

**2022 Sales Study**  
**April 1, 2019 to March 31, 2021**

Property Class:                      Commercial

Land Value:

    Prime: Acreage Table, \$344,000 first acre - land table  
            adjustments

    Apartment: Acreage Table, \$187,000 first acre

    Highway/Laplaisance: Acreage Table, \$62,900 first acre

    Rural/Marina/Seventh St: Acreage Table, \$80,000 first acre

    Miscellaneous: Acreage Table, \$38,100 first acre

    General: Acreage Table, \$147,500 first acre

    Excess land/MHP land: Rate table, \$38,100

    AG use: Rate table, \$4,600

COMM building ECF:

    20APT: 0.98 ecf

    20CUS: 0.98 ecf

    20DIX: 0.98 ecf

    20DUN: 0.98 ecf

    20LAP: 0.97 ecf

    20MAR: 0.97 ecf

    20MHP: 1.29 ecf

    20MSC: 0.98 ecf

    20SEV: 0.98 ecf

RES building ECF in COMM:

    0.97 ecf

COMM LAND VALUE STUDY 4/1/2019 thru 3/31/2021

	Sale Date	Sale Price	AC	SqFt	Land Residual	1st AC value	\$/acre	\$/acre	
12-195-078-08	15115 S Doble Hwy	3/31/2021	0.53	23,000	\$217,234	\$298,958	\$411,428	\$9.45	office, 2220sf, \$157.86/sf
12-226-014-10	2100 S Custer Rd	3/1/2021	0.99	42,994	\$60,088	\$60,482	\$60,879	\$1.40	hair salon
12-426-214-22	880 - 1020 S Monroe St	3/18/2021	4.90	213,444	\$949,877	\$429,020	\$193,812	\$4.45	strip mall
12-026-041-00	630 Western	5/3/2021	0.83	36,329	\$849,430	\$890,131	\$1,018,501	\$23.38	apts
12-026-216-00	1100 S Monroe St	1/21/2021	1.62	70,349	\$408,958	\$322,590	\$253,843	\$5.53	retail, future Marijuana store
12-026-021-81	15420 S Telegraph Rd	11/19/2020	3.00	130,540	\$2,450,050	\$1,415,243	\$817,501	\$18.77	self storage
12-019-348-00	15213 S Doble Hwy	11/19/2020	10.34	450,410	\$161,613	\$50,259	\$15,630	\$0.38	landscape business
12-026-214-21	650 S Monroe St	9/24/2020	6.78	295,337	\$6,047,615	\$2,322,569	\$891,979	\$20.48	Kroger, gas station
12-026-258-00	6625 E Dunbar Rd	9/23/2020	3.58	155,945	\$293,897	\$155,329	\$82,094	\$1.86	former landscaper
12-140-017-00	2020 S Custer Rd	9/1/2020	0.19	8,233	\$91,191	\$209,759	\$462,492	\$11.08	office, warehouse
12-019-254-00	14515 Lupton Rd	8/1/2020	2.15	93,567	\$248,980	\$189,882	\$115,912	\$2.68	retail, future Marijuana store
12-019-348-00	15275 S Doble Hwy	8/26/2020	13.60	592,416	\$544,802	\$147,730	\$40,059	\$0.92	Senior Apts
12-026-196-00	15339 S Telegraph Rd	7/22/2020	3.36	146,362	\$108,745	\$58,234	\$31,789	\$0.73	hotel
12-026-206-30	1211 S Monroe St	6/29/2020	0.29	121,489	\$446,629	\$267,437	\$160,130	\$3.08	retail, future Marijuana store
12-019-074-00	15347 S Doble Hwy	6/15/2020	0.44	19,079	\$91,391	\$138,091	\$208,655	\$4.79	office, 1,904sf, \$126.05/sf
12-026-295-00	1235 S Monroe St	6/19/2020	0.63	27,225	\$58,860	\$74,453	\$84,178	\$2.18	warehouse
12-019-316-00	14968 S Doble Hwy	6/11/2020	0.89	30,013	\$67,299	\$81,077	\$97,878	\$2.24	office
12-026-224-20	5900 E Dunbar Rd	5/8/2020	1.09	47,855	\$89,480	\$85,549	\$81,782	\$1.88	office, 1728sf, \$120.95/sf
12-026-067-40	1090 S Telegraph Rd	1/29/2019	0.27	55,321	\$236,091	\$210,198	\$188,520	\$4.28	Warehouse, retail
12-185-019-00	14975 S Doble Hwy	11/20/2019	3.33	145,055	\$132,843	\$72,797	\$39,893	\$0.92	former car dealership, 2 parcels
12-185-002-00	5046 Northfield Dr	11/15/2019	1.32	57,489	\$274,405	\$238,839	\$207,853	\$4.77	Northfield Apartments, 17 units
12-026-102-61	15373 S Telegraph Rd	10/31/2019	1.98	85,378	\$56,411	\$40,294	\$28,781	\$0.88	landscape business
12-026-203-18	15625 Hull Rd	8/22/2019	3.00	130,890	\$138,253	\$72,812	\$45,079	\$1.06	Restaurant
12-026-214-20	650 S Monroe St	5/24/2019	11.68	508,781	\$1,164,798	\$340,823	\$88,728	\$2.29	Strip Mall, Kroger Anchor
12-026-075-81	15475 S Telegraph Rd	4/24/2019	1.08	47,045	\$32,038	\$30,829	\$29,685	\$0.68	Warehouse, retail
12-026-022-82	1177 S Telegraph Rd	4/23/2019	10.10	439,956	\$77,911	\$24,515	\$7,714	\$0.18	developed existing building and property to self storage facility
12-019-216-30	E Alban Rd	7/10/2020	18.94	738,081	\$250,000	\$60,734	\$14,754	\$0.34	Near I-75
