

| ECF Indicated | ECF %Change from ECF avg | ECF Std Dev | ECF Avg | Coefficient of Variance | |
|---------------|--------------------------|-------------|---------|-------------------------|--|
| 0.661 | 1.14% | 0.228 | 0.672 | 22.61% | |

Subtotals **\$26,04,900**

| CVT | Exclude from Analysis | User Entered Terms of Sale | Parcel Number | Street Address | Sale Date | Sale Price | Instr. |
|---------------|-----------------------|----------------------------|--------------------|-------------------|-----------|------------|--------|
| ECORSE | | | 34 001 06 0535 000 | 409 VISGER | 05-03-23 | \$99,900 | WD |
| ECORSE | | | 34 005 07 0008 000 | 3931 W JEFFERSON | 08-02-22 | \$3,00,000 | WD |
| ECORSE | | | 34 005 07 0011 004 | 3863 W JEFFERSON | 11-27-23 | \$4,25,000 | WD |
| ECORSE | | | 34 007 09 0004 301 | 4255 HIGH | 01-06-23 | \$90,000 | WD |
| ECORSE | | | 34 013 02 0049 000 | 4506 W JEFFERSON | 04-13-22 | \$80,000 | WD |
| HAMTRAMCK | | | 41 003 01 0011 300 | 9325 JOS CAMPAU | 08-23-22 | \$2,50,000 | WD |
| HAMTRAMCK | | | 41 003 01 0041 000 | 2764 FLORIAN | 04-29-22 | \$2,07,000 | WD |
| HAMTRAMCK | | | 41 003 04 0139 000 | 10015 JOS CAMPAU | 01-23-23 | \$84,000 | WD |
| HIGHLAND PARK | | | 43 009 01 0080 305 | 275 MANCHESTER | 10-04-23 | \$1,25,000 | QC |
| HIGHLAND PARK | | | 43 013 02 0006 303 | 13222 WOODWARD | 04-01-22 | \$8,19,000 | CD |
| RIVER ROUGE | | | 50 004 21 0027 304 | 11283 W JEFFERSON | 01-06-23 | \$1,25,000 | WD |

Overall Sale Ratio

43.74%

StdDev=

0.096

Median=

0.440

Avg Deviation=

0.076

\$26,04,900

\$11,39,300

0.425

\$26,52,253

\$4,34,911

\$21,69,989

\$32,84,804

| Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ |
|-------------------------|--------------|----------------|---------------|----------------|-------------|----------------|--------------|
| 03-ARM'S LENGTH | \$99,900 | \$44,000 | 0.440 | \$74,357 | \$4,287 | \$95,613 | \$1,03,348 |
| 03-ARM'S LENGTH | \$3,00,000 | \$1,62,600 | 0.542 | \$4,46,849 | \$1,07,593 | \$1,92,407 | \$5,00,378 |
| 03-ARM'S LENGTH | \$4,25,000 | \$1,64,100 | 0.386 | \$5,27,862 | \$1,35,159 | \$2,89,841 | \$5,79,208 |
| 03-ARM'S LENGTH | \$90,000 | \$41,900 | 0.466 | \$1,55,994 | \$24,306 | \$65,694 | \$1,94,230 |
| 03-ARM'S LENGTH | \$80,000 | \$22,100 | 0.276 | \$66,562 | \$13,152 | \$66,848 | \$78,776 |
| 03-ARM'S LENGTH | \$2,50,000 | \$1,03,000 | 0.412 | \$2,35,835 | \$32,670 | \$2,17,330 | \$2,99,653 |
| 03-ARM'S LENGTH | \$2,07,000 | \$77,100 | 0.372 | \$1,78,980 | \$9,971 | \$1,97,029 | \$2,49,276 |
| 03-ARM'S LENGTH | \$84,000 | \$45,700 | 0.544 | \$1,19,724 | \$15,246 | \$68,754 | \$1,54,097 |
| 03-ARM'S LENGTH | \$1,25,000 | \$64,200 | 0.514 | \$1,30,621 | \$26,340 | \$98,660 | \$1,68,195 |
| 19-MULTI PARCEL ARM'S L | \$8,19,000 | \$3,81,900 | 0.466 | \$6,19,413 | \$47,350 | \$7,71,650 | \$8,43,751 |
| 19-MULTI PARCEL ARM'S L | \$1,25,000 | \$32,700 | 0.262 | \$96,056 | \$18,837 | \$1,06,163 | \$1,13,892 |

