

COLFAX TOWNSHIP AG PROPERTIES E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd when Sold	Asd/Adj. Sale	Cur. Assmt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$57,000	95.00	\$123,902	\$22,057	\$37,943	\$153,634	0.247	1,529	\$24.82	401SD	#REF!	Two-Story	
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$14,434	\$25,816	\$77,791	0.332	700	\$36.88	401SD	#REF!	Bi-Level	
06-002-017-10	1250 RICHARDSON ROAD	05/31/23	\$220,000	\$220,000	\$0	0.00	\$225,239	\$117,908	\$102,092	\$222,217	0.459	1,314	\$77.70	101AG	#REF!	Bi-Level	
06-032-028-00	2233 VAN DYKE ROAD SOUTH	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$275,755	\$19,620	\$205,380	\$373,920	0.549	1,509	\$136.10	401MN	#REF!	Bi-Level	
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,988	\$43,293	\$123,707	\$294,712	0.527	1,568	\$78.89	401SD	#REF!	Bi-Level	
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$210,821	0.640	1,500	\$90.00	401MN	#REF!	Bi-Level	
Totals:			\$896,250	\$896,250	\$379,800	42.38	\$1,056,001	\$629,938	\$1,273,094	\$1,273,094	0.495	3,5653	\$74.06	0.14614314	#REF!	Coefficient of Var=>	
*** USED 0.459					Sale, Ratio =>	32.17					E.C.F. =>				Std. Deviances=>	#REF!	
					Std. Dev. =>						Ave. E.C.F. =>	0.459			Ave. Variance=>		

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	2015979	#REF!	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	WILL	#REF!	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3,3945 RANICH	
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$37,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	3,000	\$28.46	WILL	#REF!	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.95	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11,1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	WILL	7,3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	WILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$40,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	TWP C	62,4878	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$58,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	1,344	\$13.60	WILL	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$37,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,900	46.48	\$48,664	\$4,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$28,400	\$120,720	\$140,720	1.145	1,988	\$64.59	WILL	#REF!	
Totals:			\$4,372,927	\$4,372,927	\$2,555,400	58.67	\$5,395,588	\$2,932,022	\$6,109,991	\$6,109,991	0.480	7,5461	\$38.76	0.18908793	#REF!	Coefficient of Var=>
*** USED 0.555					Sale, Ratio =>	11.91					E.C.F. =>				Std. Deviances=>	#REF!
					Std. Dev. =>						Ave. E.C.F. =>	0.555			Ave. Variance=>	

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	3,000	\$28.46	WILL	21,0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11,1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	WILL	7,3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	WILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$40,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	WILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$58,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	1,344	\$13.60	WILL	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$37,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,900	46.48	\$48,664	\$4,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$28,400	\$120,720	\$140,720	1.064	1,988	\$64.59	WILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200	56.15	\$3,275,949	\$2,322,885	\$4,020,474	\$4,020,474	0.578	12,1002	\$40.33	0.25684808	#REF!	Coefficient of Var=>
*** USED 0.699					Sale, Ratio =>	11.07					E.C.F. =>				Std. Deviances=>	#REF!
					Std. Dev. =>						Ave. E.C.F. =>	0.699			Ave. Variance=>	

COLFAX TOWNSHIP M142 COMMERCIAL PROPERTIES E.C.F.

Residential, Town Homes/Duplexes, Mobile Home, Agricultural & Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$163,833	0.449	3,989	\$18.65	COML	3.3945	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	3,000	\$28.46	VILL	#REF!	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	4.7114	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!	
Totals:			\$4,372,927	\$4,372,927	\$2,565,400	58.67	\$5,395,588	\$6,600	\$2,932,022	\$6,109,991	0.480	35,000	\$38.76		7.5461	
			Sale. Ratio =>		58.67	E.C.F. =>		Std. Dev. =>		0.18909	Std. Deviation=>		0.25685	ECF Area	Dev. by Mean (%)	Building Style
			11.91		11.91	0.555		0.699		0.699	Coefficient of Var=>		#REF!	#REF!	#REF!	#REF!

*** USED 0.555

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	35,000	\$28.46	VILL	21.0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-00	4950 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$413,177	0.676	7,525	\$25.52	COML	#REF!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$136,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200	56.15	\$3,275,949	\$28,340	\$2,372,885	\$4,020,474	0.578	37,800	\$40.33		12.1002	
			Sale. Ratio =>		56.15	E.C.F. =>		Std. Dev. =>		0.25685	Std. Deviation=>		0.25685	ECF Area	Dev. by Mean (%)	Building Style
			11.07		11.07	0.699		0.699		0.699	Coefficient of Var=>		#REF!	#REF!	#REF!	#REF!

*** USED 0.699

COLFAX TOWNSHIP M-53 COMMERCIAL PROPERTIES E.C.F.

Residential, Town Homes/Duplexes, Mobile Home, Agricultural & Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
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04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
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39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
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23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	4.7114	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!	
Totals:			\$4,372,927	\$4,372,927	\$2,565,400		\$5,395,588		\$2,932,022	\$6,109,991			\$38.76		7.5461	
			Sale. Ratio =>			58.67	E.C.F. =>			0.480	Std. Deviation=>			0.18909		
*** USED 0.555			Std. Dev. =>			11.91	Ave. E.C.F. =>			0.555	Ave. Variance=>			#REF!	Coefficient of Var=> #REF!	

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002	
			Sale. Ratio =>			56.15	E.C.F. =>			0.578	Std. Deviation=>			0.25685		
*** USED 0.699			Std. Dev. =>			11.07	Ave. E.C.F. =>			0.699	Ave. Variance=>			#REF!	Coefficient of Var=> #REF!	

COLFAX TOWNSHIP NORTHGATE COMMERCIAL PROPERTIES E.C.F.