12-019-191-00	Lupton Rd	10/27/2020	28.31	1,233,184	\$275,000	\$51,895	\$9,714	\$0.22	Near I-75
12-026-021-32	E Dunbar Rd	10/29/2020	1.23	53,668	\$125,000	\$112,617	\$101,461	\$2.33	Near I-75
12-026-251-00	E Dunbar Rd	11/5/2020	75.93	3,307,641	\$1,140,000	\$130,824	\$15,013	\$0.34	Near I-75
12-026-288-00	E Dunbar Rd	10/9/2020	16.62	723,967	\$253,917	\$82,284	\$15,278	\$0.35	Near I-75
01-013-017-25	Telegraph Rd	10/19/2020	4.42	192,535	\$50,000	\$23,783	\$11,312	\$0.28	
02-032-055-41	7342 Secor Rd	12/19/2019	3.72	162,043	\$600,000	\$311,085	\$181,290	\$3.70	constructed Tractor Supply
01-031-099-07	Secor/Sumnerhyn Rds	6/12/2019	2.12	92,347	\$425,000	\$291,891	\$200,472	\$4.00	
02-032-055-83	3096 Starns Rd	5/23/2019	6.99	304,484	\$500,000	\$189,117	\$71,531	\$1.84	constructed apartments
03-002-013-10	6540 Canterbury Lane	4/1/2020	16.68	728,581	\$2,357,000	\$577,113	\$141,307	\$3.24	apartments
02-044-037-20	601 Rawson St	4/29/2019	3.10	136,036	\$75,000	\$42,597	\$24,194	\$0.58	apartments
02-013-023-20	Waterstreet-Commerce Dr	2/13/2020	4.00	174,240	\$220,000	\$110,000	\$95,000	\$1.28	near US - 23
02-014-002-18	Tacumash St	12/3/2019	2.98	129,869	\$225,000	\$130,339	\$95,500	\$1.73	near US - 23
02-012-009-20	Ann Arbor Rd/Granite Dr	4/30/2019	4.72	205,603	\$120,000	\$55,234	\$25,424	\$0.58	near US - 23
02-044-220-40	498 Redman	10/30/2020	0.47	20,473	\$224,700	\$327,758	\$478,085	\$10.98	5 unit apartment
03-060-018-00	438 Anderson	11/1/2019	0.36	15,882	\$184,098	\$306,830	\$511,363	\$11.74	4 unit apartment
02-019-018-00	423 Washington St	11/30/2020	0.34	14,810	\$268,000	\$459,188	\$762,353	\$17.58	18 unit apartment
07-009-047-80	N Telegraph Rd	3/23/2021	1.65	71,674	\$28,850	\$22,480	\$17,485	\$0.40	North of telegraph & N Monroe St intersection (Y)
07-068-014-00	N Telegraph Rd	2/4/2021	1.10	47,915	\$10,000	\$9,535	\$9,091	\$0.21	North of Nadeau Rd
07-017-018-40	6368 N Telegraph Rd	1/4/2021	4.13	179,903	\$80,000	\$39,365	\$19,370	\$0.44	used car dealership, int of Heiss & Telegraph
01-353-001-20	100 Santara St	11/24/2020	2.41	104,980	\$200,000	\$128,831	\$82,988	\$1.91	Elderly Care home
07-078-012-00	2390 N Telegraph Rd	10/22/2020	1.00	43,580	\$67,000	\$67,000	\$67,000	\$1.54	warehouse, N of Walmart
07-353-020-00	1784 N Monroe St	10/22/2020	1.00	43,580	\$67,000	\$67,000	\$67,000	\$1.54	retail, N of Mall Rd
02-353-054-50	4200-N-Monroe-St	9/8/2020	0.84	36,632	\$160,000	\$160,066	\$245,022	\$8.66	A&W restaurant
07-063-020-00	1168 N Macomb St	3/13/2020	6.22	270,943	\$1,306,800	\$524,780	\$210,416	\$4.83	Starling Point Apts, 108 unit/3 stories
02-888-004-00	3636-Mat-Rd	3/13/2020	3.62	148,669	\$448,000	\$86,984	\$33,493	\$0.35	retail, Swift store, Salvation Army - sold 12/20/20 51,14M
07-124-009-00	2322 N Monroe St	11/10/2020	0.92	40,464	\$30,000	\$31,277	\$32,800	\$0.75	Former Bank, 2310sf \$108.23/sf
07-068-021-00	1837 N Monroe St	10/17/2019	1.81	78,844	\$220,000	\$163,524	\$121,547	\$2.79	Convenience Market, (Cheers Party Shop)
07-016-058-00	6878 N Telegraph Rd	9/10/2019	1.39	60,548	\$139,000	\$117,898	\$100,000	\$2.30	Former Charter Bus business
07-158-003-10	1818 N Doble Hwy	8/14/2019	1.02	44,431	\$80,000	\$89,113	\$88,235	\$2.03	former ice cream shop, retail, near I-75
07-076-003-50	2071 N Telegraph Rd	7/9/2019	2.17	93,332	\$145,000	\$114,276	\$80,082	\$2.07	former Ruby Tuesday
07-078-010-19	1818 N Doble Hwy	6/20/2019	1.81	78,844	\$220,000	\$163,524	\$121,547	\$2.79	Warehouse, retail 6400 sf \$42.97/sf
07-124-028-00	2282 N Monroe St	5/29/2019	1.01	43,996	\$15,000	\$14,926	\$14,851	\$0.34	office, 2019sf, \$156.55/sf
07-074-003-21	N Telegraph Rd	5/8/2019	15.20	682,112	\$480,000	\$123,117	\$31,579	\$0.72	Mall (Staples, Dunham, Hobby Lobby, Office)
07-124-028-20	2252 N Monroe St	5/3/2019	0.50	21,780	\$35,000	\$49,497	\$70,000	\$1.61	medical office, 2051sf, \$129.21/sf
18-884-002-84	Schnitzke Rd	8/23/2019	50.93	2,218,511	\$845,000	\$118,405	\$16,591	\$0.38	near US-23, Sierra Rd exit