| 0.672 | 80,531.00 | \$52.84 | | #DIV/0! | | \$3,40,783 | | |
|---------------|-------------------|------------------|-----------------|-------------------------|-----------------|-------------------|---------------------|-------------------|
| E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Use Code | Land Value | Appr. by Eq. | Appr. Date |
| 0.925 | 1,611 | 62.01 | 00001 | #REF! | RESTAURANTS | \$2,800 | Yes | 05-20-24 |
| 0.385 | 32,575 | 9.21 | 00001 | #REF! | SHOP NBHD | \$60,984 | No | // |
| 0.500 | 2,475 | 171.72 | 00001 | #REF! | REST FAST | \$1,08,900 | No | // |
| 0.338 | 4,723 | 19.06 | 00001 | #REF! | SHOP MIXED | \$24,306 | Yes | 12-08-23 |
| 0.849 | 1,343 | 59.57 | 00001 | #REF! | REST SNACK | \$7,500 | No | // |
| 0.725 | 6,340 | 39.43 | 00001 | #REF! | STORE RETAIL | \$32,670 | Yes | 12-07-23 |
| 0.790 | 4,004 | 51.70 | 00001 | #REF! | BAR | \$9,148 | No | // |
| 0.446 | 3,000 | 28.00 | 00001 | #REF! | STORE RETAIL | \$15,246 | Yes | 12-07-23 |
| 0.587 | 10,763 | 11.61 | 01995 | #REF! | | \$25,108 | No | // |
| 0.915 | 11,541 | 70.96 | 00001 | #REF! | SHOP NBHD | \$35,284 | No | // |
| 0.932 | 2,156 | 57.98 | 00001 | #REF! | LAUNDROMAT | \$18,837 | Yes | 05-20-24 |

| Other Parcels in Sale | Land Table | Property Class |
|-----------------------|------------|----------------|
| | EQUAL COMM | 201 |
| | EQUAL COMM | 201 |
| | EQUAL COMM | 201 |
| | EQUAL COMM | 201 |
| | EQUAL COMM | 201 |
| | EQUAL COMM | 201 |
| | EQUAL COMM | 201 |
| | EQUAL COMM | 201 |
| | COMMERCIAL | 201 |
| 43 013 02 0104 300 | EQUAL COMM | 201 |
| 50 004 21 0029 304 | EQUAL COMM | 201 |

| ECF Indicated | ECF %Change from ECF avg | ECF Std Dev | ECF Avg | Coefficient of Variance | |
|---------------|--------------------------|-------------|---------|-------------------------|--|
| 0.775 | 7.42% | 0.215 | 0.850 | 36.45% | |

| Subtotals | | | | | | | \$23,64,900 |
|---------------|-----------------------|----------------------------|--------------------|----------------|-----------|------------|-------------|
| CVT | Exclude from Analysis | User Entered Terms of Sale | Parcel Number | Street Address | Sale Date | Sale Price | Instr. |
| ECORSE | | | 34 001 06 0535 000 | 409 VISGER | 05-03-23 | \$99,900 | WD |
| ECORSE | | | 34 005 03 0187 002 | 35 KNOX | 06-08-22 | \$2,50,000 | WD |
| ECORSE | | | 34 007 06 0095 001 | 148 SOUTHFIELD | 09-19-22 | \$1,95,000 | WD |
| ECORSE | | | 34 013 02 0022 001 | 4503 HIGH | 12-15-22 | \$1,52,000 | WD |
| HAMTRAMCK | | | 41 003 01 0041 000 | 2764 FLORIAN | 04-29-22 | \$2,07,000 | WD |
| HAMTRAMCK | | | 41 004 01 0006 000 | 2332 CARPENTER | 12-15-22 | \$2,65,000 | WD |
| HAMTRAMCK | | | 41 008 02 0100 301 | 10200 CONANT | 06-30-22 | \$2,00,000 | WD |
| HIGHLAND PARK | | | 43 008 04 0001 001 | 13928 WOODWOOD | 05-20-22 | \$3,50,000 | WD |
| HIGHLAND PARK | | | 43 010 01 0145 000 | 14015 HAMILTON | 10-25-22 | \$2,40,000 | WD |
| HIGHLAND PARK | | | 43 010 04 0042 002 | 13004 THOMSON | 01-09-23 | \$76,000 | WD |
| HIGHLAND PARK | | | 43 018 01 0040 001 | 280 RICHTON | 08-10-22 | \$3,30,000 | WD |

