

2026 ECF STUDIES

Colfax Township

COLFAX TOWNSHIP AG PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-002-017-10	1250 RICHARDSON R	05/31/23	\$220,000	\$220,000	\$0	0.00	\$243,320	\$139,636	\$80,364	\$225,891	0.356	1,314	\$61.16	101AG	#REF!	BI-LEVEL
23-016-009-00	11217 SEBEWAING	07/31/24	\$77,500	\$77,500	\$57,300	73.94	\$114,541	\$8,417	\$69,083	\$128,014	0.540	1,248	\$55.35	TWP R	9.0743	RANCH
10-012-008-50	CANBORO ROAD	08/22/24	\$60,000	\$60,000	\$65,700	109.50	\$135,936	\$9,810	\$50,190	\$123,411	0.407	952	\$52.72	ACREG	332.1887	STANDARD
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	15.0244	BI-LEVEL
16-022-017-30		10/06/23	\$50,000	\$50,000	\$23,200	46.40	\$56,292	\$37,500	\$12,500	\$30,261	0.413	0	#DIV/0!	WREC	41.3075	
16-029-009-00	2578 N PINNEBOG RC	12/15/23	\$122,500	\$122,500	\$78,700	64.24	\$153,005	\$39,226	\$83,274	\$220,069	0.378	2,344	\$35.53	RES	31.5446	STANDARD
Totals:			\$755,000	\$755,000	\$355,900		\$1,002,219		\$493,716	\$1,099,818				#DIV/0!		1.1172
						Sale. Ratio =>	47.14			E.C.F. =>	0.449	Std. Deviation=>		0.07904649		
**USED 0.438						Std. Dev. =>	35.89			Ave. E.C.F. =>	0.438	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547	
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332	
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286	
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289				\$31.95		8.8786
						Sale. Ratio =>	64.07			E.C.F. =>	0.508	Std. Deviation=>		0.16556285		
*** USED 0.597						Std. Dev. =>	11.75			Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549	Coefficient of Var=>	79.54221961

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STRÉ	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880				\$96.06		1.3902
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP M142 COMMERCIAL PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490			
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475			
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164			
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547			
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332			
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286			
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786			
					Sale. Ratio =>	64.07						E.C.F. =>	0.508	Std. Deviation=>		0.16556285		
*** USED 0.597					Std. Dev. =>	11.75						Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549	Coefficient of Var=>	79.54221961

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!			
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH		
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH		
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!			
53-835-312-00	6868 MICHIGAN STRI	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!			
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036			
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH		
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902			
					Sale. Ratio =>	38.29						E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE					Std. Dev. =>	14.40						Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP M-53 COMMERCIAL PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490			
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475			
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164			
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547			
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332			
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286			
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786			
					Sale. Ratio =>	64.07						E.C.F. =>	0.508	Std. Deviation=>		0.16556285		
					Std. Dev. =>	11.75						Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549	Coefficient of Var=>	79.54221961

*** USED 0.597

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
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53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH		
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH		
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!			
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!			
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036			
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH		
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902			
					Sale. Ratio =>	38.29						E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
					Std. Dev. =>	14.40						Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

***USED 0.699 TO EQUALIZE

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP NORTHGATE COMMERCIAL PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
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Industrial Buildings

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Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902			
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Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP INDUSTRIAL SUBSTATIONS PROPERTIES E.C.F.

Residential, Town Homes/Duplexes & Mobile Home Buildings

Not Applicable

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547	
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332	
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286	
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786	
						Sale. Ratio =>	64.07			E.C.F. =>	0.508	Std. Deviation=>		0.16556285		
*** USED 0.597						Std. Dev. =>	11.75			Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549	Coefficient of Var=>	79.54221961

