

RETAIL

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
1.693	0.212	1.769	13.48%	43.94%	StdDev=	0.058
					Median=	0.431
					Avg Deviation=	0.046

Subtotals					\$4,680,441	\$2,056,400	0.431	\$4,288,787	\$1,015,543	\$3,664,898	\$2,164,263	1.769
CVT	Exclude from Analysis	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
GROSSE PTE FARMS		38 001 01 0186 000	19210 MACK AVE	09/25/24	\$500,000	\$237,400	0.475	\$479,359	\$93,919	\$406,081	\$263,639	1.540
GROSSE PTE FARMS		38 005 04 0156 000	18530 MACK AVE	01/26/24	\$410,000	\$161,500	0.394	\$342,728	\$83,080	\$326,920	\$177,598	1.841
GROSSE PTE CITY		37 004 01 0007 000	397 FISHER	03/10/25	\$590,000	\$193,400	0.328	\$412,589	\$192,514	\$397,486	\$225,026	1.766
GROSSE PTE PARK		39 007 04 0009 001	15226 MACK	03/14/25	\$180,000	\$93,300	0.518	\$196,387	\$21,480	\$158,520	\$111,193	1.426
GROSSE PTE PARK		39 008 04 0031 000	15120 KERCHEVAL	03/06/24	\$150,000	\$56,500	0.377	\$125,912	\$40,025	\$109,975	\$54,601	2.014
GROSSE PTE WOODS		004 02 0013 000	21016 MACK	06/01/23	\$187,441	\$87,900	0.469	\$173,748	\$30,906	\$156,535	\$94,285	1.660
GROSSE PTE WOODS		004 02 0021 000	20948 MACK	08/31/23	\$350,000	\$152,500	0.436	\$301,508	\$62,145	\$287,855	\$157,995	1.822
GROSSE PTE WOODS		007 03 0001 000	20229 MACK	07/31/24	\$1,220,000	\$622,400	0.510	\$1,359,341	\$249,553	\$970,447	\$647,389	1.499
GROSSE PTE WOODS		007 03 0017 002	20315 MACK	12/12/23	\$338,000	\$139,200	0.412	\$274,632	\$60,279	\$277,721	\$141,487	1.963
GROSSE PTE WOODS		007 03 0021 000	20331 MACK	09/20/23	\$380,000	\$150,600	0.396	\$297,151	\$61,800	\$318,200	\$155,347	2.048
GROSSE PTE WOODS		007 03 0039 001	20481 MACK	12/27/24	\$375,000	\$161,700	0.431	\$325,432	\$119,842	\$255,158	\$135,703	1.880

OFFICES

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance
1.078	0.164	1.053	11.92%

Overall Sale Ratio		
48.75%	StdDev=	0.059
	Median=	0.489
	Avg Deviation=	0.035

Subtotals		\$8,055,155	\$3,927,100	0.491	\$7,999,294	\$2,440,093	\$5,615,062	\$5,207,748	1.053
------------------	--	--------------------	--------------------	--------------	--------------------	--------------------	--------------------	--------------------	--------------

CVT	Exclude from Analysis	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
GROSSE PTE FARMS		38 005 05 0011 000	18450 MACK AVE	06/10/24	\$900,000	\$459,600	0.511	\$953,159	\$40,000	\$860,000	\$760,332	1.131
GROSSE PTE CITY		37 001 01 0013 306	18120 MACK	04/26/23	\$165,000	\$102,100	0.619	\$207,636	\$51,306	\$113,694	\$172,931	0.657
GROSSE PTE CITY		37 001 02 0568 000	18028 MACK	01/31/24	\$625,155	\$258,200	0.413	\$581,165	\$147,046	\$478,109	\$480,220	0.996
GROSSE PTE CITY		37 001 06 0131 003	17898 MACK	10/07/24	\$430,000	\$168,300	0.391	\$349,022	\$103,457	\$326,543	\$271,643	1.202
GROSSE PTE CITY		37 002 04 0031 002	17043 KERCHEVAL	01/12/24	\$580,000	\$283,200	0.488	\$611,918	\$288,891	\$291,109	\$330,293	0.881
GROSSE PTE CITY		37 003 04 0035 004	16835 KERCHEVAL	02/14/25	\$1,050,000	\$521,200	0.496	\$1,021,181	\$262,500	\$787,500	\$775,747	1.015
GROSSE PTE WOODS		003 06 0086 300	21003 MACK	12/20/24	\$780,000	\$411,800	0.528	\$823,713	\$197,804	\$582,196	\$554,392	1.050
GROSSE PTE WOODS		003 06 0095 000	21043 MACK	04/30/24	\$380,000	\$182,900	0.481	\$367,250	\$72,627	\$307,373	\$260,959	1.178
GROSSE PTE WOODS		012 04 0001 000	1690 FAIRCOURT ST	03/26/24	\$700,000	\$346,900	0.496	\$697,696	\$414,738	\$285,262	\$250,627	1.138
GROSSE PTE WOODS		012 05 0090 000	20100 MACK	04/14/23	\$445,000	\$217,800	0.489	\$436,454	\$134,614	\$310,386	\$267,352	1.161
GROSSE PTE WOODS		015 99 0002 300	19299 MACK	06/27/23	\$2,000,000	\$975,100	0.488	\$1,950,100	\$727,110	\$1,272,890	\$1,083,251	1.175

