

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-17-602-001	2121 AIRPORT RD	11/08/19	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$514,420	80.38	\$1,028,835	\$0	\$640,000	\$1,162,525	0.551	20,088	\$31.86	AIR	26.2858			\$0	No	/ /		Land Table AIR	210	0
W -13-17-604-005	6320 HIGHLAND RD	05/01/20	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$828,340	51.77	\$1,656,688	\$0	\$1,600,000	\$1,871,964	0.855	33,132	\$48.29	AIR	4.1333			\$0	No	/ /		Land Table AIR	210	0
W -13-17-604-008	6360 HIGHLAND RD	09/25/20	\$3,700,000	PTA	03-ARM'S LENGTH	\$3,700,000	\$1,624,460	43.90	\$3,248,924	\$0	\$3,700,000	\$3,671,101	1.008	59,768	\$61.91	AIR	19.4488			\$0	No	/ /		Land Table AIR	210	0
W -13-18-602-001	2130 ASTRO DR S	02/26/21	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$289,590	52.65	\$579,174	\$0	\$550,000	\$654,434	0.840	16,438	\$33.46	AIR	2.7037			\$0	No	/ /		Land Table AIR	210	0
Totals:						\$6,490,000	\$3,256,810		\$6,513,621		\$6,490,000	\$7,360,024			\$43.88		6.8407									
								Sale. Ratio =>	50.18			E.C.F. =>	0.882	Std. Deviation=>		0.19092723										
								Std. Dev. =>	15.96			Ave. E.C.F. =>	0.813	Ave. Variance=>		13.1429	Coefficient of Var=>		16.15832283							

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W-13-05-103-075	6873 SALINE DR	07/01/19	\$368,275	PTA	03-ARM'S LENGTH	\$368,275	\$117,830	32.00	\$235,661	\$81,048	\$287,227	\$140,557	2.043	4,992	\$57.54	APP	52.0497			\$77,219	No	/ /		Land Table APP	201	0		
W-13-25-458-019	1058 PREMONT AVE	01/31/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$124,630	54.42	\$249,258	\$20,720	\$208,280	\$207,762	1.002	1,966	\$105.94	APP	52.0497			\$20,343	No	/ /		Land Table APP	201	0		
Totals:						\$597,275	\$242,460		\$484,919		\$495,507	\$348,319			\$81.74		10.0424											
								Sale. Ratio =>	40.59			E.C.F. =>	1.423	Std. Deviation=>		0.73609333												
								Std. Dev. =>	15.86			Ave. E.C.F. =>	1.523	Ave. Variance=>		52.0497	Coefficient of Var=>	34.17595301										

Use the combined average ECF for both APP and APT of 1.401.

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W-13-04-151-003	4144 AIRPORT RD	08/19/20	\$835,000	WD	03-ARM'S LENGTH	\$835,000	\$548,690	65.71	\$1,097,381	\$214,206	\$620,794	\$510,506	1.216	11,620	\$53.42	APT	25.7089			\$185,896	No	/ /		Land Table APT	201	0
W-13-09-351-009	2500 TUSON DR	01/30/20	\$4,250,000	WD	03-ARM'S LENGTH	\$4,250,000	\$2,406,190	56.62	\$4,812,388	\$409,568	\$3,840,432	\$2,544,983	1.509	63,699	\$60.29	APT	3.5895			\$331,753	No	/ /		Land Table APT	201	0
W-13-21-326-003	5685 PONTIAC LAKE RD	01/17/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$371,650	67.57	\$743,307	\$156,842	\$393,158	\$338,997	1.160	9,288	\$42.33	APT	31.3358			\$140,408	No	/ /		Land Table APT	201	0
W-13-23-301-007	850 WILLIAMSBURY DR	02/19/20	\$22,600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$22,600,000	\$7,036,320	31.13	\$14,072,644	\$1,799,564	\$20,800,436	\$11,157,345	1.864	277,950	\$74.84	APT	39.1156			\$1,636,689	No	/ /	W-13-23-301-008	Land Table APT	201	0
W-13-24-351-007	2870 GREYBERRY DR	11/24/20	\$8,350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,350,000	\$3,015,740	36.12	\$6,031,476	\$1,093,874	\$7,256,126	\$4,488,729	1.617	100,420	\$72.26	APT	14.3395			\$892,196	No	/ /	W-13-24-351-008	Land Table APT	201	0
Totals:						\$36,585,000	\$13,378,590		\$26,757,196		\$32,910,946	\$19,040,560			\$60.63		25.5339									
								Sale. Ratio =>	36.57			E.C.F. =>	1.728	Std. Deviation=>		0.29117924										
								Std. Dev. =>	16.87			Ave. E.C.F. =>	1.473	Ave. Variance=>		22.8179	Coefficient of Var=>	15.48941639								