Industrial & Agricultural Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STRI	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP COLLON SUBDIVISION PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-120-00	675 ALLAN COURT	11/14/24	\$128,500	\$128,500	\$91,100	70.89	\$189,711	\$35,818	\$92,682	\$210,236	0.441	2,544	\$36.43	401OD	33.1059	BI-LEVEL
06-033-001-00	2000 MC MILLAN RO.	02/20/25	\$160,000	\$160,000	\$107,500	67.19	\$227,340	\$31,540	\$128,460	\$267,486	0.480	2,482	\$51.76	401RS	14.5446	BI-LEVEL
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	10.2789	BI-LEVEL
06-024-055-00	133 OUTER DRIVE SO	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$25,139	\$96,361	\$160,098	0.602	1,064	\$90.56	401OD	29.2353	Ranch
06-023-020-00	940 VAN DYKE ROAD	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$38,311	\$81,189	\$129,758	0.626	1,176	\$69.04	401SD	#REF!	BI-LEVEL
06-023-010-00	1045 COLLON DRIVE	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$81,813	\$238,187	\$377,706	0.631	3,586	\$66.42	401CL	10.0809	Two-Story
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$204,793	\$13,452	\$166,148	\$261,395	0.636	2,880	\$57.69	401MN	63.5621	BI-LEVEL
06-023-017-10	938 VAN DYKE ROAD	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$66,703	\$93,297	\$142,347	0.655	1,128	\$82.71	401SD	#REF!	Ranch
06-019-001-10	1010 PINNEBOG ROA	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$23,260	\$145,740	\$213,628	0.682	1,480	\$98.47	401MN	68.2213	Ranch
06-028-014-00	1752 VAN DYKE ROAI	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$138,607	\$9,830	\$120,170	\$175,925	0.683	1,136	\$105.78	401MN	28.5965	BI-LEVEL
06-022-023-00	1205 VAN DYKE ROAI	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$42,920	\$92,080	\$134,725	0.683	1,326	\$69.44	401MN	68.3464	BI-LEVEL
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$15,178	\$144,822	\$187,616	0.772	1,144	\$126.59	401MN	29.7292	Ranch
06-024-115-00	251 OUTER DRIVE SO	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$52,338	\$222,662	\$284,122	0.784	2,354	\$94.59	401OD	#REF!	Ranch
06-028-037-00	1953 VAN DYKE ROAI	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$8,709	\$171,291	\$209,687	0.817	1,100	\$155.72	401MN	8.9564	BI-LEVEL
06-003-018-00	1035 THOMAS ROAD	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$16,830	\$190,170	\$231,626	0.821	1,620	\$117.39	401RS	82.1023	Ranch
06-032-026-50	2173 VAN DYKE ROAI	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$30,780	\$269,220	\$314,186	0.857	2,016	\$133.54	401MN	17.9694	Ranch
06-028-039-00	1971 VAN DYKE ROAI	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$7,820	\$122,180	\$141,738	0.862	960	\$127.27	401MN	#REF!	BI-LEVEL
06-003-020-00	1551 THOMAS ROAD	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$46,438	\$178,562	\$199,680	0.894	1,120	\$159.43	401RS	#VALUE!	MODULAR
06-002-014-00	1457 RICHARDSON R	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$40,853	\$298,147	\$332,854	0.896	1,944	\$153.37	401RS	23.8154	BI-LEVEL
06-032-011-50	2020 PINNEBOG ROA	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$25,500	\$239,500	\$247,152	0.969	1,755	\$136.47	401MN	#REF!	Ranch
06-028-041-00	1993 VAN DYKE ROAI	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$141,033	\$17,340	\$175,160	\$168,980	1.037	1,152	\$152.05	401MN	103.6575	BI-LEVEL
Totals:			\$4,121,600	\$4,121,600	\$1,668,900		\$4,143,869		\$3,464,333	\$4,763,118			\$105.53		0.4099	
					Sale. Ratio =>	40.49				E.C.F. =>	0.727		Std. Deviation=>	0.15853687		
** USED 0.731					Std. Dev. =>	14.61				Ave. E.C.F. =>	0.731		Ave. Variance=>	#REF! Coefficient of Var=>	#REF!	

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547	
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332	
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286	
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786	
					Sale. Ratio =>	64.07				E.C.F. =>	0.508		Std. Deviation=>	0.16556285		
*** USED 0.597					Std. Dev. =>	11.75				Ave. E.C.F. =>	0.597		Ave. Variance=>	47.4549 Coefficient of Var=>	79.54221961	

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF! Coefficient of Var=> #REF!		