Residential, Town Homes/Duplexes, Mobile Home, Agricultural & Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	4.7114	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!	
Totals:			\$4,372,927	\$4,372,927	\$2,565,400		\$5,395,588		\$2,932,022	\$6,109,991			\$38.76		7.5461	
						Sale. Ratio =>	58.67			E.C.F. =>	0.480	Std. Deviation=>		0.18909		
*** USED 0.555						Std. Dev. =>	11.91			Ave. E.C.F. =>	0.555	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002	
						Sale. Ratio =>	56.15			E.C.F. =>	0.578	Std. Deviation=>		0.25685		
*** USED 0.699						Std. Dev. =>	11.07			Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

COLFAX TOWNSHIP INDUSTRIAL SUBSTATION PROPERTIES E.C.F.

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979		
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!		
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!		
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH	
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!		
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!		
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!		
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!		
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	4.7114		
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!		
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!		
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!		
Totals:			\$4,372,927	\$4,372,927	\$2,565,400		\$5,395,588		\$2,932,022	\$6,109,991			\$38.76		7.5461		
						Sale. Ratio =>	58.67				E.C.F. =>	0.480	Std. Deviation=>		0.18909		
*** USED 0.555						Std. Dev. =>	11.91				Ave. E.C.F. =>	0.555	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Agricultural & Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633		
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!		
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878		
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!		
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!		
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!		
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!		
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!		
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002		
						Sale. Ratio =>	56.15				E.C.F. =>	0.578	Std. Deviation=>		0.25685		
*** USED 0.699						Std. Dev. =>	11.07				Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Residential, Town Homes/Duplexes & Mobile Home Buildings

Not Applicable

COLFAX TOWNSHIP COLLOAN SUBDIVISION E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$57,000	95.00	\$123,302	\$22,057	\$37,943	\$153,634	0.247	1,529	\$24.82	401SD	68.7841	Two-Story
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$21,434	\$25,816	\$77,791	0.332	700	\$36.88	401SD	#REF!	Bi-Level
06-032-028-00	2233 VAN DYKE ROAD SOUTH	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$275,720	\$19,620	\$205,380	\$373,920	0.549	1,509	\$136.10	401MN	14.4759	Bi-Level
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$41,965	\$107,035	\$178,665	0.599	1,652	\$64.79	401OD	29.9493	Ranch
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,988	\$43,293	\$145,707	\$234,712	0.621	1,568	\$92.93	401SD	62.0791	Bi-Level
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$210,821	0.640	1,500	\$90.00	401MN	13.2508	Bi-Level
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$188,606	\$10,452	\$169,148	\$260,079	0.650	2,880	\$58.73	401MN	65.0372	Bi-Level
06-023-020-00	940 VAN DYKE ROAD SOUTH	07/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$33,522	\$85,978	\$125,848	0.683	1,176	\$73.11	401SD	68.3189	Bi-Level
06-032-044-00	2350 WANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,854	\$21,146	\$88,854	\$128,028	0.694	1,460	\$60.86	401RS	4.7956	1.5 LEVEL
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$8,560	\$121,440	\$174,473	0.696	1,136	\$106.90	401MN	20.2538	Bi-Level
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$18,437	\$136,463	\$194,148	0.703	1,248	\$109.35	401SD	70.2881	Ranch
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$17,347	\$151,653	\$210,080	0.722	1,480	\$102.47	401MN	72.1881	Ranch
06-023-010-00	1045 COLLOAN DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$72,073	\$247,927	\$334,143	0.742	3,586	\$69.14	401CL	74.1978	Two-Story
06-023-011-20	1016 COLLOAN DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$39,153	\$270,847	\$356,067	0.761	3,362	\$80.56	401CL	76.0662	Bi-Level
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$19,690	\$166,310	\$215,187	0.773	2,430	\$68.44	401MN	77.2863	Two-Story
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$28,652	\$223,848	\$284,439	0.787	2,496	\$89.68	401MS	5.5919	Two-Story
06-025-003-00	225 SOPER ROAD	09/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$75,000	\$229,000	\$286,393	0.800	2,484	\$92.19	401RS	#REF!	Bi-Level
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$28,180	\$106,820	\$132,996	0.803	1,326	\$80.56	401MN	80.3184	Bi-Level
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$43,357	\$116,643	\$141,470	0.825	1,128	\$103.41	401SD	82.4505	Ranch
06-003-018-00	1035 THOMAS ROAD NORTH	07/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$16,088	\$160,912	\$227,489	0.839	1,620	\$117.85	401RS	83.9216	Ranch
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$43,538	\$541,462	\$640,208	0.846	2,493	\$217.19	401MN	84.5760	Ranch
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$237,313	\$34,019	\$240,981	\$278,140	0.866	2,354	\$102.37	401OD	86.6403	Ranch
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$21,440	\$278,560	\$310,001	0.899	2,016	\$138.17	401MN	#REF!	Ranch
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$14,108	\$125,892	\$134,671	0.935	1,256	\$100.23	401OD	93.4810	Bi-Level
06-025-014-50	1606 BAD AVE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$59,800	37.68	\$70,177	\$12,266	\$82,734	\$87,371	0.947	800	\$103.42	401RS	94.6931	1.5 LEVEL
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$13,160	\$179,340	\$169,923	1.065	1,152	\$155.68	401MN	33.3339	Bi-Level
Totals:			\$5,150,250	\$5,150,250	\$2,178,900	42.31	\$4,721,694	\$13,160	\$4,411,693	\$5,920,695	E.C.F. =>	0.745	\$95.22	0.17574862	1.3470	
						15.69					Ave. E.C.F. =>	0.732				#REF!
											Ave. Variance=>					#REF!

*** USED 0.732

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$22,529	\$42,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	4930 WILFRED DRIVE	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	COML	#REF!	
04-002-003-20	26 N CENTER	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-016-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	4.7114	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$30.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!	
Totals:			\$4,372,827	\$4,372,827	\$2,565,400	58.67	\$5,395,588	\$6,600	\$2,932,022	\$6,109,991	E.C.F. =>	0.480	\$38.76	0.18908793	7.5461	
						11.91					Ave. E.C.F. =>	0.555				#REF!
											Ave. Variance=>					#REF!