Overall Sale Ratio

29.43% StdDev= 0.118

Median= 0.309

Avg Deviation= 0.088

\$23,64,900 \$6,96,000 0.324 \$20,34,291 \$1,61,097 \$22,03,803

| Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual |
|------------------------------|--------------|----------------|---------------|----------------|-------------|----------------|
| 03-ARM'S LENGTH | \$99,900 | \$44,000 | 0.440 | \$74,357 | \$4,287 | \$95,613 |
| 03-ARM'S LENGTH | \$2,50,000 | \$95,500 | 0.382 | \$1,79,896 | \$15,000 | \$2,35,000 |
| 03-ARM'S LENGTH | \$1,95,000 | \$40,900 | 0.210 | \$1,61,931 | \$26,376 | \$1,68,624 |
| 03-ARM'S LENGTH | \$1,52,000 | \$48,800 | 0.321 | \$1,48,044 | \$5,000 | \$1,47,000 |
| 03-ARM'S LENGTH | \$2,07,000 | \$77,100 | 0.372 | \$1,78,980 | \$9,971 | \$1,97,029 |
| 03-ARM'S LENGTH | \$2,65,000 | \$81,900 | 0.309 | \$1,55,182 | \$15,246 | \$2,49,754 |
| 03-ARM'S LENGTH | \$2,00,000 | \$37,700 | 0.189 | \$1,14,851 | \$9,810 | \$1,90,190 |
| 03-ARM'S LENGTH | \$3,50,000 | \$81,100 | 0.232 | \$4,01,655 | \$45,788 | \$3,04,212 |
| 03-ARM'S LENGTH | \$2,40,000 | \$71,600 | 0.298 | \$1,74,803 | \$12,197 | \$2,27,803 |
| 03-ARM'S LENGTH | \$76,000 | \$44,500 | 0.586 | \$65,617 | \$5,625 | \$70,375 |
| 19-MULTI PARCEL ARM'S LENGTH | \$3,30,000 | \$72,900 | 0.221 | \$3,78,975 | \$11,797 | \$3,18,203 |

| \$28,41,871 | 0.850 | 93,465.00 | \$46.78 | | #DIV/0! | | \$1,45,689 | |
|---------------------|---------------|-------------------|------------------|-----------------|-------------------------|---------------------|-------------------|---------------------|
| Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Use Code | Land Value | Appr. by Eq. |
| \$1,03,348 | 0.925 | 1,611 | 62.01 | 00001 | #REF! | RESTAURANTS | \$2,800 | Yes |
| \$2,60,499 | 0.902 | 5,008 | 49.92 | 00004 | #REF! | MULTIPLE RESIDENCES | \$15,000 | No |
| \$1,87,231 | 0.901 | 1,792 | 108.82 | 00003 | #REF! | GAR MINILUBE | \$18,120 | No |
| \$2,25,978 | 0.651 | 4,984 | 30.50 | 00004 | #REF! | MULTIPLE RESIDENCES | \$5,000 | Yes |
| \$2,49,276 | 0.790 | 4,004 | 51.70 | 00001 | #REF! | BAR | \$9,148 | No |
| \$2,21,068 | 1.130 | 3,360 | 78.87 | 00004 | #REF! | MULTIPLE RESIDENCES | \$15,246 | Yes |
| \$1,54,928 | 1.228 | 2,679 | 74.65 | 00001 | #REF! | SHOP NBHD | \$9,810 | Yes |
| \$5,24,878 | 0.580 | 26,820 | 13.05 | 00001 | #REF! | SHOP NBHD | \$40,946 | Yes |
| \$2,39,832 | 0.950 | 13,087 | 18.34 | 00001 | #REF! | STORE RETAIL | \$12,197 | No |
| \$94,774 | 0.743 | 5,760 | 13.19 | 00004 | #REF! | MULTIPLE RESIDENCES | \$5,625 | Yes |
| \$5,80,060 | 0.549 | 24,360 | 13.55 | 00004 | #REF! | APARTMENTS | \$11,797 | Yes |

| Appr. Date | Other Parcels in Sale | Land Table | Property Class |
|------------|-----------------------------|------------|----------------|
| | 05-20-24 | EQUAL COMM | 201 |
| // | | EQUAL COMM | 201 |
| // | | EQUAL COMM | 201 |
| | 12-08-23 | EQUAL COMM | 201 |
| // | | EQUAL COMM | 201 |
| | 12-07-23 | EQUAL COMM | 201 |
| | 05-21-24 | EQUAL COMM | 201 |
| | 05-15-24 | EQUAL COMM | 201 |
| // | | EQUAL COMM | 201 |
| | 05-20-24 | EQUAL COMM | 201 |
| | 05-15-24 43 018 02 0010 005 | EQUAL COMM | 201 |

| | | | | | |
|----------------------|---------------------------------|--------------------|----------------|--------------------------------|--|
| ECF Indicated | ECF %Change from ECF avg | ECF Std Dev | ECF Avg | Coefficient of Variance | |
| 0.418 | 1.81% | 0.085 | 0.436 | 21.27% | |