PRIME

	Sale Date	Sale Price	AC	SqFt	Land Residual	1st AC value	\$/acre	\$/acre	
12-026-216-00	1100 S Monroe St	1/21/2021	1.62	70,349	\$409,958	\$322,590	\$253,843	\$5.53	retail, future Marijuana store
12-026-214-22	880 - 1020 S Monroe St	3/18/2021	4.90	213,444	\$949,877	\$429,020	\$193,812	\$4.45	strip mall
02-032-055-83	3096 Starns Rd	5/23/2019	6.99	304,484	\$500,000	\$189,117	\$71,531	\$1.84	self-storage
02-032-055-41	7342 Secor Rd	12/19/2019	3.72	162,043	\$600,000	\$311,085	\$181,290	\$3.70	Kroger-warehouse
02-032-055-83	3096 Starns Rd	5/23/2019	6.99	304,484	\$500,000	\$189,117	\$71,531	\$1.84	warehouse-warehouse
02-032-055-41	7342 Secor Rd	12/19/2019	3.72	162,043	\$600,000	\$311,085	\$181,290	\$3.70	constructed Tractor Supply
			36.63	159559.24	\$12,317,705	\$2,035,345			
			3.03	132,178	\$531,048	\$304,858			
			2.88	124,712	\$13,811	\$393,683			keeping \$344,000 (rounded) for first acre for 2022
			1.62	70,349	\$409,958	\$322,590	2.80	121,874	\$610,886 \$368,418
			2.47	107,528	\$347,805	\$221,370			
			4.31	187,744	\$774,838.50	\$373,226			

APT, MULTIPLE RESIDENCE LAND

	Sale Date	Sale Price	AC	SqFt	Land Residual	1st AC value	\$/acre	\$/acre	
02-032-055-83	3096 Starns Rd	5/23/2019	6.99	304,484	\$500,000	\$189,117	\$71,531	\$1.84	apts
12-019-348-00	15213 S Doble Hwy	8/26/2020	13.60	592,416	\$544,802	\$147,730	\$40,059	\$0.92	Senior Apts
12-185-002-00	5046 Northfield Dr	11/15/2019	1.32	57,489	\$274,405	\$238,839	\$207,853	\$4.77	Northfield Apartments, 17 units
02-032-055-83	3096 Starns Rd	5/23/2019	6.99	304,484	\$500,000	\$189,117	\$71,531	\$1.84	constructed apartments
03-002-013-10	6540 Canterbury Lane	4/1/2020	16.68	728,581	\$2,357,000	\$577,113	\$141,307	\$3.24	apartments
02-044-037-20	601 Rawson St	4/29/2019	3.10	136,036	\$75,000	\$42,597	\$24,194	\$0.58	apartments
02-013-023-20	Waterstreet-Commerce Dr	2/13/2020	4.00	174,240	\$220,000	\$110,000	\$95,000	\$1.28	near US-23
02-014-002-18	Tacumash St	12/3/2019	2.98	129,869	\$225,000	\$130,339	\$95,500	\$1.73	near US-23
02-012-009-20	Ann Arbor Rd/Granite Dr	4/30/2019	4.72	205,603	\$120,000	\$55,234	\$25,424	\$0.58	near US-23
02-044-220-40	498 Redman	10/30/2020	0.47	20,473	\$224,700	\$327,758	\$478,085	\$10.98	5 unit apartment
03-060-018-00	438 Anderson	11/1/2019	0.36	15,882	\$184,098	\$306,830	\$511,363	\$11.74	4 unit apartment
02-019-018-00	423 Washington St	11/30/2020	0.34	14,810	\$268,000	\$459,188	\$762,353	\$17.58	18 unit apartment
07-009-047-80	N Telegraph Rd	3/23/2021	1.65	71,674	\$28,850	\$22,480	\$17,485	\$0.40	North of telegraph & N Monroe St intersection (Y)
07-068-014-00	N Telegraph Rd	2/4/2021	1.10	47,915	\$10,000	\$9,535	\$9,091	\$0.21	North of Nadeau Rd
07-017-018-40	6368 N Telegraph Rd	1/4/2021	4.13	17					