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP MAIN ROAD RESIDENTIAL PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
06-024-120-00	675 ALLAN COURT	11/14/24	\$128,500	\$128,500	\$91,100	70.89	\$189,711	\$35,818	\$92,682	\$210,236	0.441	2,544	\$36.43	401OD	33.1059	BI-LEVEL	
06-033-001-00	2000 MC MILLAN RO.	02/20/25	\$160,000	\$160,000	\$107,500	67.19	\$227,340	\$31,540	\$128,460	\$267,486	0.480	2,482	\$51.76	401RS	14.5446	BI-LEVEL	
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	10.2789	BI-LEVEL	
06-024-055-00	133 OUTER DRIVE SO	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$25,139	\$96,361	\$160,098	0.602	1,064	\$90.56	401OD	29.2353	Ranch	
06-023-020-00	940 VAN DYKE ROAD	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$38,311	\$81,189	\$129,758	0.626	1,176	\$69.04	401SD	#REF!	BI-LEVEL	
06-023-010-00	1045 COLLON DRIVE	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$81,813	\$238,187	\$377,706	0.631	3,586	\$66.42	401CL	10.0809	Two-Story	
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$204,793	\$13,452	\$166,148	\$261,395	0.636	2,880	\$57.69	401MN	63.5621	BI-LEVEL	
06-023-017-10	938 VAN DYKE ROAD	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$66,703	\$93,297	\$142,347	0.655	1,128	\$82.71	401SD	#REF!	Ranch	
06-019-001-10	1010 PINNEBOG ROA	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$23,260	\$145,740	\$213,628	0.682	1,480	\$98.47	401MN	68.2213	Ranch	
06-028-014-00	1752 VAN DYKE ROAI	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$138,607	\$9,830	\$120,170	\$175,925	0.683	1,136	\$105.78	401MN	28.5965	BI-LEVEL	
06-022-023-00	1205 VAN DYKE ROAI	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$42,920	\$92,080	\$134,725	0.683	1,326	\$69.44	401MN	68.3464	BI-LEVEL	
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$15,178	\$144,822	\$187,616	0.772	1,144	\$126.59	401MN	29.7292	Ranch	
06-024-115-00	251 OUTER DRIVE SO	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$52,338	\$222,662	\$284,122	0.784	2,354	\$94.59	401OD	#REF!	Ranch	
06-028-037-00	1953 VAN DYKE ROAI	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$8,709	\$171,291	\$209,687	0.817	1,100	\$155.72	401MN	8.9564	BI-LEVEL	
06-003-018-00	1035 THOMAS ROAD	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$16,830	\$190,170	\$231,626	0.821	1,620	\$117.39	401RS	82.1023	Ranch	
06-032-026-50	2173 VAN DYKE ROAI	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$30,780	\$269,220	\$314,186	0.857	2,016	\$133.54	401MN	17.9694	Ranch	
06-028-039-00	1971 VAN DYKE ROAI	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$7,820	\$122,180	\$141,738	0.862	960	\$127.27	401MN	#REF!	BI-LEVEL	
06-003-020-00	1551 THOMAS ROAD	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$46,438	\$178,562	\$199,680	0.894	1,120	\$159.43	401RS	#VALUE!	MODULAR	
06-002-014-00	1457 RICHARDSON R	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$40,853	\$298,147	\$332,854	0.896	1,944	\$153.37	401RS	23.8154	BI-LEVEL	
06-032-011-50	2020 PINNEBOG ROA	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$25,500	\$239,500	\$247,152	0.969	1,755	\$136.47	401MN	#REF!	Ranch	
06-028-041-00	1993 VAN DYKE ROAI	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$141,033	\$17,340	\$175,160	\$168,980	1.037	1,152	\$152.05	401MN	103.6575	BI-LEVEL	
Totals:			\$4,121,600	\$4,121,600	\$1,668,900		\$4,143,869		\$3,464,333	\$4,763,118			\$105.53		0.4099		
						Sale. Ratio =>	40.49				E.C.F. =>	0.727	Std. Deviation=>		0.15853687		
** USED 0.731						Std. Dev. =>	14.61				Ave. E.C.F. =>	0.731	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164		
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547		
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332		
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286		
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786		
						Sale. Ratio =>	64.07				E.C.F. =>	0.508	Std. Deviation=>		0.16556285		
*** USED 0.597						Std. Dev. =>	11.75				Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549	Coefficient of Var=>	79.54221961

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP MURRAY SUBDIVISION PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
06-024-120-00	675 ALLAN COURT	11/14/24	\$128,500	\$128,500	\$91,100	70.89	\$189,711	\$35,818	\$92,682	\$210,236	0.441	2,544	\$36.43	401OD	33.1059	BI-LEVEL	
06-033-001-00	2000 MC MILLAN RO.	02/20/25	\$160,000	\$160,000	\$107,500	67.19	\$227,340	\$31,540	\$128,460	\$267,486	0.480	2,482	\$51.76	401RS	14.5446	BI-LEVEL	
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	10.2789	BI-LEVEL	
06-024-055-00	133 OUTER DRIVE SO	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$25,139	\$96,361	\$160,098	0.602	1,064	\$90.56	401OD	29.2353	Ranch	
06-023-020-00	940 VAN DYKE ROAD	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$38,311	\$81,189	\$129,758	0.626	1,176	\$69.04	401SD	#REF!	BI-LEVEL	
06-023-010-00	1045 COLLON DRIVE	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$81,813	\$238,187	\$377,706	0.631	3,586	\$66.42	401CL	10.0809	Two-Story	
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$204,793	\$13,452	\$166,148	\$261,395	0.636	2,880	\$57.69	401MN	63.5621	BI-LEVEL	
06-023-017-10	938 VAN DYKE ROAD	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$66,703	\$93,297	\$142,347	0.655	1,128	\$82.71	401SD	#REF!	Ranch	
06-019-001-10	1010 PINNEBOG ROA	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$23,260	\$145,740	\$213,628	0.682	1,480	\$98.47	401MN	68.2213	Ranch	
06-028-014-00	1752 VAN DYKE ROAI	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$138,607	\$9,830	\$120,170	\$175,925	0.683	1,136	\$105.78	401MN	28.5965	BI-LEVEL	
06-022-023-00	1205 VAN DYKE ROAI	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$42,920	\$92,080	\$134,725	0.683	1,326	\$69.44	401MN	68.3464	BI-LEVEL	
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$15,178	\$144,822	\$187,616	0.772	1,144	\$126.59	401MN	29.7292	Ranch	
06-024-115-00	251 OUTER DRIVE SO	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$52,338	\$222,662	\$284,122	0.784	2,354	\$94.59	401OD	#REF!	Ranch	
06-028-037-00	1953 VAN DYKE ROAI	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$8,709	\$171,291	\$209,687	0.817	1,100	\$155.72	401MN	8.9564	BI-LEVEL	
06-003-018-00	1035 THOMAS ROAD	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$16,830	\$190,170	\$231,626	0.821	1,620	\$117.39	401RS	82.1023	Ranch	
06-032-026-50	2173 VAN DYKE ROAI	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$30,780	\$269,220	\$314,186	0.857	2,016	\$133.54	401MN	17.9694	Ranch	
06-028-039-00	1971 VAN DYKE ROAI	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$7,820	\$122,180	\$141,738	0.862	960	\$127.27	401MN	#REF!	BI-LEVEL	
06-003-020-00	1551 THOMAS ROAD	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$46,438	\$178,562	\$199,680	0.894	1,120	\$159.43	401RS	#VALUE!	MODULAR	
06-002-014-00	1457 RICHARDSON R	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$40,853	\$298,147	\$332,854	0.896	1,944	\$153.37	401RS	23.8154	BI-LEVEL	
06-032-011-50	2020 PINNEBOG ROA	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$25,500	\$239,500	\$247,152	0.969	1,755	\$136.47	401MN	#REF!	Ranch	
06-028-041-00	1993 VAN DYKE ROAI	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$141,033	\$17,340	\$175,160	\$168,980	1.037	1,152	\$152.05	401MN	103.6575	BI-LEVEL	
Totals:			\$4,121,600	\$4,121,600	\$1,668,900		\$4,143,869		\$3,464,333	\$4,763,118			\$105.53		0.4099		
					Sale. Ratio =>	40.49						E.C.F. =>	0.727	Std. Deviation=>		0.15853687	
** USED 0.731					Std. Dev. =>	14.61						Ave. E.C.F. =>	0.731	Ave. Variance=>		#REF! Coefficient of Var=>	#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490		
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475		
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164		
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547		
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332		
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286		
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786		
					Sale. Ratio =>	64.07						E.C.F. =>	0.508	Std. Deviation=>		0.16556285	
*** USED 0.597					Std. Dev. =>	11.75						Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549 Coefficient of Var=>	79.54221961

