

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>	
CAS10	0.89	Garage Service	\$49.00	\$91.00	\$61.00	\$66.67	\$131.64	\$96.97	
CAS20	0.87	Garage Service	\$51.00	\$83.00	\$64.00	\$66.67	\$131.64	\$96.97	
CAS21	0.87	Garage Service	\$37.00	\$95.00	\$59.00	\$66.67	\$131.64	\$96.97	
CAS30	0.89	Garage Service	\$24.00	\$86.00	\$49.00	\$66.67	\$131.64	\$96.97	
CAS40	0.89	Garage Service	\$24.00	\$162.00	\$51.00	\$66.67	\$131.64	\$96.97	
CAS41	0.8	Garage Service	\$27.00	\$79.00	\$50.00	\$66.67	\$131.64	\$96.97	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
13-28-128-015		24729 Sherwood Ave	Center Line	6/19/2019	\$850,000	Auto Repair	6,486	1970	\$131.05
09-23-126-004		33700 23 Mile Rd	Chesterfield	6/25/2019	\$252,000	Auto Repair	2,000	2007	\$126.00
14-17-451-039		27521 Gratiot Ave	Roseville	7/26/2019	\$670,000	Auto Repair	5,651	1991	\$118.56
14-19-380-004		15551 E 10 Mile Rd	Eastpointe	10/10/2019	\$170,000	Auto Repair	2,254	1955	\$75.42
11-12-111-011		374 N Gratiot Ave	Clinton Township	11/20/2019	\$300,000	Auto Repair	4,255	1955	\$70.51
10-04-279-013; -014; -015		44053 Van Dyke Ave	Utica	12/27/2019	\$1,400,000	Auto Repair	10,635	1956	\$131.64
14-04-451-004		31487 Gratiot Ave	Roseville	3/6/2020	\$550,000	Auto Repair	7,239	1970	\$75.98
13-29-376-033		4603 E 9 Mile Rd	Warren	9/9/2020	\$200,000	Auto Repair	3,000	1964	\$66.67
07-29-351-013		47092 Ryan Rd	Utica	10/22/2020	\$200,000	Auto Repair	2,600	1950	\$76.92
								Average	\$96.97

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CASAS	0.82	Auto Sales	\$34.00	\$282.00	\$122.00	\$46.06	\$121.27	\$89.72	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
12-30-176-022		36301 Jefferson Ave	Harrison Township	7/28/2020	\$550,000	Auto showroom	7,250	1985	\$75.86
12-13-15-352-001		27100 VAN DYKE	WARREN	3/12/2018	\$2,900,000	CAR DEALERSHIP	32,763	1965	\$88.51
14-30-253-024		24211 Gratiot Ave (Part of Portfolio)	EASTPOINTE	6/13/2018	\$2,900,000	DEALERSHIP	27,836	1928/1965	\$104.18
11-23-301-003		37777 S Gratiot Ave	CLINTON TWP	11/16/18	\$1,500,000	AUTO SALES	32,569	1971	\$46.06
14-17-451-039		27521 Gratiot Ave	ROSEVILLE	07/26/19	\$670,000	AUTO SALES	5,525	1991	\$121.27
13-31-153-037		21704 Dequindre Rd	WARREN	08/13/19	\$250,000	AUTO SALES	2,440	1940	\$102.46
								Average	\$89.72

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CASML	0.9	Auto Service Mini Lube	\$115.00	\$194.00	\$152.00	\$66.67	\$131.64	\$96.97	
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13-28-128-015		24729 Sherwood Ave	Center Line	6/19/2019	\$850,000	Auto Repair	6,486	1970	\$131.05
09-23-126-004		33700 23 Mile Rd	Chesterfield	6/25/2019	\$252,000	Auto Repair	2,000	2007	\$126.00
14-17-451-039		27521 Gratiot Ave	Roseville	7/26/2019	\$670,000	Auto Repair	5,651	1991	\$118.56
14-19-380-004		15551 E 10 Mile Rd	Eastpointe	10/10/2019	\$170,000	Auto Repair	2,254	1955	\$75.42
11-12-111-011		374 N Gratiot Ave	Clinton Township	11/20/2019	\$300,000	Auto Repair	4,255	1955	\$70.51
10-04-279-013; -014; -015		44053 Van Dyke Ave	Utica	12/27/2019	\$1,400,000	Auto Repair	10,635	1956	\$131.64
14-04-451-004		31487 Gratiot Ave	Roseville	3/6/2020	\$550,000	Auto Repair	7,239	1970	\$75.98
13-29-376-033		4603 E 9 Mile Rd	Warren	9/9/2020	\$200,000	Auto Repair	3,000	1964	\$66.67
07-29-351-013		47092 Ryan Rd	Utica	10/22/2020	\$200,000	Auto Repair	2,600	1950	\$76.92
								Average	\$96.97

County

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CAW10	0.74	Car Wash Automatic	\$82	\$168	\$105	\$54.53	\$254.63	\$120.02
CAW20	0.75	Car Wash Automatic	\$57	\$57	\$57	\$54.53	\$254.63	\$120.02
CAW30	0.85	Car Wash Automatic	\$72	\$83	\$78	\$54.53	\$254.63	\$120.02
CAW40	0.85	Car Wash Automatic	\$66	\$142	\$104	\$54.53	\$254.63	\$120.02
CAWS1	0.67	Car Wash Automatic	\$63	\$89	\$76	\$54.53	\$254.63	\$120.02
CAWS2	0.72	Car Wash Automatic	\$96	\$96	\$96	\$54.53	\$254.63	\$120.02
CAWS3	0.71	Car Wash Automatic	\$58	\$70	\$62	\$54.53	\$254.63	\$120.02
CAWS4	0.72	Car Wash Automatic	\$51	\$91	\$67	\$54.53	\$254.63	\$120.02

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10-04-427-019	43434 Utica Rd	Sterling Heights	2/14/2020	\$450,000	4 bay car wash	2,842	1992	\$158.34	
13-21-353-011	5949 E 10 Mile Rd	WARREN	07/13/18	\$150,000	CAR WASH	2,049	1968	\$73.21	
13-04-201-011	6800 E 14 Mile Rd	WARREN	10/10/18	\$375,000	car wash	3,353	2003	\$111.84	
14-06-101-026	32950 Hayes Rd	FRASER	10/30/18	\$475,000	CAR WASH	4,247	2001	\$111.84	
11-13-254-001	260 N River Rd	MOUNT CLEMENS	03/29/19	\$195,000	CAR WASH	3,424	1995	\$56.95	
14-06-229-003	32660 Utica Rd	FRASER	06/24/19	\$265,000	CAR WASH	2,032	1970	\$130.41	
13-26-353-014	23270 Hoover Rd	WARREN	06/28/19	\$200,000	car wash	3,668	1989	\$54.53	
14-09-277-032; -042	20595 Wallace St (Part of Multi-Property	Roseville	12/9/2020	\$454,000	Car wash	3,520	1950	\$128.98	
								\$103.26	
13-04-428-013	31785 Van Dyke Ave	Warren	1/5/2021	\$275,000	Car wash - (Auto)	1,080	2005	\$254.63	
13-05-476-004	31205 Mound Rd	Warren	07/03/19	\$466,663	CAR WASH (Auto)	4,440	2001	\$105.10	
10-34-302-137	33720 Van Dyke Ave	STERLING HEIGHTS	07/03/19	\$455,000	car wash (Auto)	3,452	1970	\$131.81	
13-21-353-011	5949 E 10 Mile Rd	Warren	1/14/2021	\$125,000	Specialty	2,049	1968	\$61.01	
11-07-151-022	42400 Hayes Rd	Clinton Township	3/11/2020	\$750,000	Specialty (Auto)	4,884		\$153.56	
								Average	\$141.22

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CBH10	0.57	Clubhouse/Fraternal	\$47.00	\$85.00	\$62.00	\$14.56	\$170.65	\$56.24	
CBH20	0.57	Clubhouse/Fraternal	\$45.00	\$58.00	\$51.00	\$14.56	\$170.65	\$56.24	
CBH30	0.61	Clubhouse/Fraternal	\$32.00	\$80.00	\$57.00	\$14.56	\$170.65	\$56.24	
CBH40	0.61	Clubhouse/Fraternal	\$22.00	\$63.00	\$37.00	\$14.56	\$170.65	\$56.24	
CBH41	0.6	Clubhouse/Fraternal	\$33.00	\$33.00	\$33.00	\$14.56	\$170.65	\$56.24	
<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>	
02-14-31-303-015	21555 Gratiot Ave	EASTPOINTE	7/22/2016	\$35,000	FRATERNITY/CLUB HOUSE	2,404	1945	\$14.56	
10-31-226-008	34781 RYAN	STERLING HGTS	2/20/2015	\$550,000	CLUB HOUSE	3,223	1991	\$170.65	
14-32-105-003 & 126-037	17500 9 MILE	EASTPOINTE	12/18/2014	\$58,000	HALL/FRATERN	3,792	1950	\$15.30	
09-14-27-428-029	24409 Jefferson Ave	SAINT CLAIR SHORES	8/19/2016	\$450,000	HALL/CLUBHOUSE	6,491		\$69.33	
14-06-228-012	16644-16650 E 14 Mile Rd	FRASER	12/20/2016	\$315,000	HALL	10,344	1946	\$30.45	
02-14-31-459-001	16435 E 8 Mile Rd	EASTPOINTE	4/24/2018	\$540,000	HALL/CHURCH	12,888	1962	\$41.90	
16-11-33-102-011 & -013	34701 Groesbeck Hwy	CLINTON TOWNSHIP	5/18/2017	\$750,000	HALL	27,782	1968	\$27.00	
12-13-05-101-009	4090 FOURTEEN MILE	WARREN	8/28/2017	\$4,110,000	HALL	50,891	1971	\$80.76	
								Average	\$56.24

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CBL1	0.45	CBL1 BOWLING ALLEY	\$29.00	\$40.00	\$34.00	\$14.11	\$38.28	\$24.61	
CBL2	0.59	CBL2 BOWLING ALLEY	\$30.00	\$30.00	\$30.00	\$14.11	\$38.28	\$24.61	
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12-13-04-278-008		31925 Van Dyke Ave	WARREN	9/27/2017	\$990,000	BOWLING ALLEY	46,198	1964	\$21.43
13-31-278-018		22323 Ryan Rd	WARREN	04/05/19	\$380,000	BOWLING	26,940	1969	\$14.11
13-17-427-012 -010 & -023		27663 Mound Rd	WARREN	06/19/19	\$1,200,000	BOWLING	31,344	1957	\$38.28
								Average	\$24.61

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CCGF		Commercial Cannabis & Grow Facility	\$27.00	\$122.00	\$74.00	\$25.18	\$94.35	\$60.97	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
13-24-377-003	After renovation	14033 Achyl	Warren	7/28/2021	\$1,087,541	Cannabis	9,000	1986	\$120.84
13-27-426-035	After renovation	23751 Hoover	Warren	5/14/2021	\$10,250,000	Cannabis	65,521	1951	\$156.44
13-24-354-002	After renovation	14009 Achyl	Warren	2/13/2020	\$1,200,000	Cannabis	8,000	1963	\$150.00
								Average	\$142.43

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CCS10	0.8	<i>Conv Store</i>	\$65.00	\$89.00	\$77.00	\$32.89	\$131.94	\$84.41	
CCS20	0.97	<i>Conv Store</i>	\$63.00	\$145.00	\$93.00	\$32.89	\$131.94	\$84.41	
CCS21	0.97	<i>Conv Store</i>	\$79.00	\$93.00	\$85.00	\$32.89	\$131.94	\$84.41	
CCS30	1.02	<i>Conv Store</i>	\$49.00	\$121.00	\$81.00	\$32.89	\$131.94	\$84.41	
CCS40	1.02	<i>Conv Store</i>	\$54.00	\$115.00	\$81.00	\$32.89	\$131.94	\$84.41	
CCS41	1.02	<i>Conv Store</i>	\$54.00	\$98.00	\$70.00	\$32.89	\$131.94	\$84.41	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
14-29-355-034		17423 E 9 Mile Rd	Eastpointe	12/22/2020	\$211,000	convience	3,968	1965	\$53.18
14-06-229-004		32640 Utica Rd	Fraser	12/4/2020	\$475,000	convience	3,600	1991	\$131.94
11-12-201-012		24531 Henry B Joy Blvd	Harrison Township	10/9/2020	\$100,000	convience	3,040	1984	\$32.89
13-31-279-035		22021 Ryan Rd	Warren	1/29/2020	\$215,000	convience	2,770	1976	\$77.62
14-22-326-021		26419 Harper Ave	Saint Clair Shores	5/6/2019	\$200,000	convience	1,582	1954	\$126.42
								Average	\$84.41

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CDC10	0.83	Day Care	\$78.00	\$175.00	\$111.00	\$89.32	\$181.37	\$131.90
CDC22	0.83	Day Care	\$94.00	\$94.00	\$94.00	\$89.32	\$181.37	\$131.90
CDC30	0.85	Day Care	\$60.00	\$60.00	\$60.00	\$89.32	\$181.37	\$131.90
CDC40	0.83	Day Care	\$55.00	\$55.00	\$55.00	\$89.32	\$181.37	\$131.90

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11-32-101-019	34760 GARFIELD	FRASER	3/18/2015	\$429,825	DAY CARE	4,812	1984	\$89.32
10-10-12-100-029	13810 19 Mile Rd	STERLING HEIGHTS	10/31/2017	\$1,850,000	DAYCARE	10,200	1999	\$181.37
10-12-100-030	13830 19 Mile Rd	STERLING HEIGHTS	07/30/18	\$623,500	DAY CARE	4,988	1983	\$125.00
Average								\$131.90

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CFCLN	0.65	Fitness Cent. Over 30,000 sf	\$22.00	\$101.00	\$61.00	\$263.85	\$269.88	\$266.87
CFCMN	0.63	Finess Center Under 30,000 sf NOR	\$33.00	\$83.00	\$56.00	\$24.49	\$40.44	\$33.96
CFCMS	0.75	Fitness Cent. Over 30,000 sf SOU	\$44.00	\$44.00	\$44.00	\$24.49	\$269.88	\$127.12