*** USED 0.555

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633		
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!		
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878		
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!		
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!		
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!		
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!		
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!		
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002		
						Sale. Ratio =>	56.15				E.C.F. =>	0.578	Std. Deviation=>		0.25684808		
						Std. Dev. =>	11.07				Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.699

COLFAX TOWNSHIP MAIN ROAD RESIDENTIALS E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$57,000	95.00	\$123,302	\$22,057	\$37,943	\$77,991	0.332	1,529	\$24.82	401SD	68.7841	Two-Story
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$21,434	\$25,816	\$77,791	0.332	700	\$36.88	401SD	#REF!	Bi-Level
06-032-028-00	2233 VAN DYKE ROAD SOUTH	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$275,380	\$19,620	\$205,380	\$379,920	0.549	1,509	\$136.10	401MN	14.4759	Bi-Level
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$41,965	\$107,035	\$178,665	0.599	1,652	\$64.79	401OD	29.9493	Ranch
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$43,293	\$145,707	\$234,712	0.621	1,568	\$92.93	401SD	62.0791	Bi-Level
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$210,821	0.640	1,500	\$90.00	401MN	13.2508	Bi-Level
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$188,606	\$10,452	\$169,148	\$260,079	0.650	2,880	\$58.73	401MN	65.0372	Bi-Level
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$33,522	\$85,978	\$125,848	0.683	1,176	\$73.11	401SD	68.3189	Bi-Level
06-032-044-00	2350 WANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,854	\$21,146	\$88,854	\$128,028	0.694	1,460	\$60.86	401RS	4.7956	1.5 LEVEL
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$8,560	\$121,440	\$174,473	0.696	1,136	\$106.90	401MN	20.2538	Ranch
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$18,437	\$136,463	\$194,148	0.703	1,248	\$109.35	401SD	70.2881	Ranch
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$17,347	\$151,653	\$210,080	0.722	1,480	\$102.47	401MN	72.1881	Ranch
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$72,073	\$247,927	\$334,143	0.742	3,586	\$69.14	401CL	74.1978	Two-Story
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$39,153	\$270,847	\$356,067	0.761	3,362	\$80.56	401CL	76.0662	Bi-Level
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$19,690	\$166,310	\$215,187	0.773	2,430	\$68.44	401MN	77.2863	Two-Story
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$28,652	\$223,848	\$284,439	0.787	2,496	\$89.68	401MS	5.5519	Two-Story
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$75,000	\$229,000	\$286,393	0.800	2,484	\$92.19	401RS	#REF!	Bi-Level
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$28,180	\$106,820	\$132,956	0.803	1,326	\$80.56	401MN	80.3184	Bi-Level
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$43,357	\$116,643	\$141,470	0.825	1,128	\$103.41	401SD	82.4505	Ranch
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$16,088	\$190,912	\$227,489	0.839	1,620	\$117.85	401RS	83.9216	Ranch
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$43,538	\$441,462	\$640,208	0.846	2,493	\$217.19	401MN	84.5760	Ranch
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$237,313	\$34,019	\$240,981	\$278,140	0.866	2,354	\$102.37	401OD	86.6403	Ranch
06-003-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$21,400	\$278,560	\$310,001	0.899	2,016	\$138.17	401MN	#REF!	Ranch
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$14,108	\$125,892	\$134,671	0.935	1,256	\$100.23	401OD	93.4810	Bi-Level
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$79,717	\$12,266	\$82,734	\$87,371	0.947	800	\$103.42	401RS	94.6931	1.5 LEVEL
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$13,160	\$179,340	\$169,923	1.065	1,152	\$155.68	401MN	33.3339	Bi-Level
Totals:			\$5,150,250	\$5,150,250	\$2,178,900	42.31	\$4,721,694	\$13,160	\$4,411,693	\$5,920,695	0.745	1,152	\$95.22	401MN	1.3470	
						15.69				Ave. E.C.F. =>	0.732					#REF!
										Ave. Variance=>						#REF!
										Std. Dev. =>						#REF!

*** USED 0.732

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$76,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	04/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,110	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWPC	4.7114	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-00	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!	
Totals:			\$4,372,927	\$4,372,927	\$2,565,400	58.67	\$5,395,588	\$6,600	\$2,932,022	\$6,109,991	0.480	1,988	\$38.76	401MN	7.5461	
						11.91				Ave. E.C.F. =>	0.555					#REF!
										Ave. Variance=>						#REF!
										Std. Dev. =>						#REF!

*** USED 0.555

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002	
						Sale. Ratio =>	56.15			E.C.F. =>	0.578	Std. Deviation=>		0.25684808		
						Std. Dev. =>	11.07			Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.699