OTHER COMMERCIAL

ECF Indicated		ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio								
1.108		0.263	1.135	15.11%	49.73%	StdDev=	0.075						
						Median=	0.413						
						Avg Deviation=	0.084						
Subtotals					\$9,400,000	\$4,674,500	0.495	\$9,526,241	\$3,107,041	\$6,292,959	\$5,678,751	1.135	
CVT	Exclude from Analysis	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
GROSSE PTE FARMS		38 005 05 0011 000	18450 MACK AVE	06/10/24	\$900,000	\$459,600	0.511	\$953,159	\$40,000	\$860,000	\$760,332	1.131	
GROSSE PTE FARMS		38 014 01 0170 000	74 KERCHEVAL AVE	09/01/23	\$1,200,000	\$718,900	0.599	\$1,499,136	\$600,000	\$600,000	\$615,004	0.976	
GROSSE PTE CITY		37 001 01 0013 306	18120 MACK	04/26/23	\$165,000	\$102,100	0.619	\$207,636	\$51,306	\$113,694	\$172,931	0.657	
GROSSE PTE CITY		37 001 06 0131 003	17898 MACK	10/07/24	\$430,000	\$168,300	0.391	\$349,022	\$103,457	\$326,543	\$271,643	1.202	
GROSSE PTE CITY		37 002 04 0031 002	17043 KERCHEVAL	01/12/24	\$580,000	\$283,200	0.488	\$611,918	\$288,891	\$291,109	\$330,293	0.881	
GROSSE PTE CITY		37 003 04 0035 004	16835 KERCHEVAL	02/14/25	\$1,050,000	\$521,200	0.496	\$1,021,181	\$262,500	\$787,500	\$775,747	1.015	
GROSSE PTE CITY		37 004 01 0007 000	397 FISHER	03/10/25	\$590,000	\$193,400	0.328	\$412,589	\$192,514	\$397,486	\$225,026	1.766	
GROSSE PTE PARK		39 007 04 0009 001	15226 MACK	03/14/25	\$180,000	\$93,300	0.518	\$196,387	\$21,480	\$158,520	\$111,193	1.426	
GROSSE PTE WOODS		003 06 0086 300	21003 MACK	12/20/24	\$780,000	\$411,800	0.528	\$823,713	\$197,804	\$582,196	\$554,392	1.050	
GROSSE PTE WOODS		003 06 0095 000	21043 MACK	04/30/24	\$380,000	\$182,900	0.481	\$367,250	\$72,627	\$307,373	\$260,959	1.178	
GROSSE PTE WOODS		012 04 0001 000	1690 FAIRCOURT ST	03/26/24	\$700,000	\$346,900	0.496	\$697,696	\$414,738	\$285,262	\$250,627	1.138	
GROSSE PTE WOODS		012 05 0090 000	20100 MACK	04/14/23	\$445,000	\$217,800	0.489	\$436,454	\$134,614	\$310,386	\$267,352	1.161	
GROSSE PTE WOODS		015 99 0002 300	19299 MACK	06/27/23	\$2,000,000	\$975,100	0.488	\$1,950,100	\$727,110	\$1,272,890	\$1,083,251	1.175	