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11-28-451-012	35700 Groesbeck Hwy	CLINTON TOWNSHIP	05/02/19	\$637,500	FITNESS	26,026	1993	\$24.49
10-34-151-025	8200 Irving	STERLING HGTS	11/24/2020	\$650,000	HEALTH CLUB	17,600	1978	\$36.93
10-17-226-008	40760 BRENTWOOD	STERLING HGTS	1/15/2016	\$550,000	FITNESS	13,600	1974	\$40.44
14-04-379-025	31055 GRATIOT	ROSEVILLE	12/19/2014	\$10,835,000	BIG BOX - LA FITNESS	41,065	2014	\$263.85
14-33-378-002	20701 E 8 Mile Rd	SAINT CLAIR SHORES	11/22/2016	\$9,900,000	HEALTH CLUB	36,683	1982	\$269.88
Average								\$127.12

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CGCL	1.05	CGCL Gas Conv. Large	\$109.00	\$378.00	\$254.00	\$145.43	\$1,166.67	\$416.73
CGCM	1.05	CGCM Gas Conv. Medium	\$178.00	\$374.00	\$242.00	\$145.43	\$1,166.67	\$416.73
CGCS	1.05	CGCS Gas Conv. Small	\$311.00	\$4,188.00	\$1,311.00	\$145.43	\$1,166.67	\$416.73
CGSB	1.03	CGSB Gas Service Bay	\$129.00	\$203.00	\$165.00	\$145.43	\$1,166.67	\$416.73

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13-06-479-013	31025 Ryan Rd	Warren	03/08/19	\$700,000	GAS STATION	1,000	1988	\$700.00
11-31-478-022	16635 E 14 Mile Rd	Fraser	05/24/19	\$449,000	GAS STATION	1,246	1965	\$360.35
10-29-226-050	36945 Mound Rd	Sterling Heights	05/30/19	\$2,800,000	GAS STATION	2,400	1998	\$1,166.67
14-04-276-020	19901 Masonic Blvd	Roseville	06/07/19	\$700,000	GAS STATION	3,299	1999	\$212.19
14-20-129-024	26701 Gratiot Ave	Roseville	07/31/19	\$750,000	GAS STATION	1,765	1996	\$424.93
14-04-451-004	31487 Gratiot Ave	Roseville	3/6/2020	\$550,000	GAS STATION	4,916	1970	\$111.88
13-35-101-024	11700 E 9 Mile Rd	Warren	3/26/2020	\$175,000	GAS STATION	1,045	1985	\$167.46
13-25-126-003	24991 Groesbeck Hwy	Warren	4/16/2020	\$250,000	GAS STATION	1,719	1968	\$145.43
09-17-376-020	27925 23 Mile Rd	Chesterfield	11/12/2020	\$1,200,000	GAS STATION	3,000	2000	\$400.00
09-24-203-033	35512 23 Mile Rd	New Baltimore	8/5/2020	\$600,000	GAS STATION	1,241	1984	\$483.48
11-28-228-003	36887 Groesbeck Hwy	Clinton Township	9/22/2020	\$1,500,000	GAS STATION	3,644	2002	\$411.64
Average								\$416.73

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CHS10	0.62	CHS10 HEALTH SERV	\$65.00	\$82.00	\$73.00	\$25.08	\$120.63	\$64.23	
CHS20	0.62	CHS20 HEALTH SERV	\$76.00	\$138.00	\$101.00	\$25.08	\$120.63	\$64.23	
CHS21	0.83	CHS21 HEALTH SERV	\$101.00	\$101.00	\$101.00	\$25.08	\$120.63	\$64.23	
CHS22	0.67	CHS22 Health Senior Living	\$65.00	\$100.00	\$76.00	\$25.08	\$120.63	\$64.23	
CHS23	0.66	CHS23 Health Senior Living	\$63.00	\$118.00	\$79.00	\$25.08	\$120.63	\$64.23	
CHS30	0.67	CHS30 HEALTH SERV	\$49.00	\$152.00	\$97.00	\$25.08	\$120.63	\$64.23	
CHS41	0.66	CHS41 HEALTH SERV	\$64.00	\$64.00	\$64.00	\$25.08	\$120.63	\$64.23	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
13-04-302-003		31730 Mound Rd	Warren	10/20/2020	\$165,000	Funeral Home	6,578	1898	\$25.08
12-13-08-351-042		29440 RYAN	WARREN	2/13/2018	\$850,000	Funeral Home	7,968	1975	\$106.68
11-05-300-011		43300 Garfield Rd	CLINTON TOWNSHIP	6/30/2016	\$1,000,000	Funeral Home	8,290	2006	\$120.63
14-31-155-021 & 303-014		21705 GRATIOT	EASTPOINTE	7/25/2016	\$420,000	Funeral Home	9,544	1900	\$44.01
14-32-253-008		22121 kelly	EASTPOINTE	12/23/2014	\$265,000	Funeral Home	10,710	1961	\$24.74
								Average	\$64.23

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>	
CHTES	0.8	CHTES HOTELS EXTENDED STAY	\$41.00	\$62.00	\$53.00	\$23.39	\$199.11	\$94.62	
CHTH	0.8	CHTH HOTELS	\$54.00	\$92.00	\$73.00	\$23.39	\$199.11	\$94.62	
CHTHM	0.81	CHTHM HOTEL/MOTEL	\$32.00	\$101.00	\$52.00	\$23.39	\$199.11	\$94.62	
CHTM	1.1	CHTM MOTELS	\$39.00	\$83.00	\$54.00	\$23.39	\$199.11	\$94.62	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
13-15-103-001; - 002; -016		28710 Van Dyke Ave (Part of Multi-Prop)	WARREN	11/24/2020	\$635,000	Motel	7,709	1953	\$82.37
13-31-456-010		3333 E 8 Mile Rd	WARREN	6/15/2020	\$3,725,000	Motel	18,708	1958	\$199.11
13-19-152-003		26300 Dequindre Rd - Red Roof Inn	WARREN	1/31/2020	\$2,800,000	Motel	40,550	1982	\$69.05
13-10-101-005		30900 Van Dyke Ave	WARREN	10/09/18	\$5,550,000	HOTEL	42,244	1987	\$131.38
14-04-426-015		20445 Erin St	ROSEVILLE	10/31/18	\$1,100,000	HOTEL	21,431	1988	\$51.33
11-01-100-050		44315 N Gratiot Ave	CLINTON TWP	12/27/18	\$3,500,000	HOTEL	149,652	2000	\$23.39
14-04-479-016		20675 E 13 Mile Rd	ROSEVILLE	02/18/19	\$4,400,000	HOTEL	41,625	1985	\$105.71
								Average	\$94.62

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CMCOP	0.85	CMCOP MULTI FAM CO-OP	\$47.00	\$49.00	\$48.00	\$51.91	\$473.79	\$169.46
CMLG	1	CMLG MULTI FAM 100+ UNITS	\$41.00	\$138.00	\$53.00	\$51.91	\$476.79	\$169.46

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
08-14-16-126-004 -001 -002 -003 -005 09-378-0	19400 E 12 Mile Rd	ROSEVILLE	3/12/2018	\$4,800,000	Multi-Family	16,160	1965	\$297.03
11-25-126-014	24500 Metropolitan Pky	CLINTON TOWNSHIP	04/23/19	\$13,750,000	Multi-Family	97,189	2006	\$141.48
10-03-277-024	44090 Kings Gate Dr	STERLING HEGIHTS	12/18/18	\$11,750,000	Multi-Family	116,070	1973	\$101.23
11-17-301-003	17001 Eleanor Dr N	CLINTON TOWNSHIP	10/27/2016	\$8,000,000	Multi-Family	140,000	1975	\$57.14
10-30-151-007	36300 Dequindre Rd	STERLING HEIGHTS	5/26/2017	\$10,194,437	Multi-Family	196,405	1983	\$51.91
14-04-401-019	19700 MASONIC	ROSEVILLE	5/17/2016	\$11,700,000	Multi-Family	24,694	1969	\$473.79
13-23-351-015 -014 -017	25108 Hoover Rd	WARREN	11/27/18	\$18,950,000	Multi-Family	297,906	1968	\$63.61
Average								\$169.46

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CMMD	1.15	CMMD MULTI FAM 45-100 UNITS	\$43,000	\$138,000	\$64,326	\$33,061	\$223,000	\$76,993
CMMS	1.025	CMMS MULTI FAM 12 - 44 UNITS	\$36,913	\$42,866	\$43,160	\$32,264	\$56,818	\$46,948
CMS	1.1	CMS MULTI FAM 4-11 UNITS	\$35,617	\$116,918	\$61,321	\$33,333	\$177,273	\$63,724
CMS_1	1.04	CMS_1 ULTI FAM 4-11 UNITS	\$28,252	\$32,853	\$32,671	\$33,333	\$177,273	\$63,724

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/UNIT</i>
11-25-426-032	25879 Ashby Dr	Harrison Township	1/6/2021	\$16,725,000	Multi-Family	27,519	2016	\$223,000
13-05-229-031 & -231-019	5800-5801 Streefkerk Dr	WARREN	10/6/2017	\$2,650,000	Multi-Family	48,288	1956	\$41,406
14-29-278-017	24563 KELLY	EASTPOINTE	3/4/2015	\$2,182,000	Multi-Family	54,968	1958	\$33,061
11-23-477-001	23710 Denton St	CLINTON TOWNSHIP	11/01/18	\$3,400,000	Multi-Family	61,200	1968	\$50,000
08-14-16-126-004 -001 -002 -003 -005 09-378-0	19400 E 12 Mile Rd	ROSEVILLE	3/12/2018	\$4,800,000	Multi-Family	16,160	1965	\$42,857
11-25-126-014	24500 Metropolitan Pky	CLINTON TOWNSHIP	04/23/19	\$13,750,000	Multi-Family	97,189	2006	\$118,534
10-03-277-024	44090 Kings Gate Dr	STERLING HEGIHTS	12/18/18	\$11,750,000	Multi-Family	116,070	1973	\$91,085
11-17-301-003	17001 Eleanor Dr N	CLINTON TOWNSHIP	10/27/2016	\$8,000,000	Multi-Family	140,000	1975	\$55,556
10-30-151-007	36300 Dequindre Rd	STERLING HEIGHTS	5/26/2017	\$10,194,437	Multi-Family	196,405	1983	\$67,513
13-20-277-006	26049 Pinehurst	Warren	6/19/2020	\$1,950,000	Multi-Family	18,200	2003	\$177,273
14-27-480-018	22701 E 9 Mile Rd	Saint Clair Shores	5/1/2020	\$1,780,000	Multi-Family	14,445		\$111,250
14-05-302-011	31690 Fraser Dr	FRASER	10/01/18	\$405,000	Multi-Family	7,656	1977	\$40,500
13-31-427-016	3940 Toepfer Rd	WARREN	10/23/18	\$675,000	Multi-Family	11,540	1957	\$42,188
14-20-204-001	17900 Glendale	ROSEVILLE	12/21/18	\$721,000	Multi-Family	12,016	1969	\$45,063
14-22-332-022	26324 Harper Ave	SAINT CLAIR SHORES	01/31/19	\$510,000	Multi-Family	6,709	1950	\$42,500
14-02-129-001	33200 Harper Ave	SAINT CLAIR SHORES	01/31/19	\$880,000	Multi-Family	6,033	1973	\$55,000
11-35-404-068	23214 Deanhurst St	CLINTON TOWNSHIP	07/25/19	\$525,000	Multi-Family	9,660	1965	\$43,750
14-30-356-014	15321 E 9 Mile Rd	Eastpointe	3/31/2020	\$1,100,000	Multi-Family	19,392	1955	\$45,833
14-05-227-037	18440 E 14 Mile Rd	Fraser	2/24/2020	\$1,800,000	Multi-Family	27,114	1990	\$75,000
11-27-404-003 - multiple	21761 Hillside Dr	Clinton Township	10/30/2020	\$1,292,813	Multi-Family	28,050	1980	\$39,176
03-02-204-018	35150 Potter St	Memphis	7/13/2020	\$1,500,000	Multi-Family	27,500	1913	\$37,500
14-07-452-017; -029	16253-16281 Twelve Mile Rd (Part of M	Roseville	1/15/2020	\$1,710,000	Multi-Family	18,812		\$32,264
14-29-432-025	23005 Kelly Rd	EASTPOINTE	4/4/2018	\$1,550,000	Multi-Family	25,344	1963	\$48,438
11-10-428-014	188-202 Hubbard Ave	MOUNT CLEMENS	07/05/18	\$2,100,000	Multi-Family	41,280	1970	\$43,750
14-17-426-059	18365 Sharon Ln	ROSEVILLE	02/01/19	\$1,250,000	Multi-Family	16,944	1996	\$56,818
14-20-176-016	26221 Pinehurst	ROSEVILLE	04/15/19	\$1,750,000	Multi-Family	38,680	1958	\$43,750
Average								\$65,503

County

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>2 Year Sale Study Average</i>
COB10	0.71	Bank	\$76.00	\$261.00	\$172.00	\$29.01	\$507.82	\$189.92
COB20	0.71	Bank	\$36.00	\$126.00	\$74.00	\$29.01	\$507.82	\$189.92
COB21	0.71	Bank	\$197.00	\$280.00	\$233.00	\$29.01	\$507.82	\$189.92
COB30	0.78	Bank	\$93.00	\$185.00	\$149.00	\$29.01	\$507.82	\$189.92
COB40	0.78	Bank	\$241.00	\$241.00	\$241.00	\$29.01	\$507.82	\$189.92
COB41	0.8	Bank	\$109.00	\$117.00	\$113.00	\$29.01	\$507.82	\$189.92

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
10-05-200-027	44911 Mound Rd	Sterling Heights	11/08/18	\$875,000	Bank	3,539	2005	\$247.24
13-27-353-019 -003 -032	23208 Van Dyke Ave	Warren	12/21/18	\$135,000	Bank	4,653	1976	\$29.01
14-33-108-001	19000 E 9 Mile Rd	Eastpointe	12/21/18	\$475,000	Bank	4,375	1982	\$108.57
13-27-353-019	23208 Van Dyke Ave	Warren	12/29/2020	\$265,000	Bank Branch	4,653	1965	\$56.95
09-17-351-008	27375 23 Mile Rd	Chesterfield	10/19/2020	\$1,785,000	Bank	3,515	2003	\$507.82
								\$189.92