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF! Coefficient of Var=> #REF!		

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP OUTER DR & LYNN CT PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-120-00	675 ALLAN COURT	11/14/24	\$128,500	\$128,500	\$91,100	70.89	\$189,711	\$35,818	\$92,682	\$210,236	0.441	2,544	\$36.43	401OD	33.1059	BI-LEVEL
06-033-001-00	2000 MC MILLAN RO.	02/20/25	\$160,000	\$160,000	\$107,500	67.19	\$227,340	\$31,540	\$128,460	\$267,486	0.480	2,482	\$51.76	401RS	14.5446	BI-LEVEL
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	10.2789	BI-LEVEL
06-024-055-00	133 OUTER DRIVE SO	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$25,139	\$96,361	\$160,098	0.602	1,064	\$90.56	401OD	29.2353	Ranch
06-023-020-00	940 VAN DYKE ROAD	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$38,311	\$81,189	\$129,758	0.626	1,176	\$69.04	401SD	#REF!	BI-LEVEL
06-023-010-00	1045 COLLON DRIVE	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$81,813	\$238,187	\$377,706	0.631	3,586	\$66.42	401CL	10.0809	Two-Story
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$204,793	\$13,452	\$166,148	\$261,395	0.636	2,880	\$57.69	401MN	63.5621	BI-LEVEL
06-023-017-10	938 VAN DYKE ROAD	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$66,703	\$93,297	\$142,347	0.655	1,128	\$82.71	401SD	#REF!	Ranch
06-019-001-10	1010 PINNEBOG ROA	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$23,260	\$145,740	\$213,628	0.682	1,480	\$98.47	401MN	68.2213	Ranch
06-028-014-00	1752 VAN DYKE ROAI	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$138,607	\$9,830	\$120,170	\$175,925	0.683	1,136	\$105.78	401MN	28.5965	BI-LEVEL
06-022-023-00	1205 VAN DYKE ROAI	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$42,920	\$92,080	\$134,725	0.683	1,326	\$69.44	401MN	68.3464	BI-LEVEL
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$15,178	\$144,822	\$187,616	0.772	1,144	\$126.59	401MN	29.7292	Ranch
06-024-115-00	251 OUTER DRIVE SO	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$52,338	\$222,662	\$284,122	0.784	2,354	\$94.59	401OD	#REF!	Ranch
06-028-037-00	1953 VAN DYKE ROAI	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$8,709	\$171,291	\$209,687	0.817	1,100	\$155.72	401MN	8.9564	BI-LEVEL
06-003-018-00	1035 THOMAS ROAD	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$16,830	\$190,170	\$231,626	0.821	1,620	\$117.39	401RS	82.1023	Ranch
06-032-026-50	2173 VAN DYKE ROAI	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$30,780	\$269,220	\$314,186	0.857	2,016	\$133.54	401MN	17.9694	Ranch
06-028-039-00	1971 VAN DYKE ROAI	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$7,820	\$122,180	\$141,738	0.862	960	\$127.27	401MN	#REF!	BI-LEVEL
06-003-020-00	1551 THOMAS ROAD	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$46,438	\$178,562	\$199,680	0.894	1,120	\$159.43	401RS	#VALUE!	MODULAR
06-002-014-00	1457 RICHARDSON R	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$40,853	\$298,147	\$332,854	0.896	1,944	\$153.37	401RS	23.8154	BI-LEVEL
06-032-011-50	2020 PINNEBOG ROA	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$25,500	\$239,500	\$247,152	0.969	1,755	\$136.47	401MN	#REF!	Ranch
06-028-041-00	1993 VAN DYKE ROAI	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$141,033	\$17,340	\$175,160	\$168,980	1.037	1,152	\$152.05	401MN	103.6575	BI-LEVEL
Totals:			\$4,121,600	\$4,121,600	\$1,668,900		\$4,143,869		\$3,464,333	\$4,763,118			\$105.53		0.4099	
					Sale. Ratio =>	40.49			E.C.F. =>	0.727		Std. Deviation=>	0.15853687			
** USED 0.731					Std. Dev. =>	14.61			Ave. E.C.F. =>	0.731		Ave. Variance=>	#REF! Coefficient of Var=>	#REF!		