Since apartment complexes are so different use the average ECF of 1.473.
Decided to look at both types of apartments and use 1.401 for both APP and APT

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W-13-04-151-003	4144 AIRPORT RD	08/19/20	\$835,000	WD	03-ARM'S LENGTH	\$835,000	\$482,320	57.76	\$964,649	\$214,206	\$620,794	\$510,505	1.216	11,620	\$53.42	APT	18.4697			\$185,896	No	/ /		Land Table APT	201	0	
W-13-09-351-009	2500 TUSON DR	01/30/20	\$4,250,000	WD	03-ARM'S LENGTH	\$4,250,000	\$2,075,350	48.83	\$4,150,692	\$409,568	\$3,840,432	\$2,544,982	1.509	63,699	\$60.29	APT	10.8286			\$331,753	No	/ /		Land Table APT	201	0	
W-13-21-326-003	5685 PONTIAC LAKE RD	01/17/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$327,580	59.56	\$655,167	\$156,842	\$393,158	\$338,997	1.160	9,288	\$42.33	APT	24.0965			\$140,408	No	/ /		Land Table APT	201	0	
W-13-24-351-007	2870 GREYBERRY DR	11/24/20	\$8,350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,350,000	\$3,846,150	46.06	\$7,692,306	\$1,093,874	\$7,256,126	\$4,488,729	1.617	100,420	\$72.26	APT	21.5786			\$892,196	No	/ /	W-13-24-351-008	Land Table APT	201	0	
W-13-25-458-019	1058 PREMONT AVE	01/31/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$157,870	68.94	\$315,742	\$20,720	\$208,280	\$207,762	1.002	1,966	\$105.94	APP	39.8241			\$20,343	No	/ /		Land Table APP	201	0	
W-13-35-326-002	3575 CASS ELIZABETH RD	01/14/21	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$162,520	40.63	\$325,047	\$103,572	\$296,428	\$155,968	1.901	4,121	\$71.93	APP	49.9831			\$100,474	No	/ /		Land Table APP	201	0	
Totals:						\$14,614,000	\$7,051,790		\$14,103,603		\$12,615,218	\$8,246,944			\$67.70		12.8949										
							Sale. Ratio =>	48.25				E.C.F. =>	1.530			Std. Deviation=>	0.33433331										
							Std. Dev. =>	10.35				Ave. E.C.F. =>	1.401			Ave. Variance=>	27.4634	Coefficient of Var=>	19.60645642								

Combined APP and APT to have more sales so used the average ECF of 1.401

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
64-13-36-279-029	226 S TELEGRAPH RD	12/22/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$53,790	26.24	\$107,581	\$30,137	\$174,863	\$86,821	2.014	1,440	\$121.43	BAR	100.8566			\$18,051	No	/ /		Land Table COM	201	0	
64-14-19-206-044	910 CESAR E CHAVEZ AVE	01/03/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,850	37.90	\$113,705	\$21,100	\$128,900	\$103,817	1.242	1,646	\$78.31	BAR	23.6098			\$13,603	No	/ /		Land Table COM	201	0	
64-14-29-433-006	51 N SAGINAW ST	06/11/18	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$335,140	64.76	\$670,281	\$46,288	\$471,212	\$699,544	0.674	8,630	\$54.60	BAR	33.1907			\$46,288	No	/ /		Land Table COM	201	0	
W-13-10-403-001	4195 DIXIE HWY	01/17/19	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$203,110	101.56	\$406,227	\$172,955	\$27,045	\$291,590	0.093	7,952	\$3.40	BAR	91.2756			\$153,680	No	/ /		Land Table BAR	201	0	
Totals:						\$1,072,500	\$648,890		\$1,297,794		\$802,020	\$1,181,772			\$64.44		32.6847										
						Sale. Ratio =>		60.50				E.C.F. =>	0.679		Std. Deviation=>	0.81980356											
						Std. Dev. =>		33.44				Ave. E.C.F. =>	1.006		Ave. Variance=>	62.2332	Coefficient of Var=>	61.89238029									