			<i>Low End 2022</i>	<i>High End 2022</i>	<i>2022 Assessed</i>	<i>Low End 2 Year</i>	<i>High End 2 Year</i>	<i>County</i>	
<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Assessed</i>	<i>Assessed</i>	<i>Average</i>	<i>Sale Study</i>	<i>Sale Study</i>	<i>2 Year Sale Study</i>	
<i>PARCEL</i>	<i>ADDRESS</i>		<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
COF10	0.53	COF10 OFFICE	\$48.00	\$113.00	\$72.00	\$10.38	\$256.50	\$85.07	
COF20	0.53	COF20 OFFICE	\$36.00	\$126.00	\$74.00	\$10.38	\$256.50	\$85.07	
COF21	0.53	COF21 OFFICE	\$45.00	\$73.00	\$61.00	\$10.38	\$256.50	\$85.07	
COF22	0.53	COF22 OFFICE HIGH RISE	\$36.00	\$61.00	\$50.00	\$10.38	\$256.50	\$85.07	
COF25	0.51	COF25 OFFICE SCHOOLS	\$37.00	\$40.00	\$39.00	\$10.38	\$256.50	\$85.07	
COF30	0.53	COF30 OFFICE	\$20.00	\$111.00	\$61.00	\$10.38	\$256.50	\$85.07	
COF40	0.46	COF40 OFFICE	\$21.00	\$157.00	\$61.00	\$10.38	\$256.50	\$85.07	
COF41	0.41	COF41 OFFICE	\$29.00	\$71.00	\$45.00	\$10.38	\$256.50	\$85.07	
14-21-479-045	25319 Little Mack Ave		SAINT CLAIR SHORES	01/16/19	\$1,000,000	Office	7,048	1994	\$141.88
14-27-355-009	21615-21641 E 9 Mile Rd		SAINT CLAIR SHORES	02/21/19	\$325,000	Office	8,464	1947	\$38.40
17-12-30-180-021	36211 Jefferson Ave		HARRISON TOWNSHIP	02/25/19	\$375,000	Office	4,928	2005	\$76.10
11-14-283-001	33-39 Crocker Blvd		MOUNT CLEMENS	02/26/19	\$135,000	Office	4,056	1963	\$33.28
14-21-305-004	25810 Kelly Rd		ROSEVILLE	03/12/19	\$110,000	Office	2,530	1985	\$43.48
11-14-283-004	18 1st St		MOUNT CLEMENS	03/28/19	\$425,000	Office	5,340	1981	\$79.59
11-23-177-010	22985 Iroquois St		CLINTON TOWNSHIP	04/12/19	\$155,000	office	1,494	1955	\$103.75
14-32-331-057	21231-21261 Kelly Rd		EASTPOINTE	04/15/19	\$145,000	Office	5,750	1989	\$25.22
13-11-129-006	12500 E 13 Mile Rd		WARREN	04/25/19	\$340,000	Office	6,294	1975	\$54.02
14-10-301-020	29810 Little Mack Ave		ROSEVILLE	05/31/19	\$102,000	OFFICE	1,600	1965	\$63.75
14-22-376-021	25805-25807 Harper Ave		SAINT CLAIR SHORES	05/31/19	\$150,000	Office	2,576	1958	\$58.23
14-27-351-001	23780 Harper Ave		SAINT CLAIR SHORES	06/14/19	\$210,000	OFFICE	1,773	1953	\$118.44
14-30-252-062	24405 Gratiot Ave		EASTPOINTE	06/17/19	\$155,000	Office	3,200	1965	\$48.44
10-32-276-045	34475 Mound Rd		STERLING HEIGHTS	06/19/19	\$580,000	Office	6,018	2004	\$96.38
11-14-280-010	60 Crocker Blvd		MOUNT CLEMENS	07/19/19	\$195,000	Office	2,005	1970	\$97.26
10-20-100-028	38800 Ryan Rd		STERLING HEIGHTS	07/24/19	\$600,000	Office	6,440	1986	\$93.17
14-15-378-080	27941 Harper Ave		SAINT CLAIR SHORES	08/30/19	\$435,000	Office	6,148	1984	\$70.75
11-14-210-004	105 Cass Ave		Mount Clemens	1/2/2020	\$149,000	Office	3,832	1849	\$38.88
14-22-176-049	27205 Harper Ave		Saint Clair Shores	1/10/2020	\$132,000	Office	1,890	1954	\$69.84
14-32-128-001 & -003	17650 E Nine Mile Rd		Eastpointe	1/23/2020	\$95,000	Office	2,920	1941	\$32.53
09-30-251-046	48646 Gratiot Ave		New Baltimore	1/27/2020	\$389,000	Office	2,476	1997	\$157.11
07-27-102-007	48376-48380 Van Dyke Ave		Shelby Township	1/30/2020	\$550,000	Office	5,640	1969	\$97.52
06-01-451-014	67411 S Main St		Richmond	2/10/2020	\$208,000	Office	1,301	1980	\$159.88
10-06-358-007; -008; -009	43138-43158 Dequindre Rd		Sterling Heights	3/13/2020	\$835,000	Office	4,427	2003	\$188.62
14-20-131-047	26525-26527 Gratiot Ave		Roseville	4/6/2020	\$151,800	Office	2,320	1957	\$65.43
04-33-280-015	7730 Smale		Washington	5/1/2020	\$275,000	Office	2,350	1961	\$117.02
14-21-305-010	25650 Kelly Rd		Roseville	5/18/2020	\$158,000	Office	1,524	1985	\$103.67
06-02-251-016	68560 Stoecker Ln		Richmond	5/21/2020	\$315,000	Office	4,000	1993	\$78.75
13-13-101-003	28550 Schoenherr Rd - Leased fee urgen		Warren	7/16/2020	\$1,539,000	Office	6,000	1976	\$256.50
14-19-477-059	25225-25235 Gratiot Ave		Roseville	7/17/2020	\$150,000	Office	4,070	1963	\$36.86
10-04-152-047	44056 Mound Rd		Sterling Heights	7/23/2020	\$1,312,500	Office	8,820	2007	\$148.81
14-30-451-004	23121 Gratiot Ave		Eastpointe	7/31/2020	\$110,000	Office	1,290	1950	\$85.27
13-04-152-002	31912 Mound Rd		Warren	8/10/2020	\$400,000	Office	3,000	1950	\$133.33
13-10-479-037	29405-29447 Hoover Rd		Warren	8/19/2020	\$450,000	Office	6,100	1985	\$73.77
07-05-376-008	55130 Shelby Rd		Shelby Township	8/21/2020	\$270,000	Office	3,734	1989	\$72.31
14-30-406-001	23750 Gratiot Ave		Eastpointe	8/28/2020	\$228,000	Office	4,896	1969	\$46.57
14-10-379-039	29629 Harper Ave		Saint Clair Shores	8/31/2020	\$225,000	Office	3,606	1978	\$62.40
11-26-480-002	35135 Harper Ave		Clinton Township	9/2/2020	\$225,000	Office	4,020	1965	\$55.97
14-34-101-004	21710 E 9 Mile Rd		Saint Clair Shores	10/8/2020	\$105,000	Office	1,520	1920	\$69.08
13-15-280-011	28363 Hoover Rd		Warren	10/26/2020	\$120,000	Office	3,120		\$38.46
11-14-287-011	117 Crocker Blvd		Mount Clemens	10/30/2020	\$180,000	Office	2,204	1923	\$81.67
10-33-226-022	34715 Van Dyke Ave		Sterling Heights	10/30/2020	\$280,000	Office	3,780	1988	\$74.07

14-10-379-043	29801 Harper Ave	Saint Clair Shores	12/1/2020	\$150,000	Office	1,421	1955	\$105.56
14-22-352-041	25400 Little Mack Ave	Saint Clair Shores	12/17/2020	\$225,000	Office	1,894	1994	\$118.80
14-33-280-031	22108 Harper Ave	Saint Clair Shores	12/28/2020	\$160,000	Office	1,623	1991	\$98.58
13-17-426-047	27789 Mound Rd	Warren	1/7/2021	\$675,000	Office	6,601	2005	\$102.26
07-33-434-008	45569 Van Dyke Ave	Utica	1/28/2021	\$525,000	Office	4,000	1965	\$131.25
14-34-205-017	22646 E 9 Mile Rd	Saint Clair Shores	8/28/2020	\$2,625,000	Office	11,490	1999	\$228.46
11-30-478-015; - 016	16655 15 Mile Rd (Part of Multi-Property)	Clinton Township	11/13/2020	\$1,150,000	Office	12,176	1998	\$94.45
10-10-152-020	42370 Van Dyke Ave	Sterling Heights	2/21/2020	\$787,000	Office	14,249	1980	\$55.23
09-09-400-036	30330 Hickey Rd	New Baltimore	1/21/2020	\$975,000	Office	14,800	2003	\$65.88
13-27-302-001	23700 Van Dyke Ave	Warren	1/12/2021	\$300,000	Office	15,762	1950	\$19.03
14-32-256-014	21811 Kelly Rd	Eastpointe	6/1/2020	\$525,000	Office	16,462	1968	\$31.89
09-15-400-029	32901 23 Mile Rd	New Baltimore	11/17/2020	\$2,800,000	Office	17,510	1986	\$159.91
13-14-279-033	28295 Schoenherr Rd	Warren	10/20/2020	\$1,525,000	Office	19,020	1988	\$80.18
14-27-451-008	24025 Greater Mack Ave	SAINT CLAIR SHORES	12/11/18	\$755,000	Office	10,950	1980	\$68.95
14-29-480-001	22815 Kelly Rd	EASTPOINTE	12/21/18	\$121,500	Office	11,700	1970	\$10.38
14-18-101-043	15250 E 12 Mile Rd	ROSEVILLE	05/29/19	\$3,114,890	Office	12,255	2011	\$254.17
14-20-353-011	17401 E 10 Mile Rd	EASTPOINTE	08/19/19	\$531,250	Office	19,370	1968	\$27.43
11-13-101-006	33 N River Rd	MOUNT CLEMENS	08/31/18	\$250,000	Office	22,200	1972	\$11.26
11-05-300-047	43750 Garfield Rd (Part of Multi-Property)	CLINTON TWP	10/05/18	\$3,450,000	Office	53,096	1987	\$64.98
13-03-377-008	31201 Chicago Rd	WARREN	02/22/19	\$1,250,000	Office	50,565	1986	\$24.72
13-10-101-006	30800 Van Dyke Ave	WARREN	06/19/19	\$565,000	Office	44,500	1986	\$12.70
08-32-400-021	17901-17937 Hall Rd (Part of Multi-Property)	Macomb	7/3/2020	\$2,150,000	Office	20,800	2005	\$103.37
10-10-152-026	42140 Van Dyke Ave	Sterling Heights	8/19/2020	\$1,200,000	Office	22,000	1977	\$54.55
11-14-252-031	10 S Main St	Mount Clemens	11/19/2020	\$5,000,000	Office	47,985	1980	\$104.20
							Avg	\$85.07

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
COM10	0.83	COM10 MEDICAL OFFICE	\$68.00	\$201.00	\$105.00	\$36.08	\$181.01	\$97.50
COM20	0.81	COM20 MEDICAL OFFICE	\$68.00	\$196.00	\$105.00	\$36.08	\$181.01	\$97.50
COM21	0.84	COM21 MEDICAL OFFICE	\$64.00	\$85.00	\$76.00	\$36.08	\$181.01	\$97.50
COM30	0.84	COM30 MEDICAL OFFICE	\$74.00	\$152.00	\$100.00	\$36.08	\$181.01	\$97.50
COM40	0.86	COM40 MEDICAL OFFICE	\$33.00	\$168.00	\$101.00	\$36.08	\$181.01	\$97.50
COM41	0.81	COM41 MEDICAL OFFICE	\$47.00	\$60.00	\$51.00	\$36.08	\$181.01	\$97.50

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
10-06-354-001	43200 Dequindre Rd	Sterling Heights	7/10/2020	\$860,868	Medical Office	5,060	2002	\$170.13
14-32-356-034	20967 Kelly Rd	Eastpointe	3/20/2020	\$42,000	Medical Office	1,164	1967	\$36.08
14-10-352-050	20905 E 12 Mile Rd	Roseville	9/16/2020	\$1,300,000	Medical Office	9,010	1992	\$144.28
14-15-404-040	28300 Harper Ave	Saint Clair Shores	11/17/2020	\$340,000	Medical Office	3,881	1980	\$87.61
14-15-133-012	29111 Harper Ave	Saint Clair Shores	1/27/2020	\$235,000	Medical Office	3,264	1958	\$72.00
10-04-153-024	43928 Mound Rd	Sterling Heights	6/30/2020	\$780,000	Medical Office	5,655	2003	\$137.93
14-30-104-046	15324-15330 E 10 Mile Rd	EASTPOINTE	02/21/19	\$115,000	Medical Office	2,430	1984	\$47.33
14-21-305-004	25810 Kelly Rd	ROSEVILLE	03/12/19	\$110,000	Medical Office	2,530	1985	\$43.48
10-15-151-012	8051-8057 Independence Dr	STERLING HEIGHTS	03/13/19	\$260,000	Medical Office	4,508	1966	\$57.68
10-29-206-014	5280 Metropolitan Pky	STERLING HEIGHTS	04/12/19	\$730,000	Medical Office	4,033	2005	\$181.01
13-15-280-010	28401-28411 Hoover Rd	WARREN	05/20/19	\$300,000	Medical Office	3,134	1970	\$95.72
13-11-278-049	30051 Schoenherr Rd	WARREN	06/11/19	\$480,000	Medical Office	4,768	1996	\$100.67
10-20-276-030	38555 Mound Rd	STERLING HEIGHTS	10/29/18	\$900,000	Medical Office	11,720	2002	\$76.79
14-27-451-008	24025 Greater Mack Ave	SAINT CLAIR SHORES	12/11/18	\$755,000	Medical Office	10,950	1980	\$68.95
13-14-351-040	27070 Hoover Rd	Warren	9/15/2020	\$1,550,000	Medical Office	15,310	1999	\$101.24
11-05-300-023	43650 Garfield Rd	Clinton Township	1/31/2020	\$1,734,000	Medical Office	16,783	2004	\$103.32
14-20-353-011	17401 E 10 Mile Rd	Eastpointe	3/23/2020	\$3,450,000	Medical Office	19,770	1990	\$174.51
13-31-301-018; -016	21230 Dequindre Rd	WARREN	01/04/19	\$1,501,000	Surgical Ctr	26,702	1960	\$56.21
Avg								\$97.50