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547	
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332	
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286	
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786	
					Sale. Ratio =>	64.07			E.C.F. =>	0.508		Std. Deviation=>	0.16556285			
*** USED 0.597					Std. Dev. =>	11.75			Ave. E.C.F. =>	0.597		Ave. Variance=>	47.4549 Coefficient of Var=>	79.54221961		

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STRE	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF! Coefficient of Var=> #REF!		

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP M&B RESIDENTIAL PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-120-00	675 ALLAN COURT	11/14/24	\$128,500	\$128,500	\$91,100	70.89	\$189,711	\$35,818	\$92,682	\$210,236	0.441	2,544	\$36.43	401OD	33.1059	BI-LEVEL
06-033-001-00	2000 MC MILLAN RO.	02/20/25	\$160,000	\$160,000	\$107,500	67.19	\$227,340	\$31,540	\$128,460	\$267,486	0.480	2,482	\$51.76	401RS	14.5446	BI-LEVEL
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	10.2789	BI-LEVEL
06-024-055-00	133 OUTER DRIVE SO	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$25,139	\$96,361	\$160,098	0.602	1,064	\$90.56	401OD	29.2353	Ranch
06-023-020-00	940 VAN DYKE ROAD	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$38,311	\$81,189	\$129,758	0.626	1,176	\$69.04	401SD	#REF!	BI-LEVEL
06-023-010-00	1045 COLLON DRIVE	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$81,813	\$238,187	\$377,706	0.631	3,586	\$66.42	401CL	10.0809	Two-Story
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$204,793	\$13,452	\$166,148	\$261,395	0.636	2,880	\$57.69	401MN	63.5621	BI-LEVEL
06-023-017-10	938 VAN DYKE ROAD	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$66,703	\$93,297	\$142,347	0.655	1,128	\$82.71	401SD	#REF!	Ranch
06-019-001-10	1010 PINNEBOG ROA	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$23,260	\$145,740	\$213,628	0.682	1,480	\$98.47	401MN	68.2213	Ranch
06-028-014-00	1752 VAN DYKE ROAI	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$138,607	\$9,830	\$120,170	\$175,925	0.683	1,136	\$105.78	401MN	28.5965	BI-LEVEL
06-022-023-00	1205 VAN DYKE ROAI	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$42,920	\$92,080	\$134,725	0.683	1,326	\$69.44	401MN	68.3464	BI-LEVEL
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$15,178	\$144,822	\$187,616	0.772	1,144	\$126.59	401MN	29.7292	Ranch
06-024-115-00	251 OUTER DRIVE SO	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$52,338	\$222,662	\$284,122	0.784	2,354	\$94.59	401OD	#REF!	Ranch
06-028-037-00	1953 VAN DYKE ROAI	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$8,709	\$171,291	\$209,687	0.817	1,100	\$155.72	401MN	8.9564	BI-LEVEL
06-003-018-00	1035 THOMAS ROAD	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$16,830	\$190,170	\$231,626	0.821	1,620	\$117.39	401RS	82.1023	Ranch
06-032-026-50	2173 VAN DYKE ROAI	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$30,780	\$269,220	\$314,186	0.857	2,016	\$133.54	401MN	17.9694	Ranch
06-028-039-00	1971 VAN DYKE ROAI	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$7,820	\$122,180	\$141,738	0.862	960	\$127.27	401MN	#REF!	BI-LEVEL
06-003-020-00	1551 THOMAS ROAD	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$46,438	\$178,562	\$199,680	0.894	1,120	\$159.43	401RS	#VALUE!	MODULAR
06-002-014-00	1457 RICHARDSON R	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$40,853	\$298,147	\$332,854	0.896	1,944	\$153.37	401RS	23.8154	BI-LEVEL
06-032-011-50	2020 PINNEBOG ROA	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$25,500	\$239,500	\$247,152	0.969	1,755	\$136.47	401MN	#REF!	Ranch
06-028-041-00	1993 VAN DYKE ROAI	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$141,033	\$17,340	\$175,160	\$168,980	1.037	1,152	\$152.05	401MN	103.6575	BI-LEVEL
Totals:			\$4,121,600	\$4,121,600	\$1,668,900		\$4,143,869		\$3,464,333	\$4,763,118			\$105.53		0.4099	
						Sale. Ratio =>	40.49			E.C.F. =>	0.727	Std. Deviation=>		0.15853687		
** USED 0.731						Std. Dev. =>	14.61			Ave. E.C.F. =>	0.731	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547	
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332	
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286	
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786	
						Sale. Ratio =>	64.07			E.C.F. =>	0.508	Std. Deviation=>		0.16556285		
*** USED 0.597						Std. Dev. =>	11.75			Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549	Coefficient of Var=>	79.54221961