COLFAX TOWNSHIP MURRAY SUBDIVISION E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$57,000	95.00	\$123,302	\$22,057	\$37,943	\$153,634	0.247	1,529	\$24.82	401SD	68.7841	Two-Story BI-LEVEL
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$21,434	\$25,816	\$77,791	0.332	700	\$36.88	401SD	#REF!	Two-Story BI-LEVEL
06-032-028-00	2233 VAN DYKE ROAD SOUTH	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$373,920	\$19,620	\$205,380	\$373,920	0.549	1,509	\$136.10	401MN	14.4759	Ranch
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$41,965	\$107,035	\$178,665	0.599	1,652	\$64.79	401OD	29.9493	Ranch
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$43,293	\$145,707	\$234,712	0.621	1,568	\$92.93	401SD	62.0791	BI-LEVEL
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$210,821	0.640	1,500	\$90.00	401MN	13.2508	BI-LEVEL
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$188,606	\$10,452	\$169,148	\$260,079	0.650	2,880	\$58.73	401MN	65.0372	BI-LEVEL
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$33,522	\$85,978	\$125,848	0.683	1,176	\$73.11	401SD	68.3189	BI-LEVEL
06-032-044-00	2350 WANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$21,146	\$88,854	\$128,028	0.694	1,460	\$60.86	401RS	4.7956	1.5 LEVEL
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$8,560	\$121,440	\$174,473	0.696	1,136	\$106.90	401MN	20.2538	BI-LEVEL
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$18,437	\$136,463	\$194,148	0.703	1,248	\$109.35	401SD	70.2881	Ranch
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$17,347	\$151,653	\$210,080	0.722	1,480	\$102.47	401MN	72.1881	Ranch
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$72,073	\$247,927	\$334,143	0.742	3,586	\$69.14	401CL	74.1978	Two-Story BI-LEVEL
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$39,153	\$270,847	\$356,067	0.761	3,362	\$80.56	401CL	76.0662	BI-LEVEL
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$19,690	\$166,310	\$215,187	0.773	2,430	\$68.44	401MN	77.2863	Two-Story BI-LEVEL
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$28,652	\$223,848	\$284,439	0.787	2,496	\$89.68	401MS	5.5319	Two-Story BI-LEVEL
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$75,000	\$229,000	\$286,393	0.800	2,484	\$92.19	401RS	#REF!	BI-LEVEL
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$28,180	\$106,820	\$132,996	0.803	1,326	\$80.56	401MN	80.3184	BI-LEVEL
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$43,357	\$116,643	\$141,470	0.825	1,128	\$103.41	401SD	82.4505	Ranch
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$16,088	\$190,912	\$227,489	0.839	1,620	\$117.85	401RS	83.9216	Ranch
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$43,538	\$441,462	\$640,208	0.846	2,493	\$217.19	401MN	84.5760	Ranch
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$240,981	\$34,019	\$240,981	\$278,140	0.866	2,354	\$102.37	401OD	86.6403	Ranch
06-032-026-50	2173 VAN DYKE ROAD SOUTH	09/21/22	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$21,440	\$278,560	\$310,001	0.899	2,016	\$138.17	401MN	#REF!	Ranch
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$14,108	\$125,892	\$134,671	0.935	1,256	\$100.23	401OD	93.4810	BI-LEVEL
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$79,557	\$12,266	\$82,734	\$87,371	0.947	800	\$103.42	401RS	94.6931	1.5 LEVEL
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,517	\$13,160	\$179,340	\$169,923	1.065	1,152	\$155.68	401MN	33.3339	BI-LEVEL
Totals:			\$5,150,250	\$5,150,250	\$2,178,900	42.31	\$4,721,694	\$4,141,354	\$4,141,354	\$5,920,695	E.C.F. =>	0.745	\$95.22		0.17574862	1.3470
			Std. Dev. =>		15.69	Ave. E.C.F. =>	0.732	Ave. Variance=>		0.17574862	#REF!	Coefficient of Var=>		#REF!		#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	201S3	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$485,149	0.553	3,300	\$82.91	COML	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWPC	4.7114	
04-002-003-00	4930 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!	
Totals:			\$4,372,927	\$4,372,927	\$2,565,400	58.67	\$5,395,588	\$2,932,022	\$6,109,991	\$10,946,348	E.C.F. =>	0.480	\$38.76		0.18908793	7.5461
			Std. Dev. =>		11.91	Ave. E.C.F. =>	0.555	Ave. Variance=>		0.18908793	#REF!	Coefficient of Var=>		#REF!		#REF!

*** USED 0.555

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633		
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!		
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878		
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!		
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!		
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!		
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!		
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!		
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002		
						Sale. Ratio =>	56.15				E.C.F. =>	0.578	Std. Deviation=>		0.25684808		
						Std. Dev. =>	11.07				Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.699

COLFAX TOWNSHIP OUTER DRIVE & LYNN CT E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$67,000	95.00	\$123,302	\$22,057	\$37,943	\$153,634	0.247	1,529	\$24.82	401SD	68.7841	Two-Story	
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$21,434	\$25,816	\$77,791	0.332	700	\$36.88	401SD	#REF!	BI-LEVEL	
06-032-028-00	2233 VAN DYKE ROAD SOUTH	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$275,755	\$19,620	\$205,380	\$373,920	0.549	1,509	\$136.10	401MN	14.4759	BI-LEVEL	
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$41,965	\$107,035	\$178,665	0.599	1,652	\$64.79	401OD	29.9493	Ranch	
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$43,293	\$145,707	\$234,712	0.621	1,568	\$92.93	401SD	62.0791	BI-LEVEL	
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$210,821	0.640	1,500	\$90.00	401MN	13.2508	BI-LEVEL	
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$188,606	\$10,452	\$169,148	\$260,079	0.650	2,880	\$58.73	401MN	65.0372	BI-LEVEL	
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$33,522	\$85,978	\$125,848	0.683	1,176	\$73.11	401SD	68.3189	BI-LEVEL	
06-032-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$21,146	\$88,854	\$128,028	0.694	1,460	\$60.86	401RS	4.7956	1.5 LEVEL	
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$8,560	\$121,440	\$174,473	0.696	1,136	\$106.90	401MN	20.2538	BI-LEVEL	
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$18,437	\$136,463	\$194,148	0.703	1,248	\$109.35	401SD	70.2881	Ranch	
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$17,347	\$151,653	\$210,080	0.722	1,480	\$102.47	401MN	72.1881	Ranch	
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$72,073	\$247,927	\$334,143	0.742	3,586	\$69.14	401CL	74.1978	Two-Story	
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$39,153	\$270,847	\$356,067	0.761	3,362	\$80.56	401CL	76.0662	BI-LEVEL	
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$19,690	\$166,310	\$215,187	0.773	2,430	\$68.44	401MN	77.2863	Two-Story	
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$28,652	\$223,848	\$284,439	0.787	2,496	\$89.68	401MS	5.5319	Two-Story	
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$75,000	\$229,000	\$286,393	0.800	2,484	\$92.19	401RS	#REF!	BI-LEVEL	
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$28,180	\$106,820	\$132,996	0.803	1,326	\$80.56	401MN	80.3184	BI-LEVEL	
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$43,357	\$116,643	\$141,470	0.825	1,128	\$103.41	401SD	82.4505	Ranch	
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$16,088	\$190,912	\$227,489	0.839	1,620	\$117.85	401RS	83.9216	Ranch	
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$43,538	\$541,462	\$640,208	0.846	2,493	\$217.19	401MN	84.5760	Ranch	
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$217,313	\$34,019	\$240,981	\$278,140	0.866	2,354	\$102.37	401OD	86.6403	Ranch	
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$28,560	\$278,560	\$310,000	0.899	2,016	\$138.17	401MN	#REF!	Ranch	
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$14,108	\$125,892	\$134,671	0.935	1,256	\$100.23	401OD	93.4810	BI-LEVEL	
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,717	\$12,266	\$82,734	\$87,371	0.947	800	\$103.42	401RS	94.6931	1.5 LEVEL	
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$13,160	\$179,340	\$169,923	1.065	1,152	\$155.68	401MN	33.3339	BI-LEVEL	
Totals:			\$5,150,250	\$5,150,250	\$2,178,900		\$4,721,694		\$4,411,693	\$5,920,695			\$95.22		1.3470		
			Sale. Ratio =>			42.31	E.C.F. =>			0.745	Std. Deviation=>			0.17574862			
*** USED 0.732			Std. Dev. =>			15.69	Ave. E.C.F. =>			0.732	Ave. Variance=>			#REF!	Coefficient of Var=>		#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979		
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!		
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!		
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH	
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!		
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!		
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!		
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!		
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	4.7114		
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!		
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!		
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!		
Totals:			\$4,372,927	\$4,372,927	\$2,565,400		\$5,395,588		\$2,932,022	\$6,109,991			\$38.76		7.5461		
			Sale. Ratio =>			58.67	E.C.F. =>			0.480	Std. Deviation=>			0.18908793			
*** USED 0.555			Std. Dev. =>			11.91	Ave. E.C.F. =>			0.555	Ave. Variance=>			#REF!	Coefficient of Var=>		#REF!