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CPHRX	0.96	Comm Pharmacy Free Standing	\$60.00	\$131.00	\$114.00	\$93.48	\$315.19	\$189.60

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
11-23-129-021	1045 S Gratiot Ave	CLINTON TWP	07/26/18	\$4,320,000	RX	13,936	1999	\$309.99
14-29-228-003	24931 Kelly Rd	EASTPOINTE	09/06/18	\$1,000,000	RX	10,697	1997	\$93.48
11-14-208-003	35 N Walnut St	MOUNT CLEMENS	02/08/19	\$975,000	Retail - RX	7,072	1900	\$137.87
13-34-101-028 -029	22950 Van Dyke	WARREN	08/30/19	\$1,638,600	Retail - RX	13,963	1999	\$117.35
13-02-354-034	11635 E 13 Mile Rd	Warren	8/19/2020	\$4,360,000	Retail	13,833	2002	\$315.19
11-27-452-039	35250 S Gratiot Ave	Clinton Township	12/3/2020	\$2,350,000	Rite Aid	11,092	1998	\$211.86
13-34-101-028	22950 Van Dyke Ave	Warren	12/17/2020	\$1,975,000	Walgreens	13,963	1999	\$141.45
Avg								\$189.60

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CRF10	1.2	CRF10 REST FAST FOOD	\$66.00	\$388.00	\$208.00	\$114.35	\$898.37	\$514.52
CRF20	1.1	CRF20 REST FAST FOOD	\$144.00	\$301.00	\$213.00	\$114.35	\$898.37	\$514.52
CRF21	1.1	CRF21 REST FAST FOOD	\$119.00	\$506.00	\$237.00	\$114.35	\$898.37	\$514.52
CRF30	1.05	CRF30 REST FAST FOOD	\$120.00	\$303.00	\$202.00	\$114.35	\$898.37	\$514.52

CRF40	1.05	CRF40 REST FAST FOOD	\$144.00	\$399.00	\$201.00	\$114.35	\$898.37	\$514.52	
CRF41	1.05	CRF41 REST FAST FOOD	\$163.00	\$183.00	\$172.00	\$114.35	\$898.37	\$514.52	
PARCEL		ADDRESS	CITY	SALE DATE	SALE \$	TYPE	SQFT	YR BLT	PRICE/SQFT
10-29-478-027		5857 15 Mile Rd	Sterling Heights	12/30/2020	\$2,075,000	Fast Food	3,161	2010	\$656.44
02-14-29-451-005		18001 E 9 Mile Rd	EASTPOINTE	6/11/2018	\$2,542,373	Fast Food	2,830	1978	\$898.37
14-04-251-008		32439 Gratiot Ave	ROSEVILLE	09/04/18	\$1,785,000	Fast Food	2,922	2006	\$610.88
14-20-132-041		26640 Gratiot Ave	ROSEVILLE	09/17/18	\$850,000	Fast Food	2,955	2018	\$287.65
11-23-326-006		37930 S Gratiot Ave	CLINTON TOWNSHIP	11/02/18	\$1,350,000	Fast Food	3,286	2018	\$410.83
11-26-480-009		35105 Harper Ave	CLINTON TWP	01/31/19	\$670,000	Fast Food	1,425	2016	\$470.18
14-200-304-006		25621 Gratiot Ave	ROSEVILLE	05/24/19	\$110,000	Fast Food	962	1971	\$114.35
11-23-327-031		37710 S Gratiot Ave (Part of Portfolio)	CLINTON TWP	06/18/19	\$1,250,000	Fast Food	1,929	1979	\$648.00
11-07-476-006		41501 Garfield Rd (Part of Portfolio)	CLINTON TWP	06/18/19	\$825,000	Fast Food	2,716	1986	\$303.76
11-33-154-007		34330 Groesbeck Hwy	CLINTON TWP	07/08/19	\$1,490,000	Fast Food	2,690	1973	\$553.90
13-01-351-013		13785 E 13 Mile Rd	WARREN	11/26/19	\$1,453,000	Fast Food	2,060	1989	\$705.34
								Avg	\$514.52

ECF	Current ECF	Occupancy	Low End 2022	High End 2022	2022 Assessed	Low End 2 Year	High End 2 Year	County	
			Assessed	Assessed	Average	Sale Study	Sale Study	2 Year Sale Study	
CRS10	0.71	CRS10 RESTAURANT	\$43.00	\$274.00	\$97.00	\$21.33	\$497.54	\$135.52	
CRS20	0.71	CRS20 RESTAURANT	\$65.00	\$234.00	\$93.00	\$21.33	\$497.54	\$135.52	
CRS21	0.8	CRS21 RESTAURANT	\$65.00	\$162.00	\$111.00	\$21.33	\$497.54	\$135.52	
CRS30	0.79	CRS30 RESTAURANT	\$44.00	\$223.00	\$93.00	\$21.33	\$497.54	\$135.52	
CRS40	0.81	CRS40 RESTAURANT	\$63.00	\$149.00	\$87.00	\$21.33	\$497.54	\$135.52	
CRS41	0.75	CRS41 RESTAURANT	\$20.00	\$142.00	\$45.00	\$21.33	\$497.54	\$135.52	
PARCEL		ADDRESS	CITY	SALE DATE	SALE \$	TYPE	SQFT	YR BLT	PRICE/SQFT
14-28-126-023		19116 E 10 Mile Rd	EASTPOINTE	10/02/18	\$110,000	Restaurant	1,600	1957	\$68.75
13-03-151-016		32040 Van Dyke Ave	WARREN	02/11/19	\$280,000	Restaurant	1,780	1965	\$157.30
11-15-202-009		26 S Groesbeck Hwy	Clinton Township	1/14/2020	\$314,000	Restaurant	1,924	1954	\$163.20
13-28-460-010		7055 E 9 Mile Rd	Warren	1/10/2020	\$150,000	Restaurant	2,000	1970	\$75.00
13-25-152-001		24080 Schoenherr Rd	Warren	10/5/2020	\$105,750	Restaurant	2,310	1946	\$45.78
13-33-426-036 & -028		21611 Van Dyke Ave	WARREN	04/17/19	\$50,000	Restaurant	2,344	1950	\$21.33
13-28-431-027		23617 Van Dyke Ave	Warren	11/25/2020	\$75,008	Restaurant	2,400	1952	\$31.25
14-05-376-001		31500 Groesbeck Hwy	FRASER	10/29/18	\$300,000	Restaurant	2,400	1970	\$125.00
13-27-476-025		23365 Hoover Rd	Warren	8/23/2020	\$180,000	Restaurant	2,526	1963	\$71.26
13-27-476-025		23365 Hoover Rd	WARREN	05/09/19	\$160,000	Restaurant	2,526	1963	\$63.34
13-07-479-029		3855 E 12 Mile Rd	Warren	11/5/2020	\$400,000	Restaurant	4,176	1985	\$95.79
13-19-301-029		25700 Dequindre Rd	Warren	11/12/2020	\$650,000	Bob Evans	4,924	1987	\$132.01
13-01-351-011		13791 E 13 Mile Rd	Warren	3/16/2020	\$350,000	Restaurant	5,158	1971	\$67.86
13-14-226-010		28655 Schoenherr Rd	Warren	3/4/2020	\$723,887	Restaurant	7,988	1989	\$90.62
14-04-454-016		20201 E 13 Mile Rd	ROSEVILLE	03/08/19	\$2,500,000	Restaurant	7,065	2002	\$353.86
10-34-151-030		34180 Van Dyke Ave	STERLING HEIGHTS	04/10/19	\$850,000	Restaurant	5,136	1977	\$165.50
10-01-105-010		13785 Lakeside Cir	STERLING HEIGHTS	04/26/19	\$2,842,505	Restaurant	6,229	1988	\$456.33
13-10-101-018		8100 E 13 Mile Rd	WARREN	06/06/19	\$2,675,775	Restaurant	5,378	1969	\$497.54
10-02-200-038		13100 Hall Rd	STERLING HEIGHTS	06/26/19	\$1,250,000	Restaurant	6,000	1990	\$208.33
13-22-432-019		11555 Engleman Rd	WARREN	12/19/18	\$625,000	Restaurant	11,965	1974	\$52.24
13-14-301-016		27900 Hoover Rd	WARREN	10/29/18	\$549,000	Restaurant	12,204	1973	\$44.99
10-05-200-025		36217 S Gratiot Ave	CLINTON TOWNSHIP	10/3/2017	\$969,000	Restaurant	14,419	1977	\$67.20
12-13-03-151-045		31920 VAN DYKE	WARREN	7/13/2016	\$1,025,000	Restaurant	16,426	1971	\$62.40
								Avg	\$135.52

County

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>2 Year Sale Study Average</i>
CSC10	0.77	CSC10 STORES LRG STRIP	\$51.00	\$92.00	\$77.00	\$13.41	\$206.78	\$70.32
CSC20	0.72	CSC20 STORES LRG STRIP	\$46.00	\$89.00	\$61.00	\$13.41	\$206.78	\$70.32
CSC21	0.67	CSC21 STORES LRG STRIP	\$46.00	\$89.00	\$61.00	\$13.41	\$206.78	\$70.32
CSC40	0.73	CSC40 STORES LRG STRIP	\$23.00	\$23.00	\$23.00	\$13.41	\$206.78	\$70.32

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
14-19-457-001	16101 E 10 Mile Rd	Eastpointe	1/31/2020	\$625,000	Retail	10,674	1980	\$58.55
14-09-354-044	29400 Gratiot Ave	Roseville	8/15/2019	\$400,000	Retail	12,106	1947	\$33.04
07-09-478-033	53069 Van Dyke Ave	Utica	9/18/2020	\$1,725,000	Retail	13,314	2005	\$129.56
11-23-301-010; -016	37561-37661 S Gratiot Ave	Clinton Township	2/4/2020	\$925,000	etail (Neighborhood Center)	13,827	1975	\$66.90
10-34-151-025	8200 Irving Rd	Sterling Heights	11/24/2020	\$650,000	Retail	14,926	1976	\$43.55
09-04-401-019	55911 Gratiot Ave	Chesterfield	1/14/2020	\$800,000	Retail	15,778	2001	\$50.70
08-32-476-009	18181 Hall Rd	Macomb Township	1/17/2020	\$3,900,000	Retail	18,861	2011	\$206.78
07-33-351-044; -012; -013	45100 Mound Rd	Shelby Township	7/22/2020	\$1,100,000	Retail	19,635	1977	\$56.02
07-16-226-008; -009	7760 24 Mile Rd	Shelby Township	7/20/2020	\$1,482,000	Retail	23,630	1931	\$62.72
06-33-451-009	57155 Gratiot Ave	New Haven	7/29/2020	\$4,050,000	Retail	23,647	2006	\$171.27
11-33-102-001	19100 15 Mile Rd	Clinton Township	11/30/2020	\$1,100,000	Retail	26,720	1967	\$41.17
14-34-135-018	23200 Greater Mack Ave	Saint Clair Shores	5/15/2020	\$395,000	Retail	29,451	1954	\$13.41
	25420 Van Dyke Ave	Center Line	9/18/2020	\$1,200,000	Retail	31,805	1990	\$37.73
13-36-351-017	13859 E 8 Mile Rd	Warren	10/28/2020	\$425,000	Retail (Community Center)	32,500	1962	\$13.08
							Avg	\$70.32

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CSM12	0.93	Community Shopping Centers	\$49.00	\$49.00	\$49.00			

County

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>2 Year Sale Study Average</i>
CSN10	0.89	CSN10 STORES NBHD	\$39.00	\$144.00	\$67.00	\$39.54	\$170.59	\$70.10
CSN20	0.88	CSN20 STORES NBHD	\$40.00	\$149.00	\$60.00	\$39.54	\$170.59	\$70.10
CSN21	1.05	CSN21 STORES NBHD	\$53.00	\$164.00	\$82.00	\$39.54	\$170.59	\$70.10
CSN30	0.96	CSN30 STORES NBHD	\$32.00	\$143.00	\$69.00	\$39.54	\$170.59	\$70.10
CSN40	0.83	CSN40 STORES NBHD	\$19.00	\$148.00	\$60.00	\$39.54	\$170.59	\$70.10
CSN41	0.84	CSN41 STORES NBHD	\$43.00	\$92.00	\$50.00	\$39.54	\$170.59	\$70.10

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
11-07-33-431-025	45675 Van Dyke Ave	Utica	2/22/2021	\$125,000	etail (Neighborhood Center	2,263	1947	\$55.24
11-07-33-431-026	45659 Van Dyke Ave	Utica	12/26/2020	\$400,000	etail (Neighborhood Center	9,097	1955	\$43.97
11-23-301-010	37561-37661 S Gratiot Ave	Clinton Township	2/4/2020	\$925,000	etail (Neighborhood Center	23,397	1975	\$39.54
13-13-101-002	28910-28940 Schoenherr Rd	Warren	10/4/2019	\$2,900,000	etail (Neighborhood Center	51,356	1962	\$56.47
12-13-12-101-008	30750-30780 Schoenherr Rd	Warren	9/26/2019	\$2,000,000	etail (Neighborhood Center	36,080	1969	\$55.43
16-11-07-151-028	15222-15290 Canal Rd	Clinton Township	5/24/2019	\$1,850,000	etail (Neighborhood Center	26,628	2004	\$69.48
06-09-24-101-068	35248 23 Mile Rd	New Baltimore	4/19/2019	\$5,700,000	etail (Neighborhood Center	33,414	1990	\$170.59
							Avg	\$70.10