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Sales Removed

06-023-040-01	1060 VAN DYKE ROA	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP M&B RESIDENTIAL TRAILER PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-120-00	675 ALLAN COURT	11/14/24	\$128,500	\$128,500	\$91,100	70.89	\$189,711	\$35,818	\$92,682	\$210,236	0.441	2,544	\$36.43	401OD	33.1059	BI-LEVEL
06-033-001-00	2000 MC MILLAN RO.	02/20/25	\$160,000	\$160,000	\$107,500	67.19	\$227,340	\$31,540	\$128,460	\$267,486	0.480	2,482	\$51.76	401RS	14.5446	BI-LEVEL
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	10.2789	BI-LEVEL
06-024-055-00	133 OUTER DRIVE SO	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$25,139	\$96,361	\$160,098	0.602	1,064	\$90.56	401OD	29.2353	Ranch
06-023-020-00	940 VAN DYKE ROAD	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$38,311	\$81,189	\$129,758	0.626	1,176	\$69.04	401SD	#REF!	BI-LEVEL
06-023-010-00	1045 COLLON DRIVE	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$81,813	\$238,187	\$377,706	0.631	3,586	\$66.42	401CL	10.0809	Two-Story
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$204,793	\$13,452	\$166,148	\$261,395	0.636	2,880	\$57.69	401MN	63.5621	BI-LEVEL
06-023-017-10	938 VAN DYKE ROAD	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$66,703	\$93,297	\$142,347	0.655	1,128	\$82.71	401SD	#REF!	Ranch
06-019-001-10	1010 PINNEBOG ROA	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$23,260	\$145,740	\$213,628	0.682	1,480	\$98.47	401MN	68.2213	Ranch
06-028-014-00	1752 VAN DYKE ROAI	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$138,607	\$9,830	\$120,170	\$175,925	0.683	1,136	\$105.78	401MN	28.5965	BI-LEVEL
06-022-023-00	1205 VAN DYKE ROAI	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$42,920	\$92,080	\$134,725	0.683	1,326	\$69.44	401MN	68.3464	BI-LEVEL
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$15,178	\$144,822	\$187,616	0.772	1,144	\$126.59	401MN	29.7292	Ranch
06-024-115-00	251 OUTER DRIVE SO	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$52,338	\$222,662	\$284,122	0.784	2,354	\$94.59	401OD	#REF!	Ranch
06-028-037-00	1953 VAN DYKE ROAI	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$8,709	\$171,291	\$209,687	0.817	1,100	\$155.72	401MN	8.9564	BI-LEVEL
06-003-018-00	1035 THOMAS ROAD	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$16,830	\$190,170	\$231,626	0.821	1,620	\$117.39	401RS	82.1023	Ranch
06-032-026-50	2173 VAN DYKE ROAI	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$30,780	\$269,220	\$314,186	0.857	2,016	\$133.54	401MN	17.9694	Ranch
06-028-039-00	1971 VAN DYKE ROAI	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$7,820	\$122,180	\$141,738	0.862	960	\$127.27	401MN	#REF!	BI-LEVEL
06-003-020-00	1551 THOMAS ROAD	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$46,438	\$178,562	\$199,680	0.894	1,120	\$159.43	401RS	#VALUE!	MODULAR
06-002-014-00	1457 RICHARDSON R	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$40,853	\$298,147	\$332,854	0.896	1,944	\$153.37	401RS	23.8154	BI-LEVEL
06-032-011-50	2020 PINNEBOG ROA	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$25,500	\$239,500	\$247,152	0.969	1,755	\$136.47	401MN	#REF!	Ranch
06-028-041-00	1993 VAN DYKE ROAI	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$141,033	\$17,340	\$175,160	\$168,980	1.037	1,152	\$152.05	401MN	103.6575	BI-LEVEL
Totals:			\$4,121,600	\$4,121,600	\$1,668,900		\$4,143,869		\$3,464,333	\$4,763,118			\$105.53		0.4099	
						Sale. Ratio =>	40.49			E.C.F. =>	0.727	Std. Deviation=>		0.15853687		
** USED 0.731						Std. Dev. =>	14.61			Ave. E.C.F. =>	0.731	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547	
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332	
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286	
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786	
						Sale. Ratio =>	64.07			E.C.F. =>	0.508	Std. Deviation=>		0.16556285		
*** USED 0.597						Std. Dev. =>	11.75			Ave. E.C.F. =>	0.597	Ave. Variance=>		47.4549	Coefficient of Var=>	79.54221961

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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COLFAX TOWNSHIP RESIDENTIAL SUBDIVISION PROPERTIES E.C.F.