**COMM Buildings ECF - 20APTS**  
**2022 Sales Study Period**  
**April 1, 2019 to March 31, 2021**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
12 010 345 00	15275 S DIXIE	08/26/20	WD	03-ARM'S LENGTH	\$10,251,000	\$0	0.00	\$1,118,919	\$9,132,081	\$9,302,635	<b>0.982</b>	155,373	\$58.78	20APT	19.5256		APARTMENTS	\$687,035
12 020 041 00	830 WESTERN	03/05/21	WD	03-ARM'S LENGTH	\$1,775,000	\$524,700	29.56	\$178,511	\$1,596,489	\$1,023,210	1.560	19,260	\$82.89	20APT	38.3353		APARTMENTS	\$155,958
12 185 002 00	5046 NORTHFIELD	11/15/19	WD	03-ARM'S LENGTH	\$720,000	\$293,000	40.69	\$237,459	\$482,541	\$487,995	<b>0.989</b>	11,716	\$41.19	20APT	18.8097		APARTMENTS	\$213,897
<b>Totals:</b>					<b>\$12,746,000</b>	<b>\$817,700</b>			<b>\$11,211,111</b>	<b>\$10,813,839</b>			<b>\$60.95</b>		<b>14.0185</b>			
							<b>Sale. Ratio =&gt;</b>	<b>6.42</b>			<b>E.C.F. =&gt;</b>	<b>1.037</b>		<b>Std. Deviation=&gt;</b>	<b>0.33201304</b>			
							<b>Std. Dev. =&gt;</b>	<b>21.03</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.177</b>		<b>Ave. Variance=&gt;</b>	<b>25.5569</b>	<b>Coefficient of Var=&gt;</b>	<b>21.71502528</b>	