| Subtotals | | | | | | | \$11,14,000 | |
|------------------|------------------------------|-----------------------------------|----------------------|-----------------------|------------------|-------------------|--------------------|--|
| CVT | Exclude from Analysis | User Entered Terms of Sale | Parcel Number | Street Address | Sale Date | Sale Price | Instr. | |
| ECORSE | | | 34 005 07 0008 000 | 3931 W JEFFERSON | 08-02-22 | \$3,00,000 | WD | |
| ECORSE | | | 34 007 02 0084 300 | 4434 7TH | 11-07-22 | \$70,000 | WD | |
| ECORSE | | | 34 007 09 0004 301 | 4255 HIGH | 01-06-23 | \$90,000 | WD | |
| HAMTRAMCK | | | 41 003 04 0136 000 | 10033 JOS CAMPAU | 04-08-22 | \$81,000 | WD | |
| HAMTRAMCK | | | 41 003 04 0139 000 | 10015 JOS CAMPAU | 01-23-23 | \$84,000 | WD | |
| HIGHLAND PARK | | | 43 008 01 0013 002 | 125 VICTOR | 06-23-23 | \$1,99,000 | QC | |
| HIGHLAND PARK | | | 43 008 01 0048 002 | 13950 JOHN R | 05-18-22 | \$2,50,000 | OTH | |
| RIVER ROUGE | | | 50 010 01 0144 000 | 196 VISGER | 11-22-22 | \$40,000 | OTH | |

Overall Sale Ratio

53.82%

StdDev=

0.121

Median= 0.552

Avg Deviation= 0.072

\$11,14,000

\$5,99,500

0.568

\$14,13,762

\$2,07,519

\$9,06,481

| Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual |
|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|
| 03-ARM'S LENGTH | \$3,00,000 | \$1,62,600 | 0.542 | \$4,46,849 | \$1,07,593 | \$1,92,407 |
| 03-ARM'S LENGTH | \$70,000 | \$58,700 | 0.839 | \$71,316 | \$8,218 | \$61,782 |
| 03-ARM'S LENGTH | \$90,000 | \$41,900 | 0.466 | \$1,55,994 | \$24,306 | \$65,694 |
| 03-ARM'S LENGTH | \$81,000 | \$46,200 | 0.570 | \$1,18,995 | \$15,246 | \$65,754 |
| 03-ARM'S LENGTH | \$84,000 | \$45,700 | 0.544 | \$1,19,724 | \$15,246 | \$68,754 |
| 03-ARM'S LENGTH | \$1,99,000 | \$1,11,600 | 0.561 | \$2,18,715 | \$15,487 | \$1,83,513 |
| 03-ARM'S LENGTH | \$2,50,000 | \$1,09,500 | 0.438 | \$2,24,937 | \$10,433 | \$2,39,567 |
| 03-ARM'S LENGTH | \$40,000 | \$23,300 | 0.583 | \$57,232 | \$10,990 | \$29,010 |

| Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Use Code | Land Value | Appr. by Eq. |
|---------------------|---------------|-------------------|------------------|-----------------|-------------------------|---------------------|-------------------|---------------------|
| \$21,68,970 | 0.436 | 76,646.00 | \$21.49 | | #DIV/0! | | \$1,43,593 | |
| \$5,00,378 | 0.385 | 32,575 | 9.21 | 00001 | #REF! | SHOP NBHD | \$60,984 | No |
| \$99,681 | 0.620 | 2,935 | 23.85 | 00004 | #REF! | MULTIPLE RESIDENCES | \$6,210 | No |
| \$1,94,230 | 0.338 | 4,723 | 19.06 | 00001 | #REF! | SHOP MIXED | \$24,306 | Yes |
| \$1,53,022 | 0.430 | 2,939 | 27.56 | 00001 | #REF! | STORE RETAIL | \$15,246 | Yes |
| \$1,54,097 | 0.446 | 3,000 | 28.00 | 00001 | #REF! | STORE RETAIL | \$15,246 | Yes |
| \$4,86,191 | 0.377 | 15,300 | 13.01 | 01997 | #REF! | | \$8,114 | No |
| \$5,13,167 | 0.467 | 13,974 | 17.89 | 01997 | #REF! | | \$4,775 | No |
| \$68,204 | 0.425 | 1,200 | 33.33 | 00001 | #REF! | REST SNACK | \$8,712 | No |

| Appr. Date | Other Parcels in Sale | Land Table | Property Class |
|------------|-----------------------|------------|----------------|
| // | | EQUAL COMM | 201 |
| // | | EQUAL COMM | 201 |
| 12-08-23 | | EQUAL COMM | 201 |
| 12-07-23 | | EQUAL COMM | 201 |
| 12-07-23 | | EQUAL COMM | 201 |
| // | | INDUSTRIAL | 301 |
| // | | INDUSTRIAL | 301 |
| // | | EQUAL COMM | 201 |