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

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
06-024-120-00	675 ALLAN COURT	11/14/24	\$128,500	\$128,500	\$91,100	70.89	\$189,711	\$35,818	\$92,682	\$210,236	0.441	2,544	\$36.43	401OD	33.1059	BI-LEVEL
06-033-001-00	2000 MC MILLAN RO.	02/20/25	\$160,000	\$160,000	\$107,500	67.19	\$227,340	\$31,540	\$128,460	\$267,486	0.480	2,482	\$51.76	401RS	14.5446	BI-LEVEL
06-032-028-00	2233 VAN DYKE ROAI	05/11/23	\$225,000	\$225,000	\$131,000	58.22	\$299,125	\$26,695	\$198,305	\$372,172	0.533	1,509	\$131.41	401MN	10.2789	BI-LEVEL
06-024-055-00	133 OUTER DRIVE SO	10/01/24	\$121,500	\$121,500	\$66,600	54.81	\$142,331	\$25,139	\$96,361	\$160,098	0.602	1,064	\$90.56	401OD	29.2353	Ranch
06-023-020-00	940 VAN DYKE ROAD	02/16/24	\$119,500	\$119,500	\$52,500	43.93	\$133,294	\$38,311	\$81,189	\$129,758	0.626	1,176	\$69.04	401SD	#REF!	BI-LEVEL
06-023-010-00	1045 COLLON DRIVE	01/12/24	\$320,000	\$320,000	\$134,500	42.03	\$358,294	\$81,813	\$238,187	\$377,706	0.631	3,586	\$66.42	401CL	10.0809	Two-Story
06-011-032-00	1070 PIGEON ROAD	06/02/23	\$179,600	\$179,600	\$88,500	49.28	\$204,793	\$13,452	\$166,148	\$261,395	0.636	2,880	\$57.69	401MN	63.5621	BI-LEVEL
06-023-017-10	938 VAN DYKE ROAD	12/11/23	\$160,000	\$160,000	\$0	0.00	\$170,901	\$66,703	\$93,297	\$142,347	0.655	1,128	\$82.71	401SD	#REF!	Ranch
06-019-001-10	1010 PINNEBOG ROA	12/15/23	\$169,000	\$169,000	\$76,700	45.38	\$179,636	\$23,260	\$145,740	\$213,628	0.682	1,480	\$98.47	401MN	68.2213	Ranch
06-028-014-00	1752 VAN DYKE ROAI	08/22/23	\$130,000	\$130,000	\$58,000	44.62	\$138,607	\$9,830	\$120,170	\$175,925	0.683	1,136	\$105.78	401MN	28.5965	BI-LEVEL
06-022-023-00	1205 VAN DYKE ROAI	08/18/23	\$135,000	\$135,000	\$55,400	41.04	\$141,539	\$42,920	\$92,080	\$134,725	0.683	1,326	\$69.44	401MN	68.3464	BI-LEVEL
06-016-005-00	2061 PIGEON ROAD	01/03/25	\$160,000	\$160,000	\$59,400	37.13	\$152,513	\$15,178	\$144,822	\$187,616	0.772	1,144	\$126.59	401MN	29.7292	Ranch
06-024-115-00	251 OUTER DRIVE SO	08/11/23	\$275,000	\$275,000	\$99,600	36.22	\$260,315	\$52,338	\$222,662	\$284,122	0.784	2,354	\$94.59	401OD	#REF!	Ranch
06-028-037-00	1953 VAN DYKE ROAI	11/22/24	\$180,000	\$180,000	\$58,300	32.39	\$162,200	\$8,709	\$171,291	\$209,687	0.817	1,100	\$155.72	401MN	8.9564	BI-LEVEL
06-003-018-00	1035 THOMAS ROAD	02/23/24	\$207,000	\$207,000	\$80,900	39.08	\$186,380	\$16,830	\$190,170	\$231,626	0.821	1,620	\$117.39	401RS	82.1023	Ranch
06-032-026-50	2173 VAN DYKE ROAI	06/21/23	\$300,000	\$300,000	\$111,400	37.13	\$260,764	\$30,780	\$269,220	\$314,186	0.857	2,016	\$133.54	401MN	17.9694	Ranch
06-028-039-00	1971 VAN DYKE ROAI	09/25/24	\$130,000	\$130,000	\$41,500	31.92	\$111,572	\$7,820	\$122,180	\$141,738	0.862	960	\$127.27	401MN	#REF!	BI-LEVEL
06-003-020-00	1551 THOMAS ROAD	07/09/24	\$225,000	\$225,000	\$75,900	33.73	\$192,604	\$46,438	\$178,562	\$199,680	0.894	1,120	\$159.43	401RS	#VALUE!	MODULAR
06-002-014-00	1457 RICHARDSON R	06/21/24	\$339,000	\$339,000	\$130,700	38.55	\$284,502	\$40,853	\$298,147	\$332,854	0.896	1,944	\$153.37	401RS	23.8154	BI-LEVEL
06-032-011-50	2020 PINNEBOG ROA	09/21/23	\$265,000	\$265,000	\$87,700	33.09	\$206,415	\$25,500	\$239,500	\$247,152	0.969	1,755	\$136.47	401MN	#REF!	Ranch
06-028-041-00	1993 VAN DYKE ROAI	06/23/23	\$192,500	\$192,500	\$61,700	32.05	\$141,033	\$17,340	\$175,160	\$168,980	1.037	1,152	\$152.05	401MN	103.6575	BI-LEVEL
Totals:			\$4,121,600	\$4,121,600	\$1,668,900		\$4,143,869		\$3,464,333	\$4,763,118			\$105.53		0.4099	
					Sale. Ratio =>	40.49					E.C.F. =>	0.727	Std. Deviation=>	0.15853687		
** USED 0.730 TO EQUALIZE					Std. Dev. =>	14.61					Ave. E.C.F. =>	0.731	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!