Went back one year for sales and grabbed all in Oakland County so only Waterford and Pontiac came up. Not good indicators of value.
Use ECF .500 for 2022

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Asmnt.	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
40-24-14-432-006	27777 SOUTHFIELD RD	04/17/19	\$670,000	OTH	03-ARM'S LENGTH	\$670,000	\$345,170	51.52	\$690,334	\$247,289	\$422,711	\$481,571	0.878	4,184	\$101.03	BNK	7.2549			\$224,114	No	/ /		Land Table COM	201	0		
W-13-17-376-025	6600 HIGHLAND RD	05/27/21	\$800,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$800,000	\$464,640	58.08	\$929,261	\$239,812	\$560,188	\$764,577	0.733	8,913	\$62.85	BNK	7.2549			\$239,812	No	/ /	W-13-17-376-026, W-13-17-376-027, W-13-17-376-028, W-13-17-376-029, W-13-17-376-030	Land Table COF HIGHLAND	201	0		
Totals:						\$1,470,000	\$809,810		\$1,619,595		\$982,899	\$1,246,147			\$81.94		1.6476											
							Sale. Ratio =>	55.09							E.C.F. =>	0.789							Std. Deviation=>	0.10259997				
							Std. Dev. =>	4.64							Ave. E.C.F. =>	0.805							Ave. Variance=>	7.2549			Coefficient of Var=>	9.0097797

Not enough sales so went added in sale from May of 2021 so use ECF .670.

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W -13-13-300-197	1990 SCOTT LAKE RD	07/31/20	\$700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$700,000	\$496,420	70.92	\$992,836	\$489,370	\$210,630	\$621,563	0.339	0	#DIV/0!	CAW	60.5463			\$406,387	No	/ /	W -13-20-101-021, W -13-03-376-049	Land Table CAW	201	0	
W -13-21-101-003	1400 AIRPORT RD	02/02/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$85,800	35.02	\$171,595	\$82,334	\$162,666	\$110,199	1.476	0	#DIV/0!	CAW	53.1780			\$74,295	No	/ /		Land Table CAW	201	0	
W -13-35-403-083	1107 S CASS LAKE RD	04/22/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,340	45.34	\$359,957	\$204,033	\$195,967	\$192,499	1.018	0	#DIV/0!	CAW	7.3683			\$185,479	No	/ /		Land Table CAW	201	0	
Totals:						\$1,345,000	\$763,560		\$1,524,388		\$569,263	\$924,260			#DIV/0!		32.8422										
							Sale. Ratio =>	56.77				E.C.F. =>	0.616		Std. Deviation=>	0.57219075											
							Std. Dev. =>	18.48				Ave. E.C.F. =>	0.944		Ave. Variance=>	40.3642	Coefficient of Var=>	42.74353335									

Due to lack to sales, the sale from April was added in to try and determine an ECF. So ECF will remain .810.