ECF	Current ECF	Occupancy	Low End 2022	High End 2022	2022 Assessed	Low End 2 Year	High End 2 Year	County	
			Assessed	Assessed	Average	Sale Study	Sale Study	2 Year Sale Study	
									Average
CSR10	0.87	CSR10 RETAIL	\$12.00	\$153.00	\$66.00	\$25.90	\$508.13		\$209.86
CSR20	0.87	CSR20 RETAIL	\$9.00	\$93.00	\$63.00	\$25.90	\$508.13		\$209.86
CSR21	0.85	CSR21 RETAIL	\$33.00	\$99.00	\$67.00	\$25.90	\$508.13		\$209.86
CSR30	0.67	CSR30 RETAIL	\$18.00	\$254.00	\$50.00	\$25.90	\$508.13		\$209.86
CSR40	0.77	CSR40 RETAIL	\$16.00	\$194.00	\$54.00	\$25.90	\$508.13		\$209.86
CSR41	0.67	CSR41 RETAIL	\$20.00	\$142.00	\$45.00	\$25.90	\$508.13		\$209.86
PARCEL		ADDRESS	CITY	SALE DATE	SALE \$	TYPE	SQFT	YR BLT	PRICE/SQFT
09-13-457-011		36011 Green St	New Baltimore	9/15/2020	\$115,000	Retail	4,440	1965	\$25.90
14-29-377-016		17623-17627 E Nine Mile Rd	Eastpointe	9/30/2020	\$80,000	Retail	3,072	1955	\$26.04
11-12-201-012		24531 Henry B Joy Blvd	Harrison Township	10/9/2020	\$100,000	Retail	3,736	1984	\$26.77
14-32-104-003		17330 E 9 Mile Rd	Eastpointe	3/24/2020	\$153,569	Retail	5,472	1948	\$28.06
14-09-330-036		29516-29526 Gratiot Ave	Roseville	2/20/2020	\$120,000	Retail	4,266	1945	\$28.13
03-02-179-040		80375 Main St	Memphis	12/11/2020	\$205,000	Retail	6,556	1946	\$31.27
14-31-229-004 ; -024		16914 E 9 Mile Rd	Eastpointe	9/9/2020	\$97,000	Retail	2,908	1945	\$33.36
14-29-355-035		17453 E Nine Mile Rd	Eastpointe	9/28/2020	\$75,000	Retail	2,190	1970	\$34.25
11-14-257-002		122 S Main St	Mount Clemens	4/9/2020	\$120,000	Retail	3,400	1950	\$35.29
14-30-478-039		16801 E Nine Mile Rd	Eastpointe	4/17/2020	\$165,000	Retail	4,600	1961	\$35.87
14-32-355-047		21055 Kelly Rd	Eastpointe	8/5/2020	\$85,000	Retail	2,320	1962	\$36.64
04-02-126-007		111 S Rawles St	Romeo	12/16/2020	\$105,000	Retail	2,784	1900	\$37.72
13-16-227-047		28855 Van Dyke Ave	Warren	2/3/2021	\$225,000	Retail	5,960	1949	\$37.75
14-15-129-031		29315 Harper Ave	Saint Clair Shores	12/29/2020	\$155,000	Retail	3,903	1957	\$39.71
13-15-105-004		8242-8276 E 12 Mile Rd	Warren	1/14/2021	\$320,000	Retail	7,050	1961	\$45.39
13-32-102-003		4436 E 9 Mile Rd	Warren	2/28/2020	\$190,000	Retail	3,957	1953	\$48.02
14-26-355-034		17423 E 9 Mile Rd	Eastpointe	12/22/2020	\$211,000	Retail	3,968	1965	\$53.18
14-30-402-019; -020		23419-23423 Gratiot Ave	Eastpointe	10/16/2020	\$135,000	Retail	2,400	1956	\$56.25
14-20-130-032		26601 Gratiot Ave	Roseville	11/20/2020	\$130,000	Retail	2,288	1960	\$56.82
14-20-304-016		25555 Gratiot Ave	Roseville	7/15/2020	\$120,000	Retail	2,057	1962	\$58.34
11-14-280-006		52 Crocker Blvd	Mount Clemens	12/18/2020	\$94,000	Retail	1,570	1989	\$59.87
12-16-332-044; -052		39504 Jefferson Ave	Harrison Township	2/24/2020	\$200,000	Retail	3,141	1958	\$63.67
10-04-206-046		44844-44900 Utica Rd	Utica	2/7/2020	\$650,000	Retail	9,875	2005	\$65.82
14-29-377-017		17631 E 9 Mile Rd	Eastpointe	11/16/2020	\$35,000	Retail	525	1955	\$66.67
11-23-154-013		1456-1480 S Gratiot Ave	Mount Clemens	11/16/2020	\$600,000	Retail	8,640	1972	\$69.44
12-21-152-015		38610 Jefferson Ave	Harrison Twp	10/19/2020	\$200,000	Retail	2,856	1990	\$70.03
14-20-352-071		25216 Gratiot	Roseville	6/23/2020	\$175,000	Retail	2,461	1960	\$71.11
13-01-228-011		15150 E 14 Mile Rd	Warren	8/7/2020	\$350,000	Retail	4,892	1968	\$71.55
13-33-427-038		21511 Van Dyke Ave	Warren	12/2/2020	\$148,000	Retail	2,055	1951	\$72.02
14-10-332-038		29901-29905 Harper Ave	Saint Clair Shores	11/4/2020	\$205,000	Retail	2,840	1968	\$72.18
01-35-381-005		114 W Saint Clair St	Romeo	9/15/2020	\$380,000	Retail	5,000	1935	\$76.00
11-34-376-005		33140-33150 S Gratiot Ave	Clinton Township	10/2/2020	\$390,000	Retail	5,130	1975	\$76.02
13-31-279-035		22021 Ryan Rd	Warren	1/29/2020	\$215,000	Retail	2,770	1976	\$77.62
07-29-351-013		47092 Ryan Rd	Utica	10/22/2020	\$200,000	Retail	2,562	1955	\$78.06
13-22-477-008		25141 Hoover Rd	Warren	7/1/2020	\$250,000	Retail	3,173	1985	\$78.79
13-31-101-022		22862 Dequindre Rd	Warren	5/21/2020	\$425,000	Retail	5,350	1966	\$79.44
13-29-376-033		4603 E 9 Mile Rd	Warren	9/9/2020	\$200,000	Retail	2,480	1964	\$80.65
10-36-476-010		15111 E 14 Mile Rd	Sterling Heights	7/28/2020	\$610,000	Retail	7,028	1950	\$86.80
14-17-231-023		28605 Gratiot Ave	Roseville	6/16/2020	\$400,000	Retail	4,236	1965	\$94.43
14-33-101-006		18700 E 9 Mile Rd	Eastpointe	11/24/2020	\$350,000	Retail	3,200	1985	\$109.38
11-31-478-024		33050 Utica Rd	Fraser	10/7/2020	\$560,000	Retail	4,287	2000	\$130.63
07-34-378-009		8701 Hall Rd	Utica	8/27/2020	\$558,455	Retail	4,000		\$139.61
10-18-100-053		2118 18 Mile Rd	Sterling Heights	1/29/2021	\$375,000	Retail	2,628	2020	\$142.69
14-04-401-018		31831 Gratiot Ave	Roseville	9/18/2020	\$825,000	Retail	5,164	1980	\$159.76
11-14-178-001		99 Church St	Mount Clemens	1/17/2020	\$193,500	Retail	1,050	1920	\$184.29

10-01-105-010	44350 Schoenherr Rd	Sterling Heights	2/28/2020	\$1,550,000	Retail	8,171	2005	\$189.70	
09-13-456-028	35819 Green St	New Baltimore	12/14/2020	\$375,000	Retail	1,893	1957	\$198.10	
14-34-136-018	23018 Greater Mack Ave	Saint Clair Shores	10/1/2020	\$575,000	Retail	2,896		\$198.55	
07-09-101-006	54870 Mound Rd	Utica	2/20/2020	\$355,000	Retail	1,785	1973	\$198.88	
14-31-205-032	16344 E 9 Mile Rd	Eastpointe	3/9/2020	\$1,583,000	Retail	7,252	2018	\$218.28	
14-31-309-001	21250 Gratiot Ave	Eastpointe	7/16/2020	\$180,000	Retail	776	1952	\$231.96	
14-17-231-025	28735 Gratiot Ave (Part of Portfolio)	Roseville	1/31/2020	\$1,200,000	Retail	5,130	2012	\$233.92	
11-04-200-029	20650 Hall Rd	Clinton Township	12/13/2020	\$1,035,000	Retail	3,739	1990	\$276.81	
14-04-251-006	32457-32463 Gratiot Ave	Roseville	4/16/2020	\$3,850,000	Retail	8,094	2015	\$475.66	
14-05-352-015	31401 Groesbeck Hwy	Fraser	11/24/2020	\$666,666	Retail	1,312	1971	\$508.13	
								Avg	\$209.86

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CTRPK	0.90	TRAILER PARKS	\$5,420	\$1,977,900				

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CWD40	0.68	WAREHOUSE DISTRIUBTION	\$66.00	\$66.00	\$66.00			

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
CWH10	0.72	CWH10 Commercial Warehouse	\$25.00	\$43.00	\$36.00	\$12.63	\$104.38	\$48.85
CWH30	0.72	CWH30 Commercial Warehouse	\$21.00	\$44.00	\$28.00	\$12.63	\$104.38	\$48.85
CWH40	0.72	CWH40 Commercial Warehouse	\$16.00	\$42.00	\$27.00	\$12.63	\$104.38	\$48.85

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
12-13-33-251-001	22506 Sherwood Ave	Warren	3/2/2020	\$101,500	Warehouse	1,960	1950	\$51.79
13-24-303-047	25506 Schoenherr Rd	Warren	9/27/2019	\$120,000	Warehouse	2,350	1949	\$51.06
12-13-31-153-035	21744 Dequindre Rd	Warren	12/10/2019	\$128,000	Warehouse	1,600	1960	\$80.00
12-13-32-483-014	20821 Mound Rd	Warren	9/20/2019	\$140,000	Warehouse	4,764	1950	\$29.39
12-13-20-351-014	25410 Ryan Rd	Warren	3/13/2020	\$170,000	Warehouse	6,650	1963	\$25.56
12-13-31-429-034	21167 Ryan Rd	Warren	7/24/2020	\$175,000	Warehouse	9,736	1950	\$17.97
12-13-28-455-019	6757 E 9 Mile Rd	Warren	4/22/2020	\$185,000	Warehouse	1,925	1952	\$96.10
12-13-35-328-042	21493 Groesbeck Hwy	Warren	10/19/2020	\$200,000	Warehouse	5,000	1940	\$40.00
12-13-30-301-029	23840 Dequindre Rd	Warren	4/3/2020	\$213,500	Warehouse	4,260	1966	\$50.12
12-13-20-351-014	25410 Ryan Rd	Warren	2/20/2020	\$215,000	Warehouse	6,650	1963	\$32.33
12-13-34-228-063	22705 Hoover Rd	Warren	5/3/2019	\$230,000	Warehouse	4,150	1950	\$55.42
13-27-478-023	11525 E Nine Mile Rd	Warren	3/22/2021	\$240,000	Warehouse	3,912	1959	\$61.35
13-32-480-035	5531 E Eight Mile Rd	Warren	8/17/2020	\$247,000	Warehouse	3,000	1974	\$82.33
12-13-25-352-035	23260 Roseberry Ave	Warren	8/19/2019	\$255,000	Warehouse	5,525	1986	\$46.15
13-34-201-029	11044 E Nine Mile Rd	Warren	2/17/2021	\$270,000	Warehouse	5,760	1990	\$46.88
12-13-31-429-034	21167 Ryan Rd	Warren	7/24/2020	\$275,000	Warehouse	9,736	1950	\$28.25
12-13-20-353-029	4145 E 10 Mile Rd	Warren	12/21/2020	\$285,000	Warehouse	5,460	1953	\$52.20
12-13-32-351-013	21054-21072 Ryan Rd	Warren	4/5/2019	\$288,000	Warehouse	11,468	1950	\$25.11
12-13-27-276-016	11385 Stephens Rd	Warren	1/11/2021	\$299,000	Warehouse	5,500	1963	\$54.36
12-13-28-455-025	6827 E 9 Mile Rd	Warren	1/24/2020	\$310,000	Warehouse	6,000	1952	\$51.67
12-13-26-102-014	24872 Gibson Dr	Warren	6/28/2019	\$310,000	Warehouse	7,164	1969	\$43.27

12-13-35-254-024	21750 Schmeman Ave	Warren	8/15/2019	\$317,000	Warehouse	7,872	1952	\$40.27
13-35-454-044	12813 E 8 Mile Rd	Warren	10/22/2019	\$325,000	Warehouse	12,500	1966	\$26.00
12-13-25-351-015	23051-23127 Roseberry Ave	Warren	5/16/2019	\$355,000	Warehouse	9,216	1967	\$38.52
12-13-35-101-016	22750 Hoover Rd	Warren	9/30/2019	\$375,000	Warehouse	24,260	1950	\$15.46
12-13-25-353-045	13845 E 9 Mile Rd	Warren	1/15/2021	\$380,000	Warehouse	5,376	1956	\$70.68
13-32-457-033	5129 E Eight Mile Rd	Warren	11/6/2020	\$387,000	Warehouse	7,200	1970	\$53.75
12-13-24-126-035	26713 Bunert Rd	Warren	11/23/2020	\$390,000	Warehouse	8,720	1977	\$44.72
12-13-30-227-026	24856 Romano St	Warren	6/11/2020	\$395,000	Warehouse	7,600	1979	\$51.97
12-13-31-152-022	21816 Dequindre Rd	Warren	11/27/2019	\$400,000	Warehouse	10,199	1964	\$39.22
12-13-33-202-025	22840-22842 Sherwood Ave	Warren	1/14/2020	\$420,000	Warehouse	9,880	1948	\$42.51
12-13-34-426-005	21221 Hoover Rd	Warren	6/23/2020	\$432,000	Warehouse	34,200		\$12.63
12-13-25-352-036	23300-23314 Roseberry Ave	Warren	10/31/2019	\$505,000	Warehouse	14,474	1988	\$34.89
12-13-25-176-029	14055 Stephens Rd	Warren	7/30/2020	\$515,000	Warehouse	10,514	1964	\$48.98
12-13-26-227-043	24607 Schoenherr Rd	Warren	12/18/2020	\$570,000	Warehouse	12,647	1981	\$45.07
12-13-19-301-038	1989 Tobsal Ct	Warren	3/26/2020	\$600,000	Warehouse	13,112	1996	\$45.76
13-26-227-020	24660 Schoenherr Rd	Warren	8/17/2020	\$625,000	Warehouse	28,839	1967	\$21.67
12-13-30-151-012	2145 Centerwood Dr	Warren	4/5/2019	\$690,000	Warehouse	17,800	1988	\$38.76
12-13-20-427-034	5860 Frazho Rd	Warren	4/12/2019	\$773,000	Warehouse	14,808	1977	\$52.20
12-13-04-329-007	6655-6699 Chicago Rd	Warren	11/23/2020	\$875,000	Warehouse	19,618	1968	\$44.60
12-13-30-151-020	2201 Centerwood Dr	Warren	10/30/2020	\$900,000	Warehouse	11,900	1990	\$75.63
12-13-31-429-045	21251 Ryan Rd (Part of Multi-Property S	Warren	4/26/2019	\$920,375	Warehouse	28,750	1970	\$32.01
12-13-08-151-002	30500 Ryan Rd (Part of Portfolio)	Warren	5/14/2019	\$990,080	Warehouse	21,573	1968	\$45.89
12-13-27-426-032	11450 Stephens Rd	Warren	8/5/2019	\$1,000,000	Warehouse	34,572	1947	\$28.93
12-13-17-229-004	5601 Enterprise Ct	Warren	12/10/2019	\$1,295,000	Warehouse	19,904	1991	\$65.06
12-13-04-401-005	6877 Miller Dr	Warren	12/22/2020	\$1,300,000	Warehouse	12,455	1985	\$104.38
12-13-19-353-013	2001-2015 E 10 Mile Rd	Warren	6/17/2020	\$1,300,000	Warehouse	27,432	1994	\$47.39
13-35-201-011	12816-12832 E Nine Mile Rd	Warren	9/8/2020	\$1,500,000	Warehouse	15,297	1998	\$98.06
12-13-24-227-024	26692 Groesbeck Hwy	Warren	2/4/2021	\$1,800,000	Warehouse	32,016	1979	\$56.22
12-13-04-201-026	6990 Murthum Ave	Warren	11/19/2019	\$1,950,000	Warehouse	28,110	2003	\$69.37
12-13-26-401-007	12700 Stephens Rd	Warren	5/31/2019	\$4,400,000	Warehouse	80,000	1987	\$55.00
12-13-17-476-004	27027 Mound Rd	Warren	2/11/2020	\$22,750,000	Warehouse	311,123	1960	\$73.12
							Avg	\$48.85