Commercial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-207-00	UNIONVILLE ROAD	02/08/24	\$300,000	\$300,000	\$187,900	62.63	\$375,839	\$35,200	\$264,800	\$490,834	0.539	3,300	\$80.24	VILL	53.9490	
23-017-129-00	8558 UNIONVILLE	09/26/23	\$120,000	\$120,000	\$71,800	59.83	\$143,533	\$24,247	\$95,753	\$171,882	0.557	7,328	\$13.07	TWP C	82.3475	
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	59.7164	
39-008-784-00	628 MAIN STREET EA	05/15/23	\$1,100,000	\$1,100,000	\$788,700	71.70	\$1,577,307	\$153,942	\$946,058	\$1,993,321	0.475	33,000	\$28.67	VILL	45.4547	
06-012-009-00	1053 VAN DYKE ROAI	12/23/24	\$200,000	\$200,000	\$72,600	36.30	\$162,719	\$106,330	\$93,670	\$101,602	0.922	4,428	\$21.15	20142	32.5332	
06-013-013-50	751 VAN DYKE ROAD	03/10/25	\$170,000	\$170,000	\$92,900	54.65	\$186,907	\$44,054	\$125,946	\$257,393	0.489	3,600	\$34.99	201CM	10.7286	
Totals:			\$1,930,000	\$1,930,000	\$1,236,500		\$2,491,559		\$1,558,627	\$3,069,289			\$31.95		8.8786	
					Sale. Ratio =>	64.07					E.C.F. =>	0.508	Std. Deviation=>	0.16556285		
*** USED 0.597					Std. Dev. =>	11.75					Ave. E.C.F. =>	0.597	Ave. Variance=>	47.4549	Coefficient of Var=>	79.54221961

Industrial Buildings

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
39-008-516-00	26 N CENTER	05/24/23	\$40,000	\$40,000	\$22,600	56.50	\$45,254	\$7,600	\$32,400	\$54,256	0.597	2,386	\$13.58	VILL	#REF!	
53-835-209-00	6766 PINE STREET	11/09/23	\$295,000	\$295,000	\$103,700	35.15	\$333,265	\$33,000	\$262,000	\$406,863	0.644	3,122	\$83.92	COML	#REF!	RANCH
53-835-456-00	6820 MAIN STREET	09/05/24	\$365,000	\$365,000	\$180,400	49.42	\$390,238	\$158,647	\$206,353	\$313,809	0.658	4,228	\$48.81	COML	11.0971	RANCH
39-017-005-00	634 S UNIONVILLE	01/22/25	\$320,000	\$320,000	\$159,600	49.88	\$319,228	\$105,538	\$214,462	\$307,911	0.697	624	\$343.69	VILL	#REF!	
53-835-312-00	6868 MICHIGAN STR	12/06/23	\$275,000	\$275,000	\$135,000	49.09	\$278,005	\$82,925	\$192,075	\$264,336	0.727	7,525	\$25.52	COML	#REF!	
39-008-466-00	1 CENTER STREET NO	03/20/24	\$135,000	\$135,000	\$61,400	45.48	\$122,759	\$8,800	\$126,200	\$164,206	0.769	1,988	\$63.48	VILL	7.1036	
53-835-218-00	6600 MAIN STREET	01/15/24	\$465,000	\$465,000	\$62,900	13.53	\$437,007	\$55,831	\$409,169	\$516,499	0.792	4,380	\$93.42	COML	79.2198	RANCH
Totals:			\$1,895,000	\$1,895,000	\$725,600		\$1,925,756		\$1,442,659	\$2,027,880			\$96.06		1.3902	
						Sale. Ratio =>	38.29			E.C.F. =>	0.711	Std. Deviation=>		0.06999257		
***USED 0.699 TO EQUALIZE						Std. Dev. =>	14.40			Ave. E.C.F. =>	0.698	Ave. Variance=>		#REF!	Coefficient of Var=>	#REF!

Sales Removed

06-023-040-01	1060 VAN DYKE ROAI	02/05/25	\$55,000	\$55,000	\$79,500	144.55	\$158,017	\$5,500	\$49,500	\$274,805	0.180	1,177	\$42.06	20153	18.0127	
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