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002	
						Sale. Ratio =>	56.15			E.C.F. =>	0.578	Std. Deviation=>		0.25684808		
						Std. Dev. =>	11.07			Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.699

COLFAX TOWNSHIP M & B RESIDENTIAL PROPERTIES E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$57,000	95.00	\$123,302	\$22,057	\$37,943	\$153,634	0.247	1,529	\$24.82	401SD	68.7841	Two-Story
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$21,434	\$25,816	\$77,791	0.332	700	\$36.88	401SD	#REF!	Bi-Level
06-032-028-00	2033 VAN DYKE ROAD SOUTH	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$275,380	\$19,620	\$205,380	\$373,920	0.549	1,509	\$136.10	401MN	14.4759	Bi-Level
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$41,965	\$107,035	\$178,665	0.599	1,652	\$64.79	401OD	29.9493	Ranch
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$43,293	\$145,707	\$234,712	0.621	1,568	\$92.93	401SD	62.0791	Bi-Level
06-032-018-00	2404 VAN DYKE ROAD SOUTH	06/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$210,821	0.640	1,500	\$90.00	401MN	13.2508	Bi-Level
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$188,606	\$10,452	\$169,148	\$260,079	0.650	2,880	\$58.73	401MN	65.0372	Bi-Level
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$33,522	\$85,978	\$125,848	0.683	1,176	\$73.11	401SD	68.3189	Bi-Level
06-023-044-00	2350 IVANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,854	\$21,146	\$88,854	\$128,028	0.694	1,460	\$60.86	401RS	4.7956	1.5 LEVEL
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$8,560	\$121,440	\$174,473	0.696	1,136	\$106.90	401MN	20.2538	Bi-Level
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$18,437	\$136,463	\$194,148	0.703	1,248	\$109.35	401SD	70.2881	Ranch
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$17,347	\$151,653	\$210,080	0.722	1,480	\$102.47	401MN	72.1881	Ranch
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$72,073	\$247,927	\$334,143	0.742	3,586	\$69.14	401CL	74.1978	Two-Story
06-023-011-00	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$39,153	\$270,847	\$356,067	0.761	3,362	\$80.56	401CL	76.0662	Bi-Level
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$19,690	\$166,310	\$215,187	0.773	2,430	\$68.44	401MN	77.2663	Two-Story
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$28,652	\$223,848	\$284,439	0.787	2,496	\$89.68	401MS	5.5319	Two-Story
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$75,000	\$229,000	\$286,393	0.800	2,484	\$92.19	401RS	#REF!	Bi-Level
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$28,480	\$106,820	\$132,996	0.803	1,326	\$80.56	401MN	80.3184	Bi-Level
06-023-017-10	938 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$43,357	\$116,643	\$141,470	0.825	1,128	\$103.41	401SD	82.4505	Ranch
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$16,088	\$190,912	\$227,489	0.839	1,620	\$117.85	401RS	83.9216	Ranch
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$43,538	\$541,462	\$640,208	0.846	2,493	\$217.19	401MN	84.5760	Ranch
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$237,313	\$34,019	\$240,981	\$278,140	0.866	2,354	\$102.37	401OD	86.6403	Ranch
06-008-784-00	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$21,400	\$278,560	\$310,001	0.899	2,016	\$138.17	401MN	#REF!	Ranch
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$14,108	\$125,892	\$134,671	0.935	1,256	\$100.23	401OD	93.4810	Bi-Level
06-025-014-50	1606 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,177	\$12,266	\$82,734	\$87,371	0.947	800	\$103.42	401RS	94.6931	1.5 LEVEL
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$13,160	\$179,340	\$169,923	1.065	1,152	\$155.68	401MN	33.3339	Bi-Level
Totals:			\$5,150,250	\$5,150,250	\$2,178,900	42.31	\$4,721,694	\$13,160	\$4,411,693	\$5,920,695	E.C.F. =>	0.745	\$95.22	0.17574862	1.3470	
			Sale. Ratio =>		\$2,178,900	15.69	Ave. E.C.F. =>	Ave. Variance=>	Std. Deviations=>	0.17574862	#REF!	Coefficient of Var=>	#REF!			

*** USED 0.732

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979	
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!	
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!	
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!	
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$76,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWPC	4.7114	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!	
Totals:			\$4,372,927	\$4,372,927	\$2,565,400	58.67	\$5,395,588	\$6,600	\$2,932,022	\$6,109,991	E.C.F. =>	0.480	\$38.76	0.18908793	7.5461	
			Sale. Ratio =>		\$2,565,400	11.91	Ave. E.C.F. =>	Ave. Variance=>	Std. Deviations=>	0.18908793	#REF!	Coefficient of Var=>	#REF!			