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study</i>	
								<i>Average</i>	<i>Average</i>
CWM10	0.88	CWM10 MINI WRHS	\$33.00	\$37.00	\$35.00	\$16.29	\$95.54	\$54.09	
CWM20	0.9	CWM20 MINI WRHS	\$31.00	\$31.00	\$31.00	\$16.29	\$95.54	\$54.09	
CWM30	0.96	CWM30 MINI WRHS	\$21.00	\$33.00	\$30.00	\$16.29	\$95.54	\$54.09	
CWM40	0.96	CWM40 MINI WRHS	\$32.00	\$34.00	\$33.00	\$16.29	\$95.54	\$54.09	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
16-11-33-101-007		34464 KELLY	CLINTON TWP	12/30/2014	\$290,000	MINI WAREHOUSE	17,802	1988	\$16.29
10-09-200-011		42557 VAN DYKE	STERLING HGTS	5/21/2015	\$3,857,000	MINI WAREHOUSE	61,533	1977	\$62.68
10-28-100-045		6550 METROPOLITAN PKWY	STERLING HGTS	3/22/2016	\$6,636,106	MINI WAREHOUSE	69,458	1987	\$95.54
02-14-31-307-008		21500 Gratiot Ave	EASTPOINTE	10/12/2017	\$2,500,000	MINI WAREHOUSE	92,610	2005	\$26.99
13-36-479-023		14859 8 MILE	EASTPOINTE	3/22/2016	\$13,212,847	MINI WAREHOUSE	156,352	2005	\$84.51
12-13-16-151-009		28000 MOUND	WARREN	9/16/2016	\$1,202,050	MINI WAREHSE	31,215	1996	\$38.51
								Avg	\$54.09

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>	
CWS10	-1.82%	CWS10 WAREHOUSE STORES	\$41.00	\$41.00	\$41.00	\$32.73	\$134.30	\$53.84	
CWS21	0.745	CWS21 WAREHOUSE STORES	\$37.00	\$75.00	\$63.00	\$32.73	\$134.30	\$53.84	
CWS30	0.9	CWS30 WAREHOUSE STORES	\$33.00	\$33.00	\$33.00	\$32.73	\$134.30	\$53.84	
CWS40	0.9	CWS40 WAREHOUSE STORES	\$23.00	\$54.00	\$38.00	\$32.73	\$134.30	\$53.84	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
10-29-427-001		35985 Mound Rd	STERLING HEIGHTS	1/25/2017	\$320,000	WAREHOUSE STORAGE	4,410	1988	\$72.56
12-13-34-101-008		8056 NINE MILE	WARREN	5/25/2017	\$40,000	COM WHAREHSE	1,200	1950	\$33.33
12-13-05-476-003		31239 MOUND	WARREN	7/18/2017	\$1,600,000	RETAIL/WAREHSE	36,271	1956	\$44.11
12-13-13-477-008		27040 Gloede Dr	WARREN	8/4/2017	\$255,000	COMM WAREHOUSE	7,895	1969	\$32.30
03-14-05-303-001		31565 Utica Rd	FRASER	9/8/2017	\$80,000	ENTIAL W/COMM WAREH	1,560		\$51.28
02-14-30-478-040		16809 E 9 Mile Rd	EASTPOINTE	9/21/2017	\$140,000	WAREHOUSE STORAGE	4,278	1965	\$32.73
16-11-35-127-015		34691-34697 Nova Dr	CLINTON TWP	11/15/2017	\$280,000	WAREHOUSE	5,600	2009	\$50.00
12-13-35-177-002		21740 GROESBECK	WARREN	1/3/2018	\$487,500	COM WHAREHSE	3,630	1955	\$134.30
12-13-20-352-035		25210 RYAN	WARREN	2/28/2018	\$250,000	COM WHAREHSE	7,361	1952	\$33.96
								Avg	\$53.84

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>	
CYD20	0.95	CYD20 YARDS-Storage, Const.	\$18.00	\$18.00	\$18.00	\$30.77	\$191.90	\$74.78	
CYD30	0.65	CYD30 YARDS-Storage, Const.	\$16.00	\$107.00	\$46.00	\$30.77	\$191.90	\$74.78	
CYD40	0.66	CYD40 YARDS-Storage, Const.	\$13.00	\$292.00	\$52.00	\$30.77	\$191.90	\$74.78	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
12-13-30-201-012		3200 TEN MILE	WARREN	6/14/2016	\$350,000	STORAGE YARD	4,000	1972	\$87.50
12-13-27-226-012		11350 TEN MILE	WARREN	1/18/2017	\$89,000	YARD STORAGE	1,350	2007	\$65.93
12-13-25-127-004		24900 GROESBECK	WARREN	12/13/2017	\$750,000	YARD STORAGE	6,020	1965	\$124.58
09-14-28-379-015		19717 E 9 Mile Rd	SAINT CLAIR SHORES	12/28/2017	\$265,000	STORE WAREHOUSE	8,613	1965	\$30.77
11-01-201-026		44777 GRATIOT	CLINTON TWP	8/29/2018	\$1,085,000	YARD STORAGE	7,928	1970	\$136.86
14-28-277-046		20505 Stephens St	SAINT CLAIR SHORES	11/29/18	\$237,000	INDUSTRIAL YARD	1,235	1954	\$191.90
12-07-152-002		25600 Joy Rd	HARRISON TOWNSHIP	04/18/19	\$400,000	industrial/office	2,340	1964	\$170.94
								Avg	\$74.78

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
GMC09		GMC09 IFT						
HEALTH		Exempt Hospitals / Healthcare						
ICH41	1	ICH41 CHRYSLER						
ICH42	0.45	ICH42 CHRYSLER						

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>	
IEN10	0.85	IEN10 ENG	\$57.00	\$68.00	\$64.00	\$28.83	\$69.78	\$49.05	
IEN20	0.85	IEN20 ENG	\$45.00	\$63.00	\$54.00	\$28.83	\$69.78	\$49.05	
IEN23	0.85	IEN23 ENG	\$44.00	\$53.00	\$48.00	\$28.83	\$69.78	\$49.05	
IEN25	0.85	IEN25 ENG	\$39.00	\$64.00	\$48.00	\$28.83	\$69.78	\$49.05	
IEN30	0.815	IEN30 ENG	\$46.00	\$46.00	\$46.00	\$28.83	\$69.78	\$49.05	
IEN50	0.815	IEN50 ENG	\$47.00	\$60.00	\$54.00	\$28.83	\$69.78	\$49.05	
IEN51	0.83	IEN51 ENG	\$55.00	\$55.00	\$55.00	\$28.83	\$69.78	\$49.05	
<i>PARCEL</i>		<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
16-11-36-108-011		24226 Sorrentino Ct	Clinton Township	7/15/2020	\$520,000	Flex	7,452	1985	\$69.78
14-32-129-005		17744 E 9 Mile Rd	Eastpointe	10/6/2020	\$60,000	Flex	1,440	1960	\$41.67
11-15-229-048		300-310 Church St	Mount Clemens	9/8/2020	\$345,000	Flex	5,200	1995	\$66.35
11-14-402-009		179 S Main St	Mount Clemens	1/30/2020	\$375,000	Flex	10,878	1942	\$34.47
10-08-426-010		41150 Technology Park Dr	Sterling Heights	8/31/2020	\$1,700,000	Flex	25,165	1988	\$67.55
13-26-203-003; -004; -005		24900 Forterra Dr (Part of Multi-Propert	Warren	12/10/2020	\$2,546,058	Flex	66,070	1988	\$38.54
13-24-452-026		25250 Easy St (25760 Groesbeck)	Warren	9/20/2019	\$5,650,000	Flex	124,937	1955	\$45.22
13-19-101-014; -015		2144 E 11 Mile Rd (Part of Multi-Propert	Warren	1/31/2020	\$490,119	Flex	17,000	1985	\$28.83
								Avg	\$49.05

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
IFT03	1	IFT PROPERTIES	\$3.89	\$114.03	\$66.12			
IFTCP	1	IFT COMM PROP	\$14.23	\$99.59	\$56.91			
IGAR	1.11	IND GAR	\$120.98	\$120.98	\$120.98			
IGM12	0.880	IGM12 Sec.9	\$53.00	\$79.00	\$66.00			
IGM21	0.880	IGM21 Sec.16	\$26.00	\$48.00	\$37.00			
IGM31	0.480	IGM31 Sec.28	\$10.00	\$10.00	\$10.00			

ECF	Current ECF	Occupancy	Low End 2022	High End 2022	2022 Assessed	Low End 2 Year	High End 2 Year	County
			Assessed	Assessed	Average	Sale Study	Sale Study	2 Year Sale Study
IMF10	1.190	IMF10 MANF	\$30.00	\$76.00	\$52.00	\$17.08	\$158.70	\$61.74
IMF20	1.171	IMF20 MANF	\$25.00	\$144.00	\$61.00	\$17.08	\$158.70	\$61.74
IMF22	0.810	IMF22 MANF	\$46.00	\$87.00	\$64.00	\$17.08	\$158.70	\$61.74
IMF23	1.250	IMF23 MANF	\$46.00	\$55.00	\$50.00	\$17.08	\$158.70	\$61.74
IMF24	1.110	IMF24 MANF	\$50.00	\$68.00	\$56.00	\$17.08	\$158.70	\$61.74
IMF27	0.520	IMF27 MANF TANK PLANT	\$26.00	\$26.00	\$26.00	\$17.08	\$158.70	\$61.74
IMF30	1.146	IMF30 MANF	\$19.00	\$115.00	\$41.00	\$17.08	\$158.70	\$61.74
IMF32	1.080	IMF32 MANF	\$44.00	\$57.00	\$51.00	\$17.08	\$158.70	\$61.74
IMF40	0.920	IMF40 MANF	\$9.00	\$88.00	\$30.00	\$17.08	\$158.70	\$61.74
IMF44	0.770	IMF44 MANF	\$22.00	\$39.00	\$27.00	\$17.08	\$158.70	\$61.74
IMF50	1.131	IMF50 MANF	\$26.00	\$121.00	\$44.00	\$17.08	\$158.70	\$61.74
IMF51	1.090	IMF51 MANF	\$38.00	\$56.00	\$50.00	\$17.08	\$158.70	\$61.74
IMF52	1.060	IMF52 MANF	\$37.00	\$45.00	\$41.00	\$17.08	\$158.70	\$61.74
IMF53	1.025	IMF53 MANF	\$47.00	\$59.00	\$53.00	\$17.08	\$158.70	\$61.74
IMF60	0.830	IMF60 MANF	\$11.00	\$54.00	\$45.00	\$17.08	\$158.70	\$61.74

