	29503 W JEFFERSON	11/08/19	\$845,000	\$386,400	0.457	\$222,156	\$622,844	\$810,706	0.768	20,476	41.27	OFFICE BUILDINGS			
RIVERVIEW	51 002 99 0001 300	15295 PENNSYLVANIA	06/17/20	\$375,000	\$199,400	0.532	\$146,274	\$228,726	\$269,004	0.850	8,081	46.41	OFFICE BUILDINGS			
RIVERVIEW	51 012 01 0064 004	12200 SIBLEY	04/13/20	\$100,000	\$45,600	0.456	\$17,207	\$82,793	\$103,105	0.803	1,500	66.67	OFFICE BUILDINGS			
RIVERVIEW	51 012 05 0015 302	18263 FORT	06/06/19	\$72,000	\$55,100	0.765	\$35,479	\$36,521	\$117,432	0.311	1,200	60.00	MED DENTAL			
SOUTHGATE	53 008 02 0053 000	14290 NORTHLINE	10/28/19	\$300,000	\$133,500	0.445	\$45,926	\$254,074	\$304,707	0.834	3,800	78.95	OFFICE BUILDINGS			
SOUTHGATE	53 008 03 0354 000	12855 DIX-TOLEDO	07/01/19	\$154,000	\$102,700	0.667	\$52,585	\$101,415	\$201,698	0.503	3,080	50.00	OFFICE BUILDINGS			
SOUTHGATE	53 013 99 0002 001	15755 NORTHLINE	03/16/20	\$900,000	\$326,500	0.363	\$349,777	\$550,223	\$440,623	1.249	8,252	109.06	OFFICE BUILDINGS			
SOUTHGATE	53 015 02 0005 002	14703 ALLEN RD	09/18/20	\$380,000	\$245,700	0.647	\$60,045	\$319,955	\$593,190	0.539	7,080	53.67	OFFICE BUILDINGS			
WYANDOTTE	57 003 07 0157 001	1201 FORT	01/24/20	\$44,000	\$36,300	0.825	\$16,422	\$27,578	\$74,708	0.369	1,100	40.00	20FC			
WYANDOTTE	57 003 08 0425 300	1746 FORD	02/10/21	\$85,000	\$0	0.000	\$18,898	\$66,102	\$93,745	0.705	1,166	72.90	20FC			
WYANDOTTE	57 003 08 0490 000	1616 FORD	12/30/19	\$180,000	\$73,200	0.407	\$43,159	\$136,841	\$136,873	1.000	2,160	83.33	20FC	57 003 08 0492 000		
WYANDOTTE	57 015 11 0014 000	562 OAK	09/08/20	\$125,000	\$73,100	0.585	\$26,223	\$98,777	\$167,797	0.589	7,302	17.12	20FC			
WYANDOTTE	57 017 04 0119 000	2011 OAK	05/09/19	\$288,400	\$144,800	0.502	\$36,285	\$252,115	\$349,343	0.722	3,750	76.91	20FC			
WYANDOTTE	57 023 14 0019 302	4500 BIDDLE	11/30/20	\$150,000	\$127,400	0.849	\$29,655	\$120,345	\$163,032	0.738	2,294	65.39	20FC			
WYANDOTTE	57 023 17 0006 001	4644 BIDDLE	11/06/20	\$260,000	\$117,400	0.452	\$72,745	\$187,255	\$213,738	0.876	4,200	61.90	20FC	57 023 17 0001 003, 57 023 17 0008 001		

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				42.52%	StdDev=	0.177								
1.189	0.443	1.234	37.65%											
					Median=	0.421								
					Avg Deviation=	0.117								
Subtotals				\$5,582,600	\$2,373,800	0.469	\$820,255	\$4,762,345	\$4,005,119	1.234	104,808.00	\$57.96		
CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Use Code	Other Parcels in Sale
FLAT ROCK	58 094 03 0213 303	26118 GIBRALTAR	11/11/19	\$177,000	\$77,200	0.436	\$21,996	\$155,004	\$92,423	1.677	2,100	84.29	MULTIPLE RESIDENCES	
FLAT ROCK	58 132 99 0005 000	23262 WOODRUFF	08/01/19	\$407,500	\$185,200	0.454	\$86,890	\$320,610	\$265,443	1.208	6,952	58.62	MULTIPLE RESIDENCES	
FLAT ROCK	58 134 01 0040 000	24899 MAYFAIR	03/16/20	\$725,000	\$226,900	0.313	\$96,812	\$628,188	\$421,748	1.489	12,943	56.01	MULTIPLE RESIDENCES	
FLAT ROCK	58 138 03 0003 002	29019 SHEEKS	11/08/19	\$138,600	\$57,000	0.411	\$9,800	\$128,800	\$97,996	1.314	2,197	63.09	MULTIPLE RESIDENCES	
GIBRALTAR	36 017 99 0009 000	30101 W JEFFERSON	01/08/20	\$180,000	\$118,300	0.657	\$109,563	\$70,437	\$113,500	0.621	3,663	49.14	MULTIPLE RESIDENCES	