*** USED 0.555

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633		
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!		
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878		
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!		
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!		
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!		
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH	
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!		
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!		
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002		
						Sale. Ratio =>	56.15				E.C.F. =>	0.578	Std. Deviation=>		0.25684808		
						Std. Dev. =>	11.07				Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.699

COLFAX TOWNSHIP M & B RES TRAILERS E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$57,000	95.00	\$123,302	\$22,057	\$37,943	\$153,634	0.247	1,529	\$24.82	401SD	68.7841	Two-Story BI-LEVEL			
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$21,434	\$25,816	\$77,791	0.332	700	\$36.88	401SD	#REF!	BI-LEVEL			
06-032-028-00	2233 VAN DYKE ROAD SOUTH	09/11/23	\$225,000	\$225,000	\$131,000	58.22	\$275,920	\$19,620	\$205,380	\$373,970	0.549	1,509	\$136.10	401MN	14.4759	BI-LEVEL			
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$41,965	\$107,035	\$178,665	0.599	1,652	\$64.79	401OD	29.9493	Ranch			
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$43,293	\$145,707	\$234,712	0.621	1,568	\$92.93	401SD	62.0791	BI-LEVEL			
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$210,821	0.640	1,500	\$90.00	401MN	13.2508	BI-LEVEL			
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$188,606	\$10,452	\$169,148	\$260,079	0.650	2,880	\$58.73	401MN	65.0372	BI-LEVEL			
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$33,522	\$88,597	\$125,848	0.683	1,176	\$73.11	401SD	68.3189	BI-LEVEL			
06-032-044-00	2350 WANHOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$21,146	\$88,854	\$128,028	0.694	1,460	\$60.86	401RS	4.7956	1.5 LEVEL			
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$8,560	\$121,440	\$174,473	0.696	1,136	\$106.90	401MN	20.2538	BI-LEVEL			
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$18,437	\$136,463	\$194,148	0.703	1,248	\$109.35	401SD	70.2881	Ranch			
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$17,347	\$151,653	\$210,080	0.722	1,480	\$102.47	401MN	72.1881	Ranch			
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$72,073	\$247,927	\$354,143	0.742	3,586	\$69.14	401CL	74.1978	Two-Story			
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$39,153	\$270,847	\$356,067	0.761	3,362	\$80.56	401CL	76.0662	BI-LEVEL			
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$19,690	\$166,310	\$215,187	0.773	2,430	\$68.44	401MN	77.2863	Two-Story			
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$28,652	\$233,848	\$284,439	0.787	2,496	\$89.68	401MS	5.5319	Two-Story			
06-025-003-00	225 SOPER ROAD	08/11/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$75,000	\$229,000	\$286,393	0.800	2,484	\$92.19	401RS	#REF!	BI-LEVEL			
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$28,180	\$106,820	\$132,996	0.803	1,326	\$80.56	401MN	80.3184	BI-LEVEL			
06-023-017-10	988 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,586	\$43,357	\$116,643	\$141,470	0.825	1,128	\$103.41	401SD	82.4505	Ranch			
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$16,088	\$190,912	\$227,489	0.839	1,620	\$117.85	401RS	83.9216	Ranch			
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$43,538	\$541,462	\$640,208	0.846	2,493	\$217.19	401MN	84.5760	Ranch			
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$237,313	\$34,019	\$240,981	\$278,140	0.866	2,354	\$102.37	401OD	86.6403	Ranch			
06-032-026-50	2173 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$21,440	\$278,560	\$310,001	0.899	2,016	\$138.17	401MN	#REF!	Ranch			
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$14,108	\$125,892	\$134,671	0.935	1,256	\$100.23	401OD	93.4810	BI-LEVEL			
06-025-014-50	1608 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$51,800	37.68	\$70,717	\$12,266	\$82,734	\$87,371	0.947	800	\$103.42	401RS	94.6931	1.5 LEVEL			
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$65,700	32.05	\$129,557	\$13,160	\$179,340	\$169,923	1.065	1,152	\$155.68	401MN	33.3339	BI-LEVEL			
Totals:			\$5,150,250	\$5,150,250	\$2,178,900		\$4,712,694		\$4,411,693	\$5,920,695			\$95.22			1.3470			
													Std. Dev. =>	0.17574862	#REF!	Coefficient of Var=>	#REF!		
													Ave. E.C.F. =>	0.745	Ave. Variance=>	0.17574862	#REF!	Coefficient of Var=>	#REF!

*** USED 0.732

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	\$22.63	VILL	20.5979				
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$408,794	\$975,334	0.417	4,300	\$94.60	COML	#REF!				
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	\$15.96	VILL	#REF!				
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$74,399	\$165,833	0.449	3,989	\$18.65	COML	3.3945	RANCH			
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$303,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	\$100.36	COML	#REF!				
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	\$22.45	COML	#REF!				
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	#REF!				
06-023-045-20	1005 VAN DYKE ROAD SOUTH	08/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917				
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844				
39-008-207-00	4930 WILFRED DRIVE	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$73,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!				
04-002-003-20	26 N CENTER	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!				
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!				
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWPC	4.7114				
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$48,961	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!				
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!				
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	\$64.59	VILL	#REF!				
Totals:			\$4,372,927	\$4,372,927	\$2,565,400		\$5,395,588		\$2,932,022	\$6,109,991			\$38.76			7.5461			
													Std. Dev. =>	0.18908793	#REF!	Coefficient of Var=>	#REF!		
													Ave. E.C.F. =>	0.480	Ave. Variance=>	0.18908793	#REF!	Coefficient of Var=>	#REF!

*** USED 0.555

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002	
						Sale. Ratio =>	56.15			E.C.F. =>	0.578	Std. Deviation=>		0.25684808		
						Std. Dev. =>	11.07			Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.699

COLFAX TOWNSHIP SD RESIDENTIAL SUBDIVISIONS E.C.F.