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64-14-07-479-019	1536 N TELEGRAPH RD	11/13/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$68,930	68.93	\$137,851	\$40,177	\$59,823	\$168,403	0.355	3,347	\$17.87	CFH	23.7811			\$30,273	No	/ /		Land Table COM	201	0					
64-14-08-354-018	214 W WALTON BLVD	07/30/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,000	41.58	\$157,994	\$52,808	\$137,192	\$181,355	0.756	3,048	\$45.01	CFH	16.3435			\$39,588	No	/ /		Land Table COM	201	0					
64-14-19-427-022	684 CESAR E CHAVEZ AVE	02/12/21	\$199,999	WD	03-ARM'S LENGTH	\$199,999	\$72,370	36.19	\$144,745	\$21,369	\$178,630	\$212,717	0.840	2,400	\$74.43	CFH	24.6706			\$15,730	No	/ /		Land Table COM	201	0					
W-13-13-152-001	2100 SCOTT LAKE RD	03/22/21	\$1,100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,100,000	\$808,520	73.50	\$1,665,537	\$472,682	\$627,318	\$1,491,069	0.421	17,173	\$36.53	CFH	17.2330			\$393,887	No	/ /	W-13-13-152-005	Land Table IND	201	0					
Totals:						\$1,589,999	\$1,028,820		\$2,106,127		\$1,002,963	\$2,053,545			\$43.46		10.4641														
								Sale. Ratio =>	64.71									E.C.F. =>	0.488									Std. Deviation=>	0.24071195		
								Std. Dev. =>	18.89									Ave. E.C.F. =>	0.593									Ave. Variance=>	20.5071	Coefficient of Var=>	34.57913827

Due to lack of sales in Waterford and only other sales are in Pontiac use average ECF .488 for 2022.

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W-13-16-378-020	5684 HIGHLAND RD	02/04/21	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$432,210	45.02	\$864,424	\$234,537	\$725,463	\$862,859	0.841	4,050	\$179.13	CMM	0.0000			\$191,703	No	/ /		LAND TABLE CMMH	201	0
Totals:			\$960,000			\$960,000	\$432,210		\$864,424		\$725,463	\$862,859			\$179.13		0.0000									
							Sale. Ratio =>	45.02				E.C.F. =>	0.841		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.841		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

Only one sale keep ECF at .810

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64-14-30-454-041	606 W HURON ST	06/04/19	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$88,390	55.24	\$176,774	\$30,899	\$129,101	\$162,083	0.797	4,782	\$27.00	CRM	8.7014			\$22,177	No	/ /		Land Table COM	201	0	
H-11-12-328-017	3711 N DUCK LAKE RD	11/12/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,510	52.51	\$147,018	\$39,295	\$100,705	\$93,754	1.074	2,462	\$40.90	CRM	19.0620			\$39,295	No	/ /		Land Table COM	201	0	
W-13-08-303-008	6919 WILLIAMS LAKE RD	02/17/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,460	47.49	\$284,910	\$71,815	\$228,185	\$236,772	0.964	3,498	\$65.23	CRM	8.0208			\$63,812	No	/ /		Land Table CRM	201	0	
W-13-36-206-001	2425 VOORHEIS RD	12/27/19	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$71,000	60.43	\$142,005	\$31,892	\$85,608	\$122,348	0.700	1,863	\$45.95	CRM	18.3814			\$26,507	No	/ /		Land Table CMM	201	0	
Totals:						\$717,500	\$375,360		\$750,707		\$543,599	\$614,957			\$44.77		0.0438										
								Sale. Ratio =>	52.31			E.C.F. =>	0.884	Std. Deviation=>		0.16745979											
								Std. Dev. =>	5.40			Ave. E.C.F. =>	0.884	Ave. Variance=>		13.5414	Coefficient of Var=>		15.3265782								

Used sales from other cities.