**0.98 ecf (rounded) for apartments**

COMM Buildings ECF - 20CUS, 20DUN, 20DIX, 20MSC, 20SEV

Sales Study Period

April 1, 2019 to March 31, 2021

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Property Class	Building Depr.	
12 010 310 00	14988 S DIXIE	06/11/20	WD	03-ARM'S LENGTH	\$149,900	\$103,050	68.75	\$92,803	\$57,097	\$75,415	0.757	936	\$61.00	20DIX	1.0536	OFFICE		\$86,228	201	0	
12 010 329 01	15366 S DIXIE	12/01/20	WD	03-ARM'S LENGTH	\$869,000	\$639,600	73.60	\$451,625	\$417,375	\$786,339	0.531	35,729	\$11.68	20DIX	23.6858	SELF STORAGE		\$337,676	201	0	
12 010 349 00	15213 S DIXIE	10/30/20	LC	03-ARM'S LENGTH	\$430,000	\$262,100	60.95	\$283,281	\$146,719	\$261,455	0.561	7,920	\$18.53	20DIX	20.6479	1.25 STORY RETAIL		\$274,653	201	45	
12 020 021 31	15522 S TELEGRAPH	09/06/19	WD	21-NOT USED	\$650,000	\$509,550	78.39	\$194,863	\$455,137	\$756,058	0.602	4,800	\$94.82	20TEL	16.5655	GAS STATION		\$152,496	201	0	
12 020 022 11	925 S TELEGRAPH	05/29/20	WD	03-ARM'S LENGTH	\$700,000	\$0	0.00	\$324,192	\$375,808	\$755,710	0.497	24,500	\$15.34	99CHR	27.0350	CHURCH		\$318,108	201	0	
12 020 022 92	1177 S TELEGRAPH	04/23/19	WD	03-ARM'S LENGTH	\$700,000	\$547,050	78.15	\$518,607	\$181,393	\$1,457,105	0.124	34,940	\$5.19	20TEL	64.3152	SELF STORAGE		\$459,071	201	0	
12 020 063 40	1740 W SEVENTH	03/05/20	WD	21-NOT USED	\$175,000	\$201,300	115.03	\$71,766	\$103,234	\$337,107	0.306	4,403	\$23.45	20SEV	46.1406	CONVENIENCE STORE		\$53,359	201	0	
12 020 067 40	1090 S TELEGRAPH	12/09/19	WD	03-ARM'S LENGTH	\$620,000	\$224,200	36.16	\$230,783	\$389,217	\$329,370	1.182	10,022	\$38.84	20TEL	41.4059	RETAIL		\$165,179	201	0	
12 020 075 01	15475 S TELEGRAPH	04/24/19	WD	03-ARM'S LENGTH	\$280,000	\$253,250	90.45	\$159,261	\$120,739	\$227,757	0.530	10,974	\$11.00	20TEL	23.7520	RETAIL		\$142,584	201	0	
12 020 102 01	15373 S TELEGRAPH	10/31/19	LC	03-ARM'S LENGTH	\$160,000	\$101,850	63.66	\$125,737	\$34,263	\$101,568	0.337	3,477	\$9.85	20TEL	43.0300	1 STORY WAREHOUSE		\$122,675	201	56	
12 020 106 00	15339 S TELEGRAPH	07/22/20	QC	03-ARM'S LENGTH	\$375,000	\$222,450	59.32	\$150,801	\$224,199	\$272,511	0.823	6,400	\$35.03	20TEL	5.5073	1 STORY HOTEL		\$143,644	201	55	
12 020 203 18	15625 HULL	08/22/19	LC	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$192,608	\$307,392	\$331,834	0.926	2,654	\$115.82	20LAP	15.8702	RESTAURANT		\$120,106	201	0	
12 020 214 22	880 S MONROE	03/16/21	CD	03-ARM'S LENGTH	\$3,650,000	\$0	0.00	\$1,015,764	\$2,634,236	\$2,590,200	1.017	66,995	\$39.32	20DIX	24.9360	STRIP MALL		\$758,520	201	0	
12 020 224 20	5900 E DUNBAR	05/08/20	WD	03-ARM'S LENGTH	\$209,000	\$134,100	64.16	\$114,435	\$94,565	\$115,074	0.822	1,728	\$54.73	20DUN	5.4133	OFFICE		\$102,445	201	0	
12 020 255 00	6625 E DUNBAR	09/23/20	WD	03-ARM'S LENGTH	\$400,000	\$194,100	48.53	\$283,067	\$116,933	\$102,803	1.137	6,400	\$18.27	20DUN	36.9807	WAREHOUSE		\$278,400	201	0	
12 020 304 00	6248 E DUNBAR	06/20/19	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$30,598	\$69,402	\$124,128	0.559	1,937	\$35.83	99CHR	20.8525	CHURCH		\$22,640	201	0	
12 020 410 00	1112 UNION	11/20/20	LC	03-ARM'S LENGTH	\$350,000	\$294,550	84.16	\$79,178	\$270,822	\$382,698	0.708	7,380	\$36.70	20MSC	5.9976	OFFICE		\$50,069	201	0	
12 140 017 00	2020 S CUSTER	09/01/20	LC	03-ARM'S LENGTH	\$160,000	\$62,350	38.97	\$52,021	\$107,979	\$69,489	1.554	1,230	\$87.79	20CUS	78.6257	RETAIL		\$50,351	201	0	
12 160 170 00	15115 S DIXIE	03/31/21	WD	03-ARM'S LENGTH	\$350,000	\$104,800	29.94	\$106,043	\$243,957	\$114,875	2.124	2,220	\$109.89	20DIX	135.6028	OFFICE		\$89,301	201	0	
12 185 019 00	14975 S DIXIE	11/20/19	LC	03-ARM'S LENGTH	\$600,000	\$674,000	112.33	\$467,907	\$132,093	\$305,178	0.433	11,679	\$11.31	20DIX	33.4802	DEALERSHIP		\$318,135	201	0	
12 210 074 00	15347 S DIXIE	06/15/20	LC	03-ARM'S LENGTH	\$240,000	\$115,200	48.00	\$94,050	\$145,950	\$145,147	1.006	1,904	\$76.65	20DIX	23.7894	OFFICE		\$85,693	201	0	
12 220 014 10	2100 S CUSTER	03/12/21	CD	06-COURT JUDGEMENT	\$190,000	\$142,650	75.08	\$146,535	\$43,465	\$123,520	0.352	2,707	\$16.06	20CUS	41.5754	RETAIL		\$139,225	201	0	
<b>Totals:</b>					<b>\$11,857,900</b>	<b>\$4,786,150</b>			<b>\$6,671,975</b>	<b>\$9,765,342</b>			<b>\$42.14</b>		<b>8.4411</b>						