RIVERVIEW	51 010 02 0013 001	12523 PENNSYLVANIA	06/10/19	\$375,000	\$161,500	0.431	\$40,946	\$334,054	\$308,967	1.081	7,856	47.73	APARTMENT	
WYANDOTTE	57 001 05 0252 001	279 RIVERBANK	04/26/19	\$352,000	\$333,900	0.949	\$139,515	\$212,485	\$480,654	0.442	14,088	24.99	2APTS	57 001 05 0252 002
WYANDOTTE	57 006 01 0002 000	1212 5TH	05/05/20	\$560,000	\$178,100	0.318	\$44,723	\$515,277	\$295,418	1.744	7,191	77.88	2APTS	
WYANDOTTE	57 014 02 0005 000	2753 10TH	08/12/19	\$180,000	\$90,200	0.501	\$37,574	\$142,426	\$157,157	0.906	3,996	45.05	2APTS	
WYANDOTTE	57 017 13 0191 300	1749 OAK	08/05/19	\$1,000,000	\$409,300	0.409	\$108,056	\$891,944	\$855,876	1.042	20,448	48.90	2APT	
WYANDOTTE	57 019 07 0038 002	4245 QUARRY	12/29/20	\$1,100,000	\$380,400	0.346	\$84,023	\$1,015,977	\$732,291	1.387	18,564	59.25	2APT	57 019 07 0044 002
WYANDOTTE	57 021 11 0033 000	3506 13TH	05/14/19	\$387,500	\$155,800	0.402	\$40,357	\$347,143	\$183,646	1.890	4,810	80.56	2APTS	

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio			AUTO-BOAT RELATED									
0.850	0.454	0.847	51.27%	45.78%	StdDev=	0.272										
					Median=	0.469										
					Avg Deviation=	0.209										
<b>Subtotals</b>				\$3,325,500	\$1,522,300	0.531	\$1,198,043	\$2,127,457	\$2,501,568	0.847	58,414.00	\$82.06				
<b>CVT</b>	<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Adj. Sale \$</b>	<b>Asd. when Sold</b>	<b>Asd/Adj. Sale</b>	<b>Land + Yard</b>	<b>Bldg. Residual</b>	<b>Cost Man. \$</b>	<b>E.C.F.</b>	<b>Floor Area</b>	<b>\$/Sq.Ft.</b>	<b>Use Code</b>	<b>Other Parcels in Sale</b>		
FLAT ROCK	58 085 99 0008 701	26883 TELEGRAPH	08/29/19	\$800,000	\$348,900	0.436	\$295,512	\$504,488	\$537,426	0.939	3,936	203.25	MARKET MINI			
FLAT ROCK	58 094 03 0230 000	26266 HURON RIVER	07/31/20	\$275,000	\$99,100	0.360	\$174,561	\$100,439	\$66,188	1.517	905	303.87	MISCELL			
SOUTHGATE	53 018 02 0002 001	13560 EUREKA	12/03/19	\$500,000	\$261,400	0.523	\$165,036	\$334,964	\$395,906	0.846	8,880	56.31	GAR53			
SOUTHGATE	53 018 02 0124 000	14820 FORT ST	02/04/21	\$158,000	\$127,200	0.805	\$81,429	\$76,571	\$205,853	0.372	3,427	46.10	AUT53			
SOUTHGATE	53 021 01 0033 000	15049 DIX-TOLEDO	05/14/19	\$130,000	\$61,000	0.469	\$58,098	\$71,902	\$77,950	0.922	2,704	48.08	GAR53			
WYANDOTTE	57 006 08 0308 000	1811 6TH	05/13/19	\$80,000	\$52,300	0.654	\$57,451	\$22,549	\$89,347	0.252	5,662	14.13	2MISC			
WYANDOTTE	57 007 05 0035 302	334 CLARK	12/12/19	\$262,500	\$0	0.000	\$34,566	\$227,934	\$199,643	1.142	3,798	69.12	2MISC			
WYANDOTTE	57 017 13 0002 000	1720 EUREKA	08/21/19	\$250,000	\$96,300	0.385	\$57,854	\$192,146	\$143,899	1.335	3,456	72.34	2AUTO			
WYANDOTTE	57 018 02 0580 000	1801 EUREKA	02/10/21	\$600,000	\$236,900	0.395	\$131,075	\$468,925	\$363,474	1.290	10,911	54.99	2AUTO	57 018 01 0503 302, 57 018 02 0585 002		
WYANDOTTE	57 018 02 1078 000	2151 EUREKA	11/06/20	\$230,000	\$201,500	0.876	\$133,364	\$96,636	\$349,858	0.276	12,175	18.89	2MISC	57 018 03 0213 000, 57 017 05 0438 001		
WYANDOTTE	57 023 12 0009 001	4314 BIDDLE	03/10/21	\$40,000	\$37,700	0.943	\$9,097	\$30,903	\$72,023	0.429	2,560	15.63	2AUTO			