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W -13-03-352-026	4922 DIXIE HWY	05/30/19	\$600,000	LC	03-ARM'S LENGTH	\$600,000	\$345,750	57.63	\$691,539	\$274,462	\$325,538	\$379,161	0.859	3,908	\$83.30	CRS	1.8039			\$238,709	No	//	W -13-03-352-011, W -13-03-352-012, W -13-03-352-013, W -13-03-352-014, W -13-03-352-010	Land Table CRS	201	0							
W -13-08-230-001	3490 AIRPORT RD	03/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$77,850	38.93	\$155,703	\$45,385	\$154,615	\$107,943	1.432	732	\$211.22	CRS	55.5759			\$36,986	No	//		Land Table CRS	201	0							
W -13-10-126-058	4671 W WALTON BLVD	03/08/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$171,380	81.61	\$342,766	\$121,485	\$88,515	\$216,518	0.409	2,295	\$38.57	CRS	46.7802			\$99,553	No	//		Land Table CRS	201	0							
W -13-26-176-015	3560 ELIZABETH LAKE RD	09/30/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,810	48.23	\$337,614	\$158,616	\$191,384	\$175,145	1.093	2,700	\$70.88	CRS	21.6105			\$142,458	No	//		Land Table CRS	201	0							
W -13-27-155-018	4708 ELIZABETH LAKE RD	11/25/20	\$119,400	WD	03-ARM'S LENGTH	\$119,400	\$89,490	74.95	\$178,983	\$37,832	\$81,568	\$138,113	0.591	1,512	\$53.95	CRS	28.6023			\$34,058	No	//		Land Table CRS	201	0							
Totals:						\$1,479,400	\$853,280		\$1,706,605		\$841,620	\$1,016,879			\$91.58		4.8964																
								Sale. Ratio =>	57.68									E.C.F. =>	0.828			Std. Deviation=>	0.4051366										
								Std. Dev. =>	17.88									Ave. E.C.F. =>	0.877			Ave. Variance=>	30.8746			Coefficient of Var=>	35.22024662						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W-13-10-401-005	4379 DIXIE HWY	12/23/20	\$394,300	WD	19-MULTI PARCEL ARM'S LENGTH	\$394,300	\$151,970	38.54	\$303,943	\$133,262	\$261,038	\$189,646	1.376	4,970	\$52.52	CWA	58.3366			\$96,332	No	/ /	W-13-10-401-002	Land Table CWA	201	0					
W-13-31-476-015	7020 COOLEY LAKE RD	08/08/19	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$271,500	20.11	\$543,007	\$101,003	\$1,248,997	\$491,116	2.543	3,202	\$390.07	CWA	58.3366			\$85,224	No	/ /		Land Table CWA	201	0					
Totals:						\$1,744,300	\$423,470		\$846,950		\$1,510,035	\$680,761			\$221.30		25.8339														
								Sale. Ratio =>	24.28									E.C.F. =>	2.218	Std. Deviation=>		0.825003804									
								Std. Dev. =>	13.03									Ave. E.C.F. =>	1.960	Ave. Variance=>		58.3366	Coefficient of Var=>		29.76632805						

Lack of sales. Dixie Hwy had self serve bays plus drive through. The one on Cooley Lake Rd is strictly drive through.
ECF 1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
16-25-04-103-002	317 S CROOKS RD	11/19/20	\$425,000	LC	03-ARM'S LENGTH	\$425,000	\$215,500	50.71	\$431,004	\$237,689	\$187,311	\$208,989	0.896	2,882	\$64.99	DCC	3.3422			\$231,042	No	/ /		Land Table COM	201	0
W-13-19-151-153	920 N WILLIAMS LAKE RD	09/11/20	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$507,290	44.11	\$1,014,582	\$238,685	\$911,315	\$946,216	0.963	8,394	\$108.57	DCC	3.3422			\$207,494	No	/ /		Land Table DCC	201	0
Totals:			\$1,575,000			\$1,575,000	\$722,790		\$1,445,586		\$1,098,626	\$1,155,205			\$86.78		2.1329									
							Sale. Ratio =>	45.89				E.C.F. =>	0.951		Std. Deviation=>	0.047265913										
							Std. Dev. =>	4.66				Ave. E.C.F. =>	0.930		Ave. Variance=>	3.3422	Coefficient of Var=>	3.594954151								