							<b>Sale. Ratio =&gt;</b>	<b>40.36</b>			<b>E.C.F. =&gt;</b>	<b>0.683</b>	<b>Std. Deviation=&gt;</b>		<b>0.453276559</b>						
							<b>Std. Dev. =&gt;</b>	<b>34.26</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.768</b>	<b>Ave. Variance=&gt;</b>		<b>33.4665</b>	<b>Coefficient of Var=&gt;</b>		<b>43.59651487</b>			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Property Class	Building Depr.	
12 010 310 00	14988 S DIXIE	06/11/20	WD	03-ARM'S LENGTH	\$149,900	\$103,050	68.75	\$92,803	\$57,097	\$75,415	0.757	936	\$61.00	20DIX	17.3704	OFFICE		\$86,228	201	0	
12 020 067 40	1090 S TELEGRAPH	12/09/19	WD	03-ARM'S LENGTH	\$620,000	\$224,200	36.16	\$230,783	\$389,217	\$329,370	1.182	10,022	\$38.84	20TEL	25.0891	RETAIL		\$165,179	201	0	
12 020 106 00	15339 S TELEGRAPH	07/22/20	QC	03-ARM'S LENGTH	\$375,000	\$222,450	59.32	\$150,801	\$224,199	\$272,511	0.823	6,400	\$35.03	20TEL	10.8096	1 STORY HOTEL		\$143,644	201	55	
12 020 203 18	15625 HULL	08/22/19	LC	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$192,608	\$307,392	\$331,834	0.926	2,654	\$115.82	20LAP	0.4467	RESTAURANT		\$120,106	201	0	
12 020 214 22	880 S MONROE	03/16/21	CD	03-ARM'S LENGTH	\$3,650,000	\$0	0.00	\$1,015,764	\$2,634,236	\$2,590,200	1.017	66,995	\$39.32	20DIX	8.6192	STRIP MALL		\$758,520	201	0	
12 020 224 20	5900 E DUNBAR	05/08/20	WD	03-ARM'S LENGTH	\$209,000	\$134,100	64.16	\$114,435	\$94,565	\$115,074	0.822	1,728	\$54.73	20DUN	10.9036	OFFICE		\$102,445	201	0	
12 020 255 00	6625 E DUNBAR	09/23/20	WD	03-ARM'S LENGTH	\$400,000	\$194,100	48.53	\$283,067	\$116,933	\$102,803	1.137	6,400	\$18.27	20DUN	20.6638	WAREHOUSE		\$278,400	201	0	
12 020 410 00	1112 UNION	11/20/20	LC	03-ARM'S LENGTH	\$350,000	\$294,550	84.16	\$79,178	\$270,822	\$382,698	0.708	7,380	\$36.70	20MSC	22.3144	OFFICE		\$50,069	201	0	
12 210 074 00	15347 S DIXIE	06/15/20	LC	03-ARM'S LENGTH	\$240,000	\$115,200	48.00	\$94,050	\$145,950	\$145,147	1.006	1,904	\$76.65	20DIX	7.4726	OFFICE		\$85,693	201	0	
<b>Totals:</b>					<b>\$6,493,900</b>	<b>\$1,287,650</b>			<b>\$4,240,411</b>	<b>\$4,345,052</b>			<b>\$52.93</b>		<b>4.5108</b>						
							<b>Sale. Ratio =&gt;</b>	<b>19.83</b>			<b>E.C.F. =&gt;</b>	<b>0.976</b>	<b>Std. Deviation=&gt;</b>		<b>0.166665259</b>						
							<b>Std. Dev. =&gt;</b>	<b>29.19</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.931</b>	<b>Ave. Variance=&gt;</b>		<b>13.7433</b>	<b>Coefficient of Var=&gt;</b>		<b>14.76484612</b>			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Property Class	Building Depr.	
12 010 310 00	14988 S DIXIE	06/11/20	WD	03-ARM'S LENGTH	\$149,900	\$103,050	68.75	\$92,803	\$57,097	\$75,415	0.757	936	\$61.00	20DIX	18.7216	OFFICE		\$86,228	201	0	
12 020 067 40	1090 S TELEGRAPH	12/09/19	WD	03-ARM'S LENGTH	\$620,000	\$224,200	36.16	\$230,783	\$389,217	\$329,370	1.182	10,022	\$38.84	20TEL	23.7379	RETAIL		\$165,179	201	0	
12 020 203 18	15625 HULL	08/22/19	LC	03-ARM'S LENGTH	\$500,000	\$0	0.00	\$192,608	\$307,392	\$331,834	0.926	2,654	\$115.82	20LAP	1.7979	RESTAURANT		\$120,106	201	0	
12 020 214 22	880 S MONROE	03/16/21	CD	03-ARM'S LENGTH	\$3,650,000	\$0	0.00	\$1,015,764	\$2,634,236	\$2,590,200	1.017	66,995	\$39.32	20DIX	7.2680	STRIP MALL		\$758,520	201	0	
12 020 224 20	5900 E DUNBAR	05/08/20	WD	03-ARM'S LENGTH	\$209,000	\$134,100	64.16	\$114,435	\$94,565	\$115,074	0.822	1,728	\$54.73	20DUN	12.2548	OFFICE		\$102,445	201	0	
12 020 255 00	6625 E DUNBAR	09/23/20	WD	03-ARM'S LENGTH	\$400,000	\$194,100	48.53	\$283,067	\$116,933	\$102,803	1.137	6,400	\$18.27	20DUN	19.3126	WAREHOUSE		\$278,400	201	0	
12 020 410 00	1112 UNION	11/20/20	LC	03-ARM'S LENGTH	\$350,000	\$294,550	84.16	\$79,178	\$270,822	\$382,698	0.708	7,380	\$36.70	20MSC	23.6656	OFFICE		\$50,069	201	0	
12 210 074 00	15347 S DIXIE	06/15/20	LC	03-ARM'S LENGTH	\$240,000	\$115,200	48.00	\$94,050	\$145,950	\$145,147	1.006	1,904	\$76.65	20DIX	6.1214	OFFICE		\$85,693	201	0	
<b>Totals:</b>					<b>\$6,118,900</b>	<b>\$1,065,200</b>			<b>\$4,016,212</b>	<b>\$4,072,541</b>			<b>\$55.17</b>		<b>4.1847</b>						
							<b>Sale. Ratio =&gt;</b>	<b>17.41</b>			<b>E.C.F. =&gt;</b>	<b>0.986</b>	<b>Std. Deviation=&gt;</b>		<b>0.172822466</b>						
							<b>Std. Dev. =&gt;</b>	<b>30.71</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.944</b>	<b>Ave. Variance=&gt;</b>		<b>14.1100</b>	<b>Coefficient of Var=&gt;</b>		<b>14.94191591</b>			