PARCEL	ADDRESS	CITY	SALE DATE	SALE \$	TYPE	SQFT	YR BLT	PRICE/SQFT
13-28-455-019; -024	6757 E 9 Mile Rd	Warren	4/22/2020	\$185,000	Industrial	1,750	1952	\$105.71
13-33-251-001	22506 Sherwood Ave	Warren	3/2/2020	\$101,500	Industrial	1,960	1950	\$51.79
14-28-451-007	19945 E 9 Mile Rd	SAINT CLAIR SHORES	06/14/19	\$170,000	Industrial	2,095	1955	\$81.15
07-21-476-005	7525 22 Mile Rd	Shelby Township	11/2/2020	\$405,000	Industrial	2,552	1970	\$158.70
13-32-480-035; -034; -033;-032;-015	5531 E Eight Mile Rd	Warren	8/17/2020	\$247,000	Industrial	2,584	1974	\$95.59
13-19-479-011; - 005; -006	3855 E 10 Mile Rd	Warren	1/28/2021	\$425,000	Industrial	2,860	1954	\$148.60
13-21-327-012	25440 Sherwood Ave	Center Line	10/27/2020	\$375,000	Industrial	3,000	1960	\$125.00
10-04-426-001	43777 Utica Rd	STERLING HEIGHTS	07/19/19	\$345,000	Industrial	3,056	1980	\$112.89
13-29-153-001	24180 Ryan Rd	Warren	1/9/2020	\$250,000	Industrial	3,560	1951	\$70.22
10-04-205-004	6955 Greeley St	Utica	8/17/2020	\$295,000	Industrial	3,720	1941	\$79.30
12-07-352-006	41997 Irwin Dr	HARRISON TOWNSHIP	02/28/19	\$245,000	Industrial	3,920	1970	\$62.50
07-33-377-016	6805 Auburn Rd	Utica	1/26/2021	\$400,000	Industrial	4,140	1964	\$96.62
13-25-303-034	23650 Roseberry Ave	Warren	7/24/2020	\$280,000	Industrial	4,500	1975	\$62.22
13-34-206-025 & -019	11270 E Nine Mile Rd	WARREN	07/26/19	\$230,000	Industrial	4,800	1979	\$47.92
14-07-429-016	29680 Parkway	Roseville	10/8/2020	\$400,000	Industrial	5,000	1968	\$80.00
14-05-153-007	32230 Garfield Rd	Fraser	3/13/2020	\$465,000	Industrial	5,223	1950	\$89.03
13-20-353-029	4145 E 10 Mile Rd	Warren	12/21/2020	\$285,000	Industrial	5,460	1953	\$52.20
13-34-206-001	11206 E 9 Mile Rd	Warren	12/7/2020	\$270,000	Industrial	5,600	1951	\$48.21
13-32-301-016	21350 Ryan Rd	Warren	11/10/2020	\$300,000	Industrial	5,600	1960	\$53.57
13-28-455-025	6827 E 9 Mile Rd	Warren	1/24/2020	\$310,000	Industrial	6,000	1952	\$51.67
13-32-457-033	5129 E Eight Mile Rd	Warren	11/6/2020	\$380,000	Industrial	6,260	1970	\$60.70
14-09-277-042	30201 Little Mack Ave (Part of Multi-Pro	Roseville	12/9/2020	\$454,000	Industrial	6,355	1966	\$71.44
13-21-202-010	26674 Liberal St	Center Line	9/11/2020	\$650,000	Industrial	7,000	1969	\$92.86
11-33-301-045	33500 Kelly Rd (Part of Portfolio *)	Clinton Township	4/16/2020	\$273,429	Industrial	7,200	1979	\$37.98
13-30-227-026	24856 Romano St	Warren	6/11/2020	\$395,000	Industrial	7,600	1979	\$51.97
13-24-354-002	14009 Achyl Ave	Warren	2/13/2020	\$1,200,000	Industrial	8,000	1963	\$150.00
09-15-400-043	32525 23 Mile Rd	Chesterfield	5/18/2020	\$600,000	Industrial	8,100	1979	\$74.07
07-13-376-032	51667 Oro Dr	Shelby Township	3/9/2020	\$560,000	Industrial	8,310	2000	\$67.39
13-35-328-042	21493 Groesbeck Hwy	Warren	10/19/2020	\$320,000	Industrial	8,625	1940	\$37.10
12-07-352-007	41929-41949 Irwin Dr	Harrison Township	4/16/2020	\$324,977	Industrial	8,736	1963	\$37.20
13-24-377-003	14033-14055 Achyl Ave	Warren	8/5/2020	\$1,250,000	Industrial	9,000	1986	\$138.89
11-26-379-005	35360 Forton Ct	Clinton Township	7/29/2020	\$532,000	Industrial	9,011	1996	\$59.04
06-05-200-009	29600 32 Mile Rd	Lenox Township	1/22/2020	\$207,500	Industrial	9,202	1948	\$22.55
14-06-477-003	31313 Kendall Ave	Fraser	1/20/2021	\$480,000	Industrial	9,573	1986	\$50.14
11-32-127-013	17420 15 Mile Rd	Fraser	11/6/2020	\$500,000	Industrial	9,728	1986	\$51.40

13-26-377-006	23230 Amber Ave	Warren	1/21/2020	\$1,100,000	Industrial	9,852	1969	\$111.65
13-33-202-025	22840-22842 Sherwood Ave	Warren	1/14/2020	\$420,000	Industrial	9,880	1948	\$42.51
12-18-151-015	40500 Production Dr	Harrison Township	9/2/2020	\$288,040	Industrial	10,000	1976	\$28.80
14-07-427-007	16672 Common Rd	Roseville	7/31/2020	\$455,000	Industrial	10,425	1962	\$43.65
11-35-356-002	33646-33652 Lipke St	Clinton Township	2/5/2020	\$782,500	Industrial	10,450	1990	\$74.88
10-17-276-026	5495 Gatewood Dr	Sterling Heights	12/30/2020	\$650,000	Industrial	10,500	1981	\$61.90
13-29-427-033	23515 Pinewood St	Warren	6/25/2020	\$300,000	Industrial	10,510	1956	\$28.54
13-25-176-029	14055 Stephens Rd	Warren	7/30/2020	\$515,000	Industrial	10,514	1964	\$48.98
13-31-429-034 ; -035	21167 Ryan Rd	Warren	7/24/2020	\$275,000	Industrial	10,682	1950	\$25.74
12-18-102-042	40900 Production Dr	Harrison Township	1/1/2020	\$432,000	Industrial	10,800	1967	\$40.00
13-22-381-013	8833 E 10 Mile Rd	Center Line	9/2/2020	\$210,000	Industrial	11,031	1950	\$19.04
11-28-352-002	36401 Groesbeck Hwy	Clinton Township	10/30/2020	\$500,000	Industrial	11,196	1967	\$44.66
09-13-326-048	51512 Industrial Dr	New Baltimore	8/3/2020	\$631,000	Industrial	11,375	1997	\$55.47
07-24-126-028	50400 Rizzo Dr	Shelby Township	3/13/2020	\$900,000	Industrial	11,700	1998	\$76.92
13-30-151-020	2201 Centerwood Dr	Warren	10/30/2020	\$900,000	Industrial	11,900	1990	\$75.63
11-10-453-069	335 Hubbard St	Mount Clemens	12/11/2020	\$675,000	Industrial	11,936	1964	\$56.55
14-07-301-017	15220 Common Rd	Roseville	1/16/2020	\$425,000	Industrial	12,150	1977	\$34.98
11-13-351-065	18810 Kelly Ct (Part of Portfolio)	Clinton Township	4/13/2020	\$373,495	Industrial	12,230	1998	\$30.54
13-04-401-005	6877 Miller Dr	Warren	12/22/2020	\$1,300,000	Industrial	12,230	1985	\$106.30
13-26-227-043	24607 Schoenherr Rd	Warren	12/18/2020	\$570,000	Industrial	12,647	1981	\$45.07
07-24-126-015	50711-50731 Wing Dr	Shelby Township	2/24/2020	\$1,060,000	Industrial	13,020	1985	\$81.41
13-19-301-038	1989 Tobsal Ct	Warren	3/26/2020	\$600,000	Industrial	13,112	1996	\$45.76
13-26-377-012	23325 Blackstone Ave	Warren	8/5/2020	\$650,000	Industrial	13,120	1965	\$49.54
13-35-102-031	22727 Nagel St	Warren	10/8/2020	\$1,300,000	Industrial	13,140	1961	\$98.93
11-33-102-009	34865 Groesbeck Hwy	Clinton Township	9/22/2020	\$600,000	Industrial	13,200	1967	\$45.45
11-01-100-040	44950-44990 Vic Wertz Dr (Part of Multi	Clinton Township	4/13/2020	\$760,950	Industrial	13,350	1992	\$57.00
11-02-253-003	22814 Macomb Industrial Dr	Clinton Township	9/25/2020	\$795,000	Industrial	13,360	1988	\$59.51
11-13-201-011	239 N River Rd	Mount Clemens	5/5/2020	\$796,825	Industrial	13,377	2000	\$59.57
11-33-351-064	18780 Kelly Ct (Part of Portfolio)	Clinton Township	4/13/2020	\$404,470	Industrial	13,446	1998	\$30.08
13-28-251-017	23896 Sherwood Ave	Center Line	7/1/2020	\$338,247	Industrial	14,338	1979	\$23.59
06-11-200-018	66375 S Forest Ave	New Haven	9/9/2020	\$625,000	Industrial	14,400	1985	\$43.40
11-01-100-042	44830-44870 Vic Wertz Dr	Clinton Township	4/13/2020	\$1,706,550	Industrial	14,850	1992	\$114.92
11-28-451-017	35468 Groesbeck Hwy	Clinton Township	6/18/2020	\$675,000	Industrial	15,000	1987	\$45.00
11-02-253-009	44371 Macomb Industrial Dr	Clinton Township	4/29/2020	\$835,000	Industrial	15,006	1995	\$55.64
11-02-253-009	44371 Macomb Industrial Dr	Clinton Township	6/30/2020	\$910,000	Industrial	15,006	1995	\$60.64
13-35-201-011	12816-12832 E Nine Mile Rd	Warren	9/8/2020	\$1,490,000	Industrial	15,297	1998	\$97.40
14-28-452-023	23010 Industrial Dr E	Saint Clair Shores	10/27/2020	\$825,000	Industrial	15,878	1966	\$51.96
07-23-102-021	12000 23 Mile Rd	Shelby Township	2/10/2020	\$1,900,000	Industrial	16,516	1990	\$115.04
01-36-426-001	180 Shafer Rd	Romeo	5/29/2020	\$1,100,000	Industrial	16,750	1998	\$65.67
14-07-301-032	15244 Common Rd	Roseville	9/23/2020	\$650,000	Industrial	16,956	1977	\$38.33
07-23-102-024	50650 Corporate Dr	Shelby Township	7/2/2020	\$1,600,000	Industrial	18,000	1993	\$88.89
13-26-402-027	23605 Regency Park Dr	Warren	12/2/2020	\$1,825,000	Industrial	18,720	1998	\$97.49
13-04-329-007	6655-6699 Chicago Rd	Warren	11/23/2020	\$875,000	Industrial	18,817	1968	\$46.50
13-27-276-028	24075 Hoover Rd	Warren	2/28/2020	\$620,000	Industrial	18,974	1950	\$32.68
11-03-201-012	21481 Carlo Dr	Clinton Township	8/28/2020	\$1,240,000	Industrial	19,701	1990	\$62.94
10-21-326-032	37950 Commerce Dr	Sterling Heights	12/23/2020	\$1,550,000	Industrial	21,358	1979	\$72.57
13-13-428-008	27955 College Park Dr	Warren	7/28/2020	\$1,200,000	Industrial	21,366	1986	\$56.16
13-08-151-002	30500 Ryan Rd (Part of Portfolio)	WARREN	05/14/19	\$990,080	Industrial	21,820	1968	\$45.37
13-35-153-003	22550 Nagel St	Warren	1/2/2020	\$1,100,000	Industrial	22,076	1973	\$49.83
13-26-251-027	24102 Wahl St	Warren	3/17/2020	\$1,700,000	Industrial	23,138	1971	\$73.47
13-34-227-049	22827-22845 Hoover Rd	Warren	3/20/2020	\$415,000	Industrial	24,302	1945	\$17.08
14-07-376-001	29440 Calahan Rd	ROSEVILLE	05/31/19	\$1,250,000	Industrial	24,720	1968	\$50.57
10-17-277-014	5580 Gatewood Dr	Sterling Heights	1/16/2020	\$1,250,000	Industrial	24,800	1981	\$50.40
07-24-427-013	49706-49752 Oakland Dr	Shelby Township	3/2/2020	\$2,165,000	Industrial	26,078	2001	\$83.02
14-18-302-004	27935 Groesbeck Hwy	Roseville	10/28/2020	\$1,000,000	Industrial	26,100	1960	\$38.31
13-24-452-021	25040 Easy St (Part of Portfolio)	WARREN	05/14/19	\$1,384,920	Industrial	26,400	1957	\$52.46

11-02-201-015	44605 Macomb Industrial Dr	Clinton Township	1/21/2021	\$1,600,000	Industrial	26,518	1994	\$60.34
07-14-444-006	51879 Schoenherr Rd	Shelby Township	10/7/2020	\$550,000	Industrial	27,242	2001	\$20.19
08-36-226-003	24546 21 Mile Rd	Macomb Township	7/23/2020	\$1,820,000	Industrial	27,995	1980	\$65.01
13-25-101-005	24660 Schoenherr Rd	Warren	8/17/2020	\$625,000	Industrial	28,750	1967	\$21.74
13-31-429-045 -044 & 428-039	21251 Ryan Rd (Part of Multi-Property S	WARREN	04/09/19	\$947,000	Industrial	28,750	1970	\$32.94
12-18-102-043	40801-40875 Irwin Dr	Harrison Township	4/27/2020	\$832,924	Industrial	29,000	1985	\$28.72
11-01-100-042; -041	44830-44870 Vic Wertz Dr (Part of Multi	Clinton Township	4/13/2020	\$1,706,550	Industrial	29,700	1992	\$57.46
11-32-452-004	18100 Cross Lane	FRASER	01/29/19	\$2,250,000	Industrial	31,939	1987	\$70.45
11-13-277-024	40800 Executive Dr	HARRISON TOWNSHIP	07/04/19	\$2,000,000	Industrial	33,600	1960	\$59.52
14-07-226-019	16660 E 13 Mile Rd	Roseville	4/6/2020	\$1,625,000	Industrial	33,700	1979	\$48.22
10-33-152-007	6300 N Sterling Dr	Sterling Heights	8/11/2020	\$1,950,000	Industrial	36,779	1986	\$53.02
11-01-126-007, -152-016;-152-017	44621 Morley Dr (Part of Multi-Property	Clinton Township	4/13/2020	\$2,415,000	Industrial	39,868	2000	\$60.57
11-35-351-033	33460 Lipke St	CLINTON TWP	04/09/19	\$2,050,000	Industrial	39,879	1990	\$51.41
11-01-100-038	44500 Reynolds Dr	CLINTON TWP	05/22/19	\$2,400,000	Industrial	41,036	1990	\$58.49
13-27-276-032	11551 Stephens Rd	Warren	7/1/2020	\$2,450,000	Industrial	41,740	1964	\$58.70
13-26-227-038	24600 Industrial Hwy (Part of Portfolio)	WARREN	07/31/18	\$2,600,000	Industrial	43,356	1986	\$59.97
17-11-13-277-024	40800 Executive Dr	HARRISON TOWNSHIP	07/04/19	\$2,000,000	Industrial	45,000	1960	\$44.44
14-28-278-065	20643 Stephens St	Saint Clair Shores	3/20/2020	\$1,790,000	Industrial	50,535	1946	\$35.42
14-20-353-013	17157 E Ten Mile Rd	Eastpointe	12/9/2020	\$2,750,000	Industrial	50,866	1950	\$54.06
13-25-127-008	24660-24874 Groesbeck Hwy	Warren	2/25/2020	\$3,000,000	Industrial	52,374	1987	\$57.28
11-02-201-007	44785 Macomb Industrial Dr	Clinton Township	2/11/2020	\$3,131,000	Industrial	52,897	1990	\$59.19
13-25-127-007	14116 E 10 Mile Rd (Part of Multi-Propert	Warren	4/16/2020	\$1,785,000	Industrial	54,300	1968	\$32.87
07-24-125-009	13771 Cavaliere Dr	Shelby Township	1/31/2020	\$3,961,495	Industrial	58,366	2018	\$67.87
13-26-203-003; -004; -005	24500 Forterra Dr (Part of Multi-Propert	Warren	12/10/2020	\$2,546,058	Industrial	66,070	1986	\$38.54
11-01-100-053	23770 Hall Rd	CLINTON TOWNSHIP	10/12/18	\$5,650,000	Industrial	69,737	1989	\$81.02
							Avg	\$61.74