Not enough sales. No change
ECF .820

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-04-403-002	5275 DIXIE HWY	05/30/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,070	48.67	\$214,141	\$101,657	\$118,343	\$181,426	0.652	3,060	\$38.67	IND	9.7306			\$97,426	No	/ /	W-13-04-403-003	Land Table INDCD	301	0
W-13-04-403-017	5277 DIXIE HWY	02/19/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$107,040	44.60	\$214,094	\$101,610	\$138,390	\$181,426	0.763	3,060	\$45.23	IND	1.3191			\$97,426	No	/ /	W-13-04-403-018	Land Table INDCD	301	0
W-13-05-427-043	6200 DELFIELD DR	09/16/19	\$736,000	WD	03-ARM'S LENGTH	\$736,000	\$349,850	47.53	\$699,706	\$208,316	\$527,684	\$712,159	0.741	12,058	\$43.76	IND	0.8637			\$188,179	No	/ /		Land Table IND	301	0
W-13-10-151-001	3113 MARLINGTON RD	07/16/20	\$280,000	LC	03-ARM'S LENGTH	\$280,000	\$134,980	48.21	\$269,961	\$220,766	\$59,234	\$71,297	0.831	3,020	\$19.61	IND	8.1205			\$216,058	No	/ /		Land Table WHS	301	0
W-13-13-176-005	2635 WILLIAMS AVE	12/29/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$179,780	46.70	\$359,565	\$112,888	\$272,112	\$357,503	0.761	8,184	\$33.25	IND	1.1546			\$110,897	No	/ /		Land Table IND	301	0
Totals:			\$1,861,000			\$1,861,000	\$878,720		\$1,757,467		\$1,115,763	\$1,503,811			\$36.10		0.7643									
							Sale. Ratio =>	47.22				E.C.F. =>	0.742		Std. Deviation=>	0.06411828										
							Std. Dev. =>	1.60				Ave. E.C.F. =>	0.750		Ave. Variance=>	4.2377	Coefficient of Var=>	5.653283537								

Not enough sales so increasing ECF for .640 to .675. Some of these properties have changed use so the class will be changing so this is not a good indicator of value. But Industrial definitely warrants an increase. There are not a lot of industrial properties in Waterford and all properties are being fully reviewed.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
44-25-02-226-016	32700 BARRINGTON ST	10/07/19	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$1,066,640	34.41	\$2,133,277	\$531,562	\$2,568,438	\$1,233,987	2.081	31,275	\$82.12	MOT	63.4412			\$491,946	No	/ /		Land Table 200	201	0
O-09-23-402-023	2755 S LAPEER RD	07/30/19	\$2,600,000	OTH	03-ARM'S LENGTH	\$2,600,000	\$1,375,450	52.90	\$2,750,916	\$249,207	\$2,350,793	\$2,129,114	1.104	39,366	\$59.72	MOT	34.2884			\$206,871	No	/ /	O-09-23-402-012	COMM Land Table	201	0
W-13-36-229-013	120 S TELEGRAPH RD	07/30/20	\$1,022,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,022,000	\$434,510	42.52	\$869,004	\$161,631	\$860,369	\$744,603	1.155	15,431	\$55.76	MOT	29.1529			\$133,762	No	/ /	W-13-36-229-014	Land Table MOT	201	0
Totals:			\$6,722,000			\$6,722,000	\$2,876,600		\$5,753,197		\$5,779,600	\$4,107,704			\$65.87		3.9987									
							Sale. Ratio =>	42.79				E.C.F. =>	1.407			Std. Deviation=>	0.55001704									
							Std. Dev. =>	9.27				Ave. E.C.F. =>	1.447			Ave. Variance=>	42.2942	Coefficient of Var=>	29.22882727							

Not enough sales so left ECF at .950.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-10-176-086	4679 DIXIE HWY	11/03/20	\$715,000	LC	03-ARM'S LENGTH	\$715,000	\$288,770	40.39	\$577,547	\$171,301	\$543,699	\$406,246	1.338	13,706	\$39.67	MSW	3.9688			\$144,532	No	/ /		Land Table MSW	201	0
W -13-22-401-023	4303 HIGHLAND RD	10/06/20	\$2,805,000	OTH	03-ARM'S LENGTH	\$2,805,000	\$1,180,590	42.09	\$2,361,181	\$647,416	\$2,157,584	\$1,713,765	1.259	73,559	\$29.33	MSW	3.9688			\$531,432	No	/ /		Land Table MSW	201	0
Totals:			\$3,520,000			\$3,520,000	\$1,469,360		\$2,938,728		\$2,701,283	\$2,120,011			\$34.50		2.4478									
								Sale. Ratio =>	41.74				E.C.F. =>	1.274	Std. Deviation=>		0.05612738									
								Std. Dev. =>	1.20				Ave. E.C.F. =>	1.299	Ave. Variance=>		3.9688	Coefficient of Var=>		3.056074295						