use 0.98 ecf (rounded) for 20CUS, 20DUN, 20DIX, 20MSC, 20SEV ecf areas

Outside jurisdiction support - Frenchtown																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land + Yard	Cost Man. \$	E.C.F.	ECF Area	Property / Other Parce	Land Table	Property Class								
07 009 035 00	7000 N MONROE	03/12/20	275000	WD	CONVENTION/	\$275,000	132000.00	\$136,000		1.051	00099	GAR SERVICE	COMMERCIAL	201							
07 016 055 00	6878 N TELEGRAPH	09/10/19	255000	LC	AFFIDAVIT OR	\$255,000	140700.00	\$95,900		1.192	00099	RESIDENTAL/ GAR STG	COMMERCIAL	201							
07 076 003 50	2071 N TELEGRAPH	07/09/19	1300000	CD	AFFIDAVIT OR	\$1,300,000	782900.00	\$587,900		0.880	00099	RESTAURANTS	COMMERCIAL	201							
07 158 003 10	1816 N DIXIE	08/14/19	210000	LC	AFFIDAVIT OR	\$210,000	108000.00	\$103,000		0.990	00099	OFFICE BUILDINGS	COMMERCIAL	201							
07 986 011 00	1066 N MONROE	11/04/19	769202	WD	AFFIDAVIT OR	\$769,202	145900.00	\$572,700		1.088	00099	MED OFFI 07 986 012	COMMERCIAL	201							
07 986 014 00	1060 N MONROE	11/04/19	210798	WD	AFFIDAVIT OR	\$210,798	475000.00	\$186,500		0.876	00099	MED OFFICE CONDO	COMMERCIAL	201							
<b>Totals:</b>							<b>3020000</b>		<b>\$3,020,000</b>												

COMM Buildings ECF - 20LAP, 20MAR

Sales Study Period

April 1, 2019 to March 31, 2021

Outside jurisdictions for support

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Prorerty Use
07 158 003 10	1816 N DIXIE	08/14/19	\$210,000	LC	AFFIDAVIT OR MEMO LC	\$210,000	\$108,000	\$102,000	\$103,000	0.990	00099	OFFICE BUILDINGS
12 010 234 00	14515 LAPLAISANCE	08/31/20	\$525,000	CD	CONVENANT DEED	\$525,000	\$153,186	\$371,814	\$273,641	1.359	JT201	REST FAST
12 020 255 00	6625 E DUNBAR	09/23/20	\$400,000	WD	WARRANTY	\$400,000	\$283,067	\$116,933	\$102,803	1.137	JT201	WHS STG
42 040 176 00	165 RILEY ST	06/15/20	\$1,300,000	WD	CONVENTIONAL WD	\$1,300,000	\$161,000	\$1,139,000	\$1,362,000	0.836	00098	SHOP MIXED
48 016 089 00	12698 N DIXIE HWY	08/21/19	\$108,000	LC	CONVENTIONAL LC	\$108,000	\$23,000	\$85,000	\$76,000	1.118	00099	BAR/ TAVERN
51 003 007 50	10552 EVANS	10/10/19	\$270,000	LC	CONVENTIONAL LC	\$270,000	\$91,700	\$178,300	\$231,900	0.769	00099	SHOPPING CENTERS
<b>Totals:</b>			<b>\$2,813,000</b>			<b>\$2,813,000</b>		<b>\$1,993,047</b>	<b>\$2,149,344</b>			
										<b>E.C.F. =&gt;</b>	<b>0.927</b>	
										<b>Ave. E.C.F. =&gt;</b>	<b>1.035</b>	

Still use 0.97 ecf (rounded) for Laplaisance and Marina commercial area

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Building Depr.
12 010 103 20	14320 S DIXIE	09/30/19	WD	03-ARM'S LENGTH	\$209,900	\$74,450	35.47	\$23,894	\$186,006	\$132,966	1.399	1,404	\$132.48	00DIX	40.5176	2.0 STORY	\$23,894	59
12 010 141 00	14259 S DIXIE	08/28/20	WD	03-ARM'S LENGTH	\$226,000	\$100,350	44.40	\$25,015	\$200,985	\$221,657	0.907	2,123	\$94.67	00DIX	8.6980	1 STORY	\$25,015	61
12 010 144 00	14243 S DIXIE	11/08/19	WD	03-ARM'S LENGTH	\$190,000	\$91,650	48.24	\$36,302	\$153,698	\$187,385	0.820	2,166	\$70.96	00DIX	17.3496	1 STORY	\$36,302	56
12 010 359 00	14931 S DIXIE	02/12/21	OTH	03-ARM'S LENGTH	\$127,600	\$63,750	49.96	\$38,175	\$89,425	\$91,960	0.972	1,346	\$66.44	00DIX	2.1286	1.25 STORY	\$37,090	51
12 020 093 00	15415 S TELEGRAPH	07/02/19	WD	03-ARM'S LENGTH	\$116,500	\$52,900	45.41	\$22,609	\$93,891	\$87,771	1.070	1,008	\$93.15	00RUR	7.6009	1.50 STORY	\$22,609	72
12 020 097 00	15403 S TELEGRAPH	11/17/20	WD	03-ARM'S LENGTH	\$124,000	\$76,150	61.41	\$22,632	\$101,368	\$127,620	0.794	1,802	\$56.25	00RUR	19.9424	2.0 STORY	\$22,632	56
<b>Totals:</b>					<b>\$994,000</b>	<b>\$459,250</b>			<b>\$825,373</b>	<b>\$849,360</b>			<b>\$85.66</b>		<b>2.1960</b>			
							<b>Sale. Ratio =&gt;</b>	<b>46.20</b>			<b>E.C.F. =&gt;</b>	<b>0.972</b>	<b>Std. Deviation=&gt;</b>		<b>0.222636027</b>			
							<b>Std. Dev. =&gt;</b>	<b>8.47</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.994</b>	<b>Ave. Variance=&gt;</b>		<b>16.0395</b>	<b>Coefficient of Var=&gt;</b>		<b>16.14086846</b>