Residential, Town Homes/Duplexes, Mobile Home & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style
06-024-003-00	652 VAN DYKE ROAD SOUTH	05/17/23	\$60,000	\$60,000	\$57,000	95.00	\$123,302	\$22,057	\$21,434	\$37,943	\$77,791	0.332	1,529	401SD	68.7841	Two-Story
06-023-037-00	1032 VAN DYKE ROAD SOUTH	08/09/23	\$47,250	\$47,250	\$35,000	74.07	\$72,698	\$21,434	\$25,816	\$25,816	\$77,791	0.332	700	401SD	#REF!	Bi-Level
06-032-028-00	2233 VAN DYKE ROAD SOUTH	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$275,750	\$19,620	\$205,380	\$205,380	\$373,920	0.549	1,509	401MN	14.4759	Bi-Level
06-024-112-00	209 OUTER DRIVE SOUTH	04/19/23	\$149,000	\$149,000	\$77,000	51.68	\$159,705	\$41,965	\$107,035	\$107,035	\$178,665	0.599	1,652	401OD	29.9493	Ranch
06-012-016-00	1259 VAN DYKE ROAD NORTH	03/15/23	\$189,000	\$189,000	\$79,200	41.90	\$197,968	\$43,293	\$145,707	\$145,707	\$234,712	0.621	1,568	401SD	62.0791	Bi-Level
06-032-018-00	2404 VAN DYKE ROAD SOUTH	08/08/22	\$155,000	\$155,000	\$77,600	50.06	\$161,039	\$20,000	\$135,000	\$135,000	\$210,821	0.640	1,500	401MN	13.2508	Bi-Level
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$188,606	\$10,452	\$169,148	\$169,148	\$260,079	0.650	2,880	401MN	65.0372	Bi-Level
06-023-020-00	940 VAN DYKE ROAD SOUTH	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$122,119	\$33,522	\$85,978	\$85,978	\$125,848	0.683	1,176	401SD	68.3189	Bi-Level
06-032-044-00	2350 WANHOOE ROAD	12/27/22	\$110,000	\$110,000	\$49,300	44.82	\$108,845	\$21,146	\$88,854	\$88,854	\$128,028	0.694	1,460	401RS	4.7956	1.5 LEVEL
06-028-014-00	1752 VAN DYKE ROAD SOUTH	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$128,074	\$8,560	\$121,440	\$121,440	\$174,473	0.696	1,136	401MN	20.2588	Bi-Level
06-023-051-00	1047 VAN DYKE ROAD SOUTH	08/19/22	\$154,900	\$154,900	\$72,200	46.61	\$143,080	\$18,437	\$136,463	\$136,463	\$194,148	0.703	1,248	401SD	70.2881	Ranch
06-019-001-10	1010 PINNEBOG ROAD SOUTH	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$161,252	\$17,347	\$151,653	\$151,653	\$210,080	0.722	1,480	401MN	72.1881	Ranch
06-023-010-00	1045 COLLON DRIVE NORTH	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$307,310	\$72,073	\$247,927	\$247,927	\$394,143	0.742	3,586	401CL	74.1978	Two-Story
06-023-011-20	1016 COLLON DRIVE SOUTH	09/29/22	\$310,000	\$310,000	\$134,600	43.42	\$266,324	\$39,153	\$270,847	\$270,847	\$356,067	0.761	3,362	401CL	76.0662	Bi-Level
06-023-056-55	1175 VAN DYKE ROAD SOUTH	07/11/22	\$186,000	\$186,000	\$82,900	44.57	\$163,650	\$19,690	\$166,310	\$166,310	\$215,187	0.773	2,430	401MN	77.2863	Two-Story
06-024-032-00	866 JANE STREET	06/27/22	\$252,500	\$252,500	\$107,100	42.42	\$211,262	\$28,652	\$223,848	\$223,848	\$284,439	0.787	2,496	401MS	5.5519	Two-Story
06-025-003-00	225 SOPER ROAD	08/21/23	\$304,000	\$304,000	\$129,300	42.53	\$271,179	\$75,000	\$229,000	\$229,000	\$286,393	0.800	2,484	401RS	#REF!	Two-Story
06-022-023-00	1205 VAN DYKE ROAD SOUTH	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$119,282	\$28,180	\$106,820	\$106,820	\$132,996	0.803	1,326	401MN	80.3184	Bi-Level
06-023-017-10	988 VAN DYKE ROAD SOUTH	12/11/23	\$160,000	\$160,000	\$0	0.00	\$136,588	\$43,357	\$116,643	\$116,643	\$141,470	0.825	1,128	401SD	82.4505	Ranch
06-003-018-00	1035 THOMAS ROAD NORTH	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$176,240	\$16,088	\$190,912	\$190,912	\$227,489	0.839	1,620	401RS	83.9216	Ranch
06-016-001-50	232 MC MILLAN ROAD SOUTH	09/19/22	\$585,000	\$585,000	\$238,900	40.84	\$471,837	\$43,538	\$541,462	\$541,462	\$640,208	0.846	2,493	401MN	84.5760	Ranch
06-024-115-00	251 OUTER DRIVE SOUTH	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$237,313	\$34,019	\$240,981	\$240,981	\$278,140	0.866	2,354	401OD	86.6403	Ranch
06-032-026-50	2178 VAN DYKE ROAD SOUTH	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$233,791	\$21,400	\$278,560	\$278,560	\$310,001	0.899	2,016	401MN	#REF!	Ranch
06-024-057-00	671 SOUTH STREET WEST	05/27/22	\$140,000	\$140,000	\$52,800	37.71	\$104,203	\$14,108	\$125,892	\$125,892	\$134,671	0.935	1,256	401OD	93.4810	Bi-Level
06-025-014-50	1608 BAD AXE ROAD SOUTH	06/09/22	\$95,000	\$95,000	\$35,800	37.68	\$70,177	\$12,266	\$82,734	\$82,734	\$87,371	0.947	800	401RS	94.6939	1.5 LEVEL
06-028-041-00	1993 VAN DYKE ROAD SOUTH	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$129,557	\$13,160	\$179,500	\$179,500	\$169,923	1.065	1,152	401MN	33.3339	Bi-Level
Totals:			\$5,150,250	\$5,150,250	\$2,178,900		\$4,721,694	\$4,411,693	\$5,920,695	\$5,920,695	\$95,22					1.3470
			Sale. Ratio =>			42.31					E.C.F. =>	0.745				Std. Deviations=>
			Std. Dev. =>			15.69					Ave. E.C.F. =>	0.732				Ave. Variance=>
																#REF!