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
IMFCD	1.100	IMFCD CONDOS	\$74.00	\$74.00	\$74.00			

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
IMFL1	0.960	IMFL1 Large Ind.	\$28.00	\$32.00	\$30.00	\$19.41	\$141.30	\$59.78
IMFL2	0.940	IMFL2 Large Ind.	\$29.00	\$64.00	\$38.00	\$19.41	\$141.30	\$59.78
IMFL3	0.780	IMFL3 Large Ind.	\$18.00	\$31.00	\$24.00	\$19.41	\$141.30	\$59.78

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
13-26-401-007	12700 Stephens Rd	WARREN	05/30/19	\$4,400,000	Industrial	82,304	1987	\$53.46
13-28-101-043	24680 Mound Rd (Part of Multi-Property	WARREN	02/26/19	\$5,550,000	Industrial	88,122	1952	\$62.98
13-25-153-038	24358 Groesbeck Hwy (Part of Multi-Pro	WARREN	05/17/19	\$1,850,000	Industrial	95,333	1947	\$19.41
13-26-202-007; -008; -009; -010	24435-24485 Forterra Dr (Part of Multi-F	Warren	12/10/2020	\$3,703,942	Industrial	96,122	1987	\$38.53
13-35-201-001	12850 E 9 Mile Rd	Warren	1/8/2021	\$3,500,000	Industrial	122,548	1948	\$28.56
16-11-02-200-009 & -066	44831 N Groesbeck Hwy	CLINTON TWP	6/14/2017	\$6,500,000	Industrial	123,184	1990	\$52.77
10-09-202-005	7000 Nineteen Mile Rd	Sterling Heights	1/30/2020	\$6,350,000	Industrial	125,122	1983	\$50.75
10-28-201-004	7566 Metropolitan Pkwy	STERLING HGTS	3/29/2018	\$18,200,000	Industrial	128,800	2018	\$141.30
13-17-476-004	27027 Mound Rd	Warren	2/6/2020	\$22,750,000	Industrial	272,046	1960	\$83.63
03-11-32-452-005	17801 E 14 Mile Rd	FRASER	12/12/2017	\$20,000,000	Industrial	301,282	1957	\$66.38
Avg								\$59.78

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
IUI10	2.58	IUI10 UTILITY IMPROVED	\$81.00	\$577.00	\$346.00			

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2022 Assessed</i>	<i>High End 2022 Assessed</i>	<i>2022 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
IWH10	1.000	WRHS	\$28.00	\$128.00	\$67.00	\$19.97	\$104.38	\$48.85
IWH20	1.000	WRHS	\$31.00	\$75.00	\$45.00	\$19.97	\$104.38	\$48.85
IWH23	0.990	WRHS	\$47.00	\$47.00	\$47.00	\$19.97	\$104.38	\$48.85
IWH24	1.000	WRHS	\$42.00	\$60.00	\$51.00	\$19.97	\$104.38	\$48.85
IWH30	0.960	WRHS	\$24.00	\$59.00	\$42.00	\$19.97	\$104.38	\$48.85
IWH50	1.000	WRHS	\$23.00	\$81.00	\$42.00	\$19.97	\$104.38	\$48.85
IWH60	0.980	WRHS	\$23.00	\$71.00	\$37.00	\$19.97	\$104.38	\$48.85

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>
12-13-33-251-001	22506 Sherwood Ave	Warren	3/2/2020	\$101,500	Warehouse	1,960	1950	\$51.79
13-24-303-047	25506 Schoenherr Rd	Warren	9/27/2019	\$120,000	Warehouse	2,350	1949	\$51.06
12-13-31-153-035	21744 Dequindre Rd	Warren	12/10/2019	\$128,000	Warehouse	1,600	1960	\$80.00
12-13-32-483-014	20821 Mound Rd	Warren	9/20/2019	\$140,000	Warehouse	4,764	1950	\$29.39
12-13-20-351-014	25410 Ryan Rd	Warren	3/13/2020	\$170,000	Warehouse	6,650	1963	\$25.56
12-13-31-429-034	21167 Ryan Rd	Warren	7/24/2020	\$175,000	Warehouse	9,736	1950	\$17.97
12-13-28-455-019	6757 E 9 Mile Rd	Warren	4/22/2020	\$185,000	Warehouse	1,925	1952	\$96.10
12-13-35-328-042	21493 Groesbeck Hwy	Warren	10/19/2020	\$200,000	Warehouse	5,000	1940	\$40.00
12-13-30-301-029	23840 Dequindre Rd	Warren	4/3/2020	\$213,500	Warehouse	4,260	1966	\$50.12
12-13-20-351-014	25410 Ryan Rd	Warren	2/20/2020	\$215,000	Warehouse	6,650	1963	\$32.33
12-13-34-228-063	22705 Hoover Rd	Warren	5/3/2019	\$230,000	Warehouse	4,150	1950	\$55.42

13-27-478-023	11525 E Nine Mile Rd	Warren	3/22/2021	\$240,000	Warehouse	3,912	1959	\$61.35
13-32-480-035	5531 E Eight Mile Rd	Warren	8/17/2020	\$247,000	Warehouse	3,000	1974	\$82.33
12-13-25-352-035	23260 Roseberry Ave	Warren	8/19/2019	\$255,000	Warehouse	5,525	1986	\$46.15
13-34-201-029	11044 E Nine Mile Rd	Warren	2/17/2021	\$270,000	Warehouse	5,760	1990	\$46.88
12-13-31-429-034	21167 Ryan Rd	Warren	7/24/2020	\$275,000	Warehouse	9,736	1950	\$28.25
12-13-20-353-029	4145 E 10 Mile Rd	Warren	12/21/2020	\$285,000	Warehouse	5,460	1953	\$52.20
12-13-32-351-013	21054-21072 Ryan Rd	Warren	4/5/2019	\$288,000	Warehouse	11,468	1950	\$25.11
12-13-27-276-016	11385 Stephens Rd	Warren	1/11/2021	\$299,000	Warehouse	5,500	1963	\$54.36
12-13-28-455-025	6827 E 9 Mile Rd	Warren	1/24/2020	\$310,000	Warehouse	6,000	1952	\$51.67
12-13-26-102-014	24872 Gibson Dr	Warren	6/28/2019	\$310,000	Warehouse	7,164	1969	\$43.27
12-13-35-254-024	21750 Schmeman Ave	Warren	8/15/2019	\$317,000	Warehouse	7,872	1952	\$40.27
13-35-454-044	12813 E 8 Mile Rd	Warren	10/22/2019	\$325,000	Warehouse	12,500	1966	\$26.00
12-13-25-351-015	23051-23127 Roseberry Ave	Warren	5/16/2019	\$355,000	Warehouse	9,216	1967	\$38.52
12-13-35-101-016	22750 Hoover Rd	Warren	9/30/2019	\$375,000	Warehouse	24,260	1950	\$15.46
12-13-25-353-045	13845 E 9 Mile Rd	Warren	1/15/2021	\$380,000	Warehouse	5,376	1956	\$70.68
13-32-457-033	5129 E Eight Mile Rd	Warren	11/6/2020	\$387,000	Warehouse	7,200	1970	\$53.75
12-13-24-126-035	26713 Bunert Rd	Warren	11/23/2020	\$390,000	Warehouse	8,720	1977	\$44.72
12-13-30-227-026	24856 Romano St	Warren	6/11/2020	\$395,000	Warehouse	7,600	1979	\$51.97
12-13-31-152-022	21816 Dequindre Rd	Warren	11/27/2019	\$400,000	Warehouse	10,199	1964	\$39.22
12-13-33-202-025	22840-22842 Sherwood Ave	Warren	1/14/2020	\$420,000	Warehouse	9,880	1948	\$42.51
12-13-34-426-005	21221 Hoover Rd	Warren	6/23/2020	\$432,000	Warehouse	34,200		\$12.63
12-13-25-352-036	23300-23314 Roseberry Ave	Warren	10/31/2019	\$505,000	Warehouse	14,474	1988	\$34.89
12-13-25-176-029	14055 Stephens Rd	Warren	7/30/2020	\$515,000	Warehouse	10,514	1964	\$48.98
12-13-26-227-043	24607 Schoenherr Rd	Warren	12/18/2020	\$570,000	Warehouse	12,647	1981	\$45.07
12-13-19-301-038	1989 Tobsal Ct	Warren	3/26/2020	\$600,000	Warehouse	13,112	1996	\$45.76
13-26-227-020	24660 Schoenherr Rd	Warren	8/17/2020	\$625,000	Warehouse	28,839	1967	\$21.67
12-13-30-151-012	2145 Centerwood Dr	Warren	4/5/2019	\$690,000	Warehouse	17,800	1988	\$38.76
12-13-20-427-034	5860 Frazho Rd	Warren	4/12/2019	\$773,000	Warehouse	14,808	1977	\$52.20
12-13-04-329-007	6655-6699 Chicago Rd	Warren	11/23/2020	\$875,000	Warehouse	19,618	1968	\$44.60
12-13-30-151-020	2201 Centerwood Dr	Warren	10/30/2020	\$900,000	Warehouse	11,900	1990	\$75.63
12-13-31-429-045	21251 Ryan Rd (Part of Multi-Property S	Warren	4/26/2019	\$920,375	Warehouse	28,750	1970	\$32.01
12-13-08-151-002	30500 Ryan Rd (Part of Portfolio)	Warren	5/14/2019	\$990,080	Warehouse	21,573	1968	\$45.89
12-13-27-426-032	11450 Stephens Rd	Warren	8/5/2019	\$1,000,000	Warehouse	34,572	1947	\$28.93
12-13-17-229-004	5601 Enterprise Ct	Warren	12/10/2019	\$1,295,000	Warehouse	19,904	1991	\$65.06
12-13-04-401-005	6877 Miller Dr	Warren	12/22/2020	\$1,300,000	Warehouse	12,455	1985	\$104.38
12-13-19-353-013	2001-2015 E 10 Mile Rd	Warren	6/17/2020	\$1,300,000	Warehouse	27,432	1994	\$47.39
13-35-201-011	12816-12832 E Nine Mile Rd	Warren	9/8/2020	\$1,500,000	Warehouse	15,297	1998	\$98.06
12-13-24-227-024	26692 Groesbeck Hwy	Warren	2/4/2021	\$1,800,000	Warehouse	32,016	1979	\$56.22
12-13-04-201-026	6990 Murthum Ave	Warren	11/19/2019	\$1,950,000	Warehouse	28,110	2003	\$69.37
12-13-26-401-007	12700 Stephens Rd	Warren	5/31/2019	\$4,400,000	Warehouse	80,000	1987	\$55.00
12-13-17-476-004	27027 Mound Rd	Warren	2/11/2020	\$22,750,000	Warehouse	311,123	1960	\$73.12
							Avg	\$48.85

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2021 Assessed</i>	<i>High End 2021 Assessed</i>	<i>2021 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
IYARD	2.690	IYARD CONST., STORAGE, LUMBER	\$68.22	\$349.42	\$205.42	\$30.77	\$191.90	\$115.50

<i>PARCEL</i>	<i>ADDRESS</i>	<i>CITY</i>	<i>SALE DATE</i>	<i>SALE \$</i>	<i>TYPE</i>	<i>SQFT</i>	<i>YR BLT</i>	<i>PRICE/SQFT</i>	
12-13-30-201-012	3200 TEN MILE	WARREN	6/14/2016	\$350,000	STORAGE YARD	4,000	1972	\$87.50	
12-13-27-226-012	11350 TEN MILE	WARREN	1/18/2017	\$89,000	YARD STORAGE	1,350	2007	\$65.93	
12-13-25-127-004	24900 GROESBECK	WARREN	12/13/2017	\$750,000	YARD STORAGE	6,020	1965	\$124.58	
09-14-28-379-015	19717 E 9 Mile Rd	SAINT CLAIR SHORES	12/28/2017	\$265,000	STORE WAREHOUSE	8,613	1965	\$30.77	
11-01-201-026	44777 GRATIOT	CLINTON TWP	8/29/2018	\$1,085,000	YARD STORAGE	7,928	1970	\$136.86	
14-28-277-046	20505 Stephens St	SAINT CLAIR SHORES	11/29/18	\$237,000	INDUSTRIAL YARD	1,235	1954	\$191.90	
12-07-152-002	25600 Joy Rd	HARRISON TOWNSHIP	04/18/19	\$400,000	industrial/office	2,340	1964	\$170.94	
								Avg	\$115.50

<i>ECF</i>	<i>Current ECF</i>	<i>Occupancy</i>	<i>Low End 2021 Assessed</i>	<i>High End 2021 Assessed</i>	<i>2021 Assessed Average</i>	<i>Low End 2 Year Sale Study</i>	<i>High End 2 Year Sale Study</i>	<i>County 2 Year Sale Study Average</i>
OPRA1		OPRA Current Real						
OPRA2		OPRA Frozen Real						
OPRA3		OPRA Current Personal						
OPRA4		OPRA Frozen Personal						
PCELL		Cell Tower Sites Pers.						
R6001		Warren CON 1						
RAILR		Exempt Railroad						
UTIL		utility personal						