use .97 (rounded) ecf for COMM residential bldg

**COMM Building ECF - 20MHP**  
**Sales Study Period**  
**April 1, 2019 to March 31, 2021**

\$\$/site, income

MCT Mobile Home Parks	Lots	Income Approach	LV & IMP	Bldg Residual	Cost Manual	ECF	
Sunny South Villa	67 Lots	\$698,793	\$175,042	\$523,751	\$457,269	1.145	\$9,983
	2 Apts						
	1 Home						
Holiday South	169 Lots	\$0	\$0	\$0	\$0	#DIV/0!	
Willow Green	426 Lots	\$4,360,002	\$2,034,083	\$2,325,919	\$2,299,845	1.011	\$10,235
Meadowbrook	453 Lots	\$10,463,813	\$3,135,514	\$7,328,299	\$5,302,655	1.382	\$23,099
Oakridge	622 Lots	\$14,437,053	\$4,741,084	\$9,695,969	\$7,252,187	1.337	\$23,211
		\$29,959,661	\$10,085,723	\$19,873,938	\$15,311,956	1.298	

**2022 MHP ecf 1.29 (rounded)**

Meadowbrook & Oakridge

**Market Rent \$470 (rounded)**  
**Vacancy & Economic Loss 10%**  
**Avg exepenses 50%**  
**Loaded overall rate 10.91%**

Sunny South & Willow Green

**Market Rent \$385 (rounded)**  
**Vacancy & Economic Loss 30%**  
**Avg exepenses 53%**  
**Loaded overall rate 15%**

\*\* Willow Green - used township reports - has a higher vacancy 49% (3 yr avg) per township reporting

\*Sunny South village is not part of JLT report for the past 2 years - vacancy 24% (3 yr avg) per township reporting

2019	Holiday South (143 lots)	Meadowbrook Estates (453 Lots)	Oakridge Estates (622 Lots)	Sunny South Villa (67 Lots)	Willow Green (426 Lots)
Jan	12	444	554	53	264
Feb	12	443	554	53	255
Mar	12	441	556	53	255
Apr	12	451	564	55	253
May	12	453	569	56	243
Jun	12	453	568	56	243
Jul	12	451	567	56	242
Aug	12	450	567	56	242
Sept	11	449	561	56	239
Oct	11	446	567	55	239
Nov	11	445	572	55	239
Dec	11	446	570	55	239
	11.67	447.67	564.08	54.92	246.08
<b>Avg. Vacancy</b>	<b>91.84%</b>	<b>1.18%</b>	<b>9.31%</b>	<b>18.03%</b>	<b>42.23%</b>

2020	Holiday South (143 lots)	Meadowbrook Estates (453 Lots)	Oakridge Estates (622 Lots)	Sunny South Villa (67 Lots)	Willow Green (426 Lots)
Jan	11	445	576	55	239
Feb	11	449	576	56	230
Mar	10	452	584	56	213
Apr	10	452	584	59.36	209
May	10	453	581	58.8	209
Jun	10	451	590	58.24	206
Jul	10	451	589	56	206
Aug	10	451	589	56	206
Sept	10	451	589	56	198
Oct	10	453	592	0	196
Nov	10	453	592	0	198
Dec	10	451	589	0	196
	10.17	451.00	585.92	42.62	208.83
<b>Avg. Vacancy</b>	<b>92.89%</b>	<b>0.44%</b>	<b>5.80%</b>	<b>36.39%</b>	<b>50.98%</b>

2021	Holiday South (143 lots)	Meadowbrook Estates (453 Lots)	Oakridge Estates (622 Lots)	Sunny South Villa (67 Lots)	Willow Green (426 Lots)
Jan	10	450	592	56	196
Feb	10	450	594	56	193
Mar	10	450	595	56	198
Apr	10	450	593	54	201
May	10	450	592	54	201
Jun	10	451	593	54	201
Jul	10	451	593	55	197
Aug	10	450	593	55	197
Sept	10	451	598	55	197
Oct	10	450	600	55	195
Nov	10	449	600	55	202
Dec	10	448	600	55	199
	10.00	450.00	595.25	55.00	198.08
<b>Avg. Vacancy</b>	<b>93.01%</b>	<b>0.66%</b>	<b>4.30%</b>	<b>17.91%</b>	<b>53.50%</b>

<b>3 yr. Avg. Vacancy</b>	<b>92.58%</b>	<b>0.76%</b>	<b>6.47%</b>	<b>24.11%</b>	<b>48.90%</b>
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