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State Tax Commission Analysis for Equalized Valuation of Real Property

County Name	City/Township Name (check appropriate box)		Study Year / Equalization Year
Monroe County	Whiteford Township	☐ City ☑ Township	2021 / 2022

Assessment Roll Classification					Sample					
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Assessed Value	True Cash Value	% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks
100 Agricultural	AS			53,687,000	34	4,632,000	9,745,372	47.53 %	112,953,924	AS
200 Commercial	AS			26,636,400	21	6,584,600	13,773,084	47.81 %	55,713,031	AS
300 Industrial	AS			9,692,800	17	3,925,300	8,304,411	47.27 %	20,505,183	AS
400 Residential	S2			201,191,700	109			45.96 %	437,753,916	SS
500 Timber-Cutover	NC							%		NC
600 Developmental	NC							%		NC
TOTAL - REAL				291,207,900	181				626,926,054	

Study Type Codes

AS: Appraisal Study NC: None Classified OH: One Hundred % Study S1: One Year Sales Study S2: Two Year Sales Study

NW: New Class RA: Reappraisal ES: Estimated Values (Explain): _____

INSTRUCTIONS, Page 1:

Enter county name.

Enter Unit name and check the appropriate box for township or city.

Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.

Study type: Enter the two character code/s that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.

Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.

Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.

Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).

No. of Parcels: Enter the number of parcels included in the study sample.

Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. **NOTE:** No data entry required [illegible]ng a sales study, stratified study or combined study.

Sample True Cash Value: Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.

% Ratio Assessments to Appraisals: Enter the ratio by dividing the "Assessed Value by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.

Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.

Remarks: Enter brief remarks relating to the study if applicable.

Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.

INSTRUCTIONS: County Summary (Total Recap)

Enter county name.

Enter study year followed by eq[illegible]tion year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.

Study type: No entry required.

Stratified Study: No entry required.

Combined Study: No entry required.

Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L 4023's).

No. of Parcels: Enter the total number of study parcels included in the classification.

Sample Assessed Value: No entry required.

Sample True Cash Value: No entry required.

% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).

Projected True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.

Remarks: Enter brief remarks relating to the study [illegible]licable.

State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name	City/Township Name (check appropriate box)	Year
Monroe County	Whiteford Township ☐ City ☑ Township	2022

				Sample				
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	Unit Starting True Cash Value	Remarks
150 Agricultural	NC							NC
250 Commercial	RV	5,581,216	178			50.00%	11,162,432	RV
350 Industrial	RV	1,813,991	7			50.00%	3,627,982	RV
450 Residential	NC							NC
550 Utility	RV	7,807,692	11			50.00%	15,615,384	RV
TOTAL - PERSONAL		15,202,899	196				30,405,798	

AS: Appraisal Study AU: Audit CT: Class Transfer

ES: Estimated Values (Explain): _____

NC: None Classified NW: New Class OH: 100%

RV: Review S1: One Year Sales Study S2: Two Year Sales Study

Remarks:

Michigan Department of Treasury, STC
603, Formerly L4018R (8-00)

L-4018R

STATE TAX COMMISSION
ANALYSIS FOR EQUALIZED VALUATION - Real Property

County MONROE(58) City or Township WHITEFORD TOWNSHIP(15) Year 2021/2022

Assessment Roll Classification		Sample			% Ratio	True Cash Value	Remarks: Type of Study for Each Class
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value	Assessments to Appraisals		
Agricultural	53,687,000	34	9,745,372	4,632,000	47.53%	112,953,924	AS
						0	
Total Agricultural	**53,687,000**	**34**			47.53%	**112,953,924**	
Commercial	26,636,400	21	13,773,084	6,584,600	47.81%	55,713,031	AS
						0	
Total Commercial	**26,636,400**	**21**			47.81%	**55,713,031**	
Industrial	9,692,800	17	8,304,411	3,925,300	47.27%	20,505,183	AS
						0	
Total Industrial	**9,692,800**	**17**			47.27%	**20,505,183**	
Residential	201,191,700	109			45.96%	437,753,916	**SS**
						0	
Total Residential	**201,191,700**	**109**			45.96%	**437,753,916**	
Timber - Cutover						0	
						0	
Total TC	**0**						
Developmental						0	
						0	
Total Develomental	**0**						
TOTAL - REAL	**291,207,900**	**181**			**46.45%**	**626,926,054**	

SS Sales Study
NC None Classified
NW New Class

CS Combined Sales & Appraisal Study
RA Reappraisal

AS Appraisal Study
AU Audit
SA DNR Only

ES Estimated Values (Explain)

Remarks:

Michigan Departtment of Treasury, STC
602, Formerly L4018R (8-00)

L-4018P

STATE TAX COMMISSION
ANALYSIS FOR EQUALIZED VALUATION - Personal Property

County MONROE(58) City or Township WHITEFORD TOWNSHIP(15) Year 2021/2022

Assessment Roll Classification		Sample			% Ratio Assessments to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Class of Personal Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value			
Agricultural						0	
						0	
Total Agricultural	**0**						
Commercial	5,581,216	178				11,162,432	RV
						0	
Total Commercial	**5,581,216**	**178**			50.00%	**11,162,432**	
Industrial	1,813,991	7				3,627,982	RV
	0					0	
Total Industrial	**1,813,991**	**8**			50.00%	**3,627,982**	
Residential						0	
						0	
Total Residential	**0**						
Utilities	7,807,692	11				15,615,384	RV
						0	
Total Utilities	**7,807,692**	**11**			50.00%	**15,615,384**	
TOTAL - PERSONAL	**15,202,899**	**197**			**50.00%**	**30,405,798**	

SS Sales Study
NC None Classified
NW New Class

CS Combined Sales & Appraisal Study
RA Reappraisal

AS Appraisal Study
AU Audit
RV Record Verification

ES Estimated Values (Explain)

Remarks:

MONROE COUNTY

ECONOMIC CONDITION FACTORS-2021

TOWNSHIP/CITY	Agricultural	Commercial	Industrial	Res Single Family
ASH TOWNSHIP	0.96	0.85	0.90	1.06
BEDFORD TOWNSHIP	0.96	0.90	0.90	1.06
BERLIN TOWNSHIP	0.96	0.85	0.90	1.06
DUNDEE TOWNSHIP	0.96	0.85	0.90	1.06
ERIE TOWNSHIP	0.96	0.80	0.90	1.06
EXETER TOWNSHIP	0.96	0.80	0.90	1.06
FRENCHTOWN TOWNSHIP	0.96	0.85	0.90	1.06
IDA TOWNSHIP	0.96	0.80	0.90	1.06
LASALLE TOWNSHIP	0.96	0.80	0.90	1.06
LONDON TOWNSHIP	0.96	0.80	0.90	1.06
MILAN TOWNSHIP	0.96	0.80	0.90	1.06
MONROE TOWNSHIP	0.96	0.90	0.90	1.06
RAISINVILLE TOWNSHIP	0.96	0.80	0.90	1.06
SUMMERFIELD TOWNSHIP	0.96	0.80	0.90	1.06
WHITEFORD TOWNSHIP	0.96	0.80	0.90	1.06
LUNA PIER CITY	NC	0.75	0.90	1.06
MILAN CITY	NC	0.75	0.90	1.06
MONROE CITY	0.96	NA*	0.90	1.06
PETERSBURG CITY	NC	0.75	0.90	1.06

* SALES STUDY USED

County: 58 MONROE

Unit(s): WHITEFORD

Class: Agricultural

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
15 002 020 10	IOTT JAMES & MARY TRUST	101	99,500	207,900	47.86
15 003 016 12	LIEVENS GREGORY	101	183,300	472,326	38.81
15 004 015 00	SCHMIDT JOHN SR TRUST	101	109,300	228,000	47.94
15 005 007 01	SOSS STEVEN & JACQUELINE	101	203,500	426,924	47.67
15 006 011 21	GOETZ BRIAN C & MARGARET A	101	103,000	202,075	50.97
15 007 028 00	LENNARD JACK & PATRICIA	101	165,700	343,499	48.24
15 008 007 00	STRAHAN CHERYL A TRUST	101	107,000	225,120	47.53
15 011 047 00	SAHLOFF DONALD & SHARON	101	223,000	484,135	46.06
15 013 010 00	SAHLOFF DONALD & SHARON	101	101,300	216,000	46.90
15 015 003 60	REDMOND DARLENE A	101	59,400	117,660	50.48
15 016 017 00	COWDREY CLARENCE & CAROL	101	145,100	312,654	46.41
15 017 024 00	MADALINSKI PETER P	101	112,100	234,360	47.83
15 019 002 01	TAYLOR TODD J & MELISSA A	101	193,200	412,820	46.80
15 019 032 00	GOETZ GARY L & LAURIE A	101	85,900	181,140	47.42
15 020 006 00	MADALINSKI PETER P	101	88,300	188,706	46.79
15 021 017 02	BECK WILLIAM B & MARI J	101	91,000	189,864	47.93
15 022 021 01	KLUMP MARGARET E & BENJAMIN D	101	222,500	412,616	53.92
15 023 030 00	MUMFORD DISC NEEDS TRUST	101	150,700	314,400	47.93
15 024 023 10	VANBRANDT MATTHEW T & OBERLE S	101	67,300	127,520	52.78
15 024 038 20	BUNGE MARY K	101	32,000	78,172	40.94
15 025 009 01	SMITH STEVEN M	101	159,200	330,234	48.21
15 028 002 20	GUST JOSEPH D	101	65,000	136,338	47.68
15 028 012 00	JENKINS JODIE	101	205,700	438,943	46.86
15 029 018 01	RUETZ DOROTHY (TRUST)	101	357,200	794,739	44.95
15 030 009 00	CREQUE PROPERTIES LLC	101	184,800	358,483	51.55
15 031 001 02	AHLEMAN NED & BARBARA	101	191,400	418,024	45.79
15 031 011 00	RUETZ WAYNE & ARVILLA	101	204,000	427,200	47.75
15 031 012 41	BRODBECK ROLAND & RAEANN	101	65,300	123,312	52.96
15 032 008 00	BAUMGARTNER SANDRA K	101	104,500	218,040	47.93
15 034 036 00	BLANCHARD JOHN E	101	93,000	194,100	47.91
15 050 025 40	BUTZ KYLE W	101	58,400	115,988	50.35
15 060 010 00	KRONMANN ALMA	101	82,700	172,560	47.93
15 080 001 00	BRODBECK MARVIN & SHIRLEY TR	101	212,000	415,200	51.06
15 090 002 00	BRODBECK MARVIN & SHIRLEY	101	105,700	226,320	46.70
Totals:	34		4,632,000	9,745,372	47.53
Class Totals:	101	34			

*** *** Statistics for this group (34 in sample) *** ***

Statistical Mean= 47.907 Median= 47.846 Maximum= 53.924 Minimum= 38.808

*** *** Statistics about Mean *** ***

Normalized Average Deviation = 0.03877 (Coefficient of Dispersion)
Average Squared Deviation = 8.71736 (Variance)
Square Root of Squared Deviation = 2.95252 (Standard Deviation)
Normalized Standard Deviation = 0.06163 (Covariance)
2 Standard Deviation Range (Low) = 42.00163 (High) = 53.81171

*** *** Statistics about Median *** ***

Normalized Average Deviation = 0.03876 (Coefficient of Dispersion)
Average Squared Deviation = 8.72116 (Variance)
Square Root of Squared Deviation = 2.95316 (Standard Deviation)
Normalized Standard Deviation = 0.06172 (Covariance)
2 Standard Deviation Range (Low) = 41.93965 (High) = 53.75229

County: 58 MONROE

Unit(s): WHITEFORD

Class: Agricultural

cel Number	Owner's Name	Class	Assessment	Appraisal	Ratio

Price Related Differential (PRD): 1.00792 PRD > 1 regressive, < 1 progressive.

101 **2021**

	2020		2021			
	#	RATIO	#	RATIO		
01 Ash	32	**48.35**	29	***47.17***	**4,900**	**30,000**
02 Bedford	23	**47.31**	22	***47.89***	**5,400**	**30,000**
03 Berlin	29	**48.52**	29	***47.01***	**4,900**	**28,000**
04 Dundee	38	**48.07**	34	***47.85***	**5,500**	**28,000**
05 Erie	35	**48.75**	34	***49.29***	**4,500**	**28,000**
06 Exeter	31	**48.35**	35	***47.24***	**4,800**	**27,000**
07 Frenchtown	29	**49.82**	28	***47.94***	**4,800**	**28,000**
08 Ida	30	**46.18**	27	***47.39***	**5,400**	**28,000**
09 Lasalle	27	**48.81**	26	***47.87***	**4,500**	**27,000**
10 London	37	**48.60**	28	***47.26***	**4,400**	**27,000**
11 Milan	36	**49.84**	32	***48.45***	**4,900**	**27,000**
12 Monroe	18	**48.16**	21	***47.60***	**4,600**	**28,000**
13 Raisinville	27	**48.70**	28	***48.38***	**5,300**	**28,000**
14 Summerfield	25	**47.53**	27	***47.87***	**5,600**	**27,000**
15 Whiteford	36	**47.09**	34	***47.53***	**6,000**	**30,000**

51 Luna Pier	n/a	0.00				
53 Milan	n/a	0.00				
55 Monroe	1	48.86	1	**45.83**	**4,800**	**28,000**
57 Petersburg	n/a	0.00				
58 County	0	0.00				

County: 58 MONROE

Unit(s): WHITEFORD

Class: Commercial

Parcel Number	Owner's Name	Class	Assessment	Appraisal	Ratio