*** USED 0.732

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	
39-017-016-00	8801 UNIONVILLE ROAD SOUTH	10/24/23	\$250,000	\$250,000	\$207,700	83.08	\$415,301	\$141,354	\$108,646	\$392,474	0.277	4,800	VILL	20.5979		
04-309-023-00	7916 PORT AUSTIN ROAD	12/20/23	\$550,000	\$550,000	\$342,700	62.31	\$715,727	\$143,206	\$406,794	\$975,334	0.417	4,300	COML	#REF!		
39-008-181-00	236 CENTER STREET	09/22/22	\$49,000	\$49,000	\$34,000	69.39	\$67,991	\$4,602	\$44,398	\$101,912	0.436	2,781	VILL	#REF!		
53-835-454-00	6900 MAIN STREET	01/09/24	\$689,000	\$689,000	\$288,500	41.87	\$737,815	\$614,601	\$165,833	\$949,595	0.454	4,300	COML	3.3945	RANCH	
04-309-023-00	7916 PORT AUSTIN ROAD	11/21/22	\$550,000	\$550,000	\$309,900	55.25	\$685,375	\$118,467	\$431,533	\$949,595	0.454	4,300	COML	#REF!		
04-002-003-00	4950 WILFRED DRIVE	07/13/22	\$46,427	\$46,427	\$27,800	59.88	\$54,791	\$15,000	\$31,427	\$68,252	0.460	1,400	COML	#REF!		
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$939,275	\$1,946,348	0.483	33,000	VILL	#REF!		
06-023-045-20	1005 VAN DYKE ROAD SOUTH	08/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	20153	11.1917		
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$22,529	\$42,400	0.550	1,420	VILL	7.3844		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	VILL	#REF!		
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	COML	#REF!		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	VILL	#REF!		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$59,625	\$159,431	0.625	7,328	TWPC	4.7114		
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	COML	#REF!		
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	COML	#REF!		
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.145	1,988	VILL	#REF!		
Totals:			\$4,372,927	\$4,372,927	\$2,565,400		\$5,395,588	\$2,932,022	\$6,109,991	\$6,109,991	\$38.76					7.5461
			Sale. Ratio =>			58.67					E.C.F. =>	0.480				Std. Deviations=>
			Std. Dev. =>			11.91					Ave. E.C.F. =>	0.555				Ave. Variance=>
																#REF!

*** USED 0.555

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-784-00	628 MAIN STREET EAST	05/15/23	\$1,100,000	\$1,100,000	\$759,600	69.05	\$1,519,276	\$160,725	\$999,275	\$1,946,348	0.483	33,000	\$28.46	VILL	21.0633	
06-023-045-20	1005 VAN DYKE ROAD SOUTH	06/29/22	\$300,000	\$300,000	\$166,700	55.57	\$330,022	\$77,681	\$222,319	\$460,476	0.483	3,625	\$61.33	20153	11.1917	
39-017-019-00	8775 UNIONVILLE ROAD	09/21/22	\$41,000	\$41,000	\$21,300	51.95	\$42,613	\$28,600	\$12,400	\$22,529	0.550	1,420	\$8.73	VILL	7.3844	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$183,800	61.27	\$367,558	\$26,400	\$273,600	\$495,149	0.553	3,300	\$82.91	VILL	#REF!	
04-002-003-20	4930 WILFRED DRIVE	04/14/23	\$90,000	\$90,000	\$44,500	49.44	\$90,200	\$37,851	\$52,149	\$87,687	0.595	2,800	\$18.62	COML	#REF!	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,000	55.00	\$44,030	\$5,890	\$34,110	\$54,642	0.624	2,386	\$14.30	VILL	#REF!	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$65,800	54.83	\$131,658	\$20,375	\$99,625	\$159,431	0.625	7,328	\$13.60	TWP C	62.4878	
04-002-003-00	4950 WILFRED DRIVE	07/14/22	\$60,000	\$60,000	\$27,800	46.33	\$54,791	\$15,000	\$45,000	\$68,252	0.659	1,400	\$32.14	COML	#REF!	
04-002-003-30	4938 WILFRED DRIVE	09/30/22	\$52,500	\$52,500	\$24,400	46.48	\$48,664	\$24,553	\$27,947	\$41,357	0.676	1,344	\$20.79	COML	#REF!	
53-835-312-00	6868 MICHIGAN STREET	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$288,669	\$82,925	\$192,075	\$284,177	0.676	7,525	\$25.52	COML	#REF!	
53-835-218-00	6600 MAIN STREET	12/16/22	\$126,100	\$126,100	\$54,100	42.90	\$135,497	\$31,775	\$94,325	\$136,069	0.693	3,240	\$29.11	COML	#REF!	RANCH
39-008-466-00	1 CENTER STREET NORTH	03/20/24	\$135,000	\$135,000	\$44,900	33.26	\$89,776	\$6,600	\$128,400	\$120,720	1.064	1,988	\$64.59	VILL	#REF!	
53-835-232-00	6621 MAIN STREET	12/22/22	\$230,000	\$230,000	\$61,300	26.65	\$133,195	\$28,340	\$201,660	\$143,637	1.404	1,624	\$124.17	COML	#REF!	
Totals:			\$2,869,600	\$2,869,600	\$1,611,200		\$3,275,949		\$2,322,885	\$4,020,474			\$40.33		12.1002	
						Sale. Ratio =>	56.15			E.C.F. =>	0.578	Std. Deviation=>		0.25684808		
						Std. Dev. =>	11.07			Ave. E.C.F. =>	0.699	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

*** USED 0.699