Not enough sales use ECF 1.000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W-13-04-127-015	5570 DIXIE HWY	07/22/19	\$2,550,000	WD	03-ARM'S LENGTH	\$2,900,000	\$1,991,020	68.66	\$3,982,041	\$875,843	\$2,024,157	\$4,114,170	0.492	70,140	\$28.86	NSC	35.0065			\$726,363	No	//		Land Table NSC	201	0					
W-13-17-376-041	6650 HIGHLAND RD	09/23/21	\$2,540,000	WD	03-ARM'S LENGTH	\$2,540,000	\$850,970	33.50	\$1,701,938	\$507,031	\$2,032,969	\$1,582,658	1.285	26,034	\$78.09	NSC	44.2466			\$424,605	No	//		Land Table NSCH	201	0					
W-13-19-351-018	64 N WILLIAMS LAKE RD	07/02/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$230,520	48.53	\$461,048	\$119,432	\$355,568	\$452,472	0.786	8,216	\$43.28	NSC	5.6227			\$107,246	No	//		Land Table NSC	201	0					
W-13-25-401-002	2395 ELIZABETH LAKE RD	07/25/19	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$189,690	39.52	\$379,385	\$62,456	\$417,544	\$419,774	0.995	8,769	\$47.62	NSC	15.2627			\$48,596	No	//		Land Table SPM	201	0					
W-13-31-476-103	7150 COOLEY LAKE RD	08/06/21	\$815,000	WD	03-ARM'S LENGTH	\$815,000	\$303,900	37.29	\$607,790	\$186,393	\$628,607	\$558,142	1.126	12,510	\$50.25	NSC	28.4188			\$166,026	No	//		Land Table NSC	201	0					
W-13-31-476-104	7140 COOLEY LAKE RD	03/31/20	\$600,000	LC	03-ARM'S LENGTH	\$600,000	\$0	0.00	\$1,035,333	\$183,679	\$416,321	\$1,128,019	0.369	17,318	\$24.04	NSC	47.2989			\$160,867	No	//		Land Table NSC	201	0					
Totals:						\$7,460,000	\$3,566,100		\$8,167,535		\$5,875,166	\$8,255,233			\$45.35		13.0372														
								Sale. Ratio =>	45.66									E.C.F. =>	0.712			Std. Deviation=>	0.360349814								
								Std. Dev. =>	22.44									Ave. E.C.F. =>	0.842			Ave. Variance=>	29.3094	Coefficient of Var=>	34.80667212						

Due to lack of sales used sales through 9/30/21.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-04-403-007	5275 DIXIE HWY	04/10/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$52,420	47.65	\$104,840	\$21,970	\$88,030	\$95,253	0.924	1,530	\$57.54	WHS	6.2992			\$19,883	No	/ /		Land Table WHS	201	0	
W -13-13-151-020	2850 ALLIANCE DR	04/03/19	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$621,910	49.75	\$1,243,819	\$194,567	\$1,055,433	\$1,206,037	0.875	23,100	\$45.69	WHS	11.2039			\$155,379	No	/ /		Land Table WHS	201	0	
W -13-22-151-045	1314 CRESCENT LAKE RD	07/02/19	\$1,325,000	WD	03-ARM'S LENGTH	\$1,325,000	\$589,360	44.48	\$1,178,719	\$214,149	\$1,110,851	\$1,108,701	1.002	37,155	\$29.90	WHS	1.4775			\$184,716	No	/ /		Land Table WHS	201	0	
W -13-26-326-025	3663 ELIZABETH LAKE RD	10/26/20	\$1,670,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,670,000	\$668,930	40.06	\$1,337,856	\$296,241	\$1,373,759	\$1,197,259	1.147	33,364	\$41.17	WHS	16.0256		need photo	\$271,161	No	/ /	W -13-26-326-010	Land Table WHS	201	0	
Totals:						\$4,355,000	\$1,932,620		\$3,865,234		\$3,628,073	\$3,607,249			\$43.57		1.8609										
							Sale. Ratio =>	44.38				E.C.F. =>	1.006		Std. Deviation=>	0.11891341											
							Std. Dev. =>	4.22				Ave. E.C.F. =>	0.987		Ave. Variance=>	8.7516	Coefficient of Var=>	8.865366904									

Due to lack of sales use the average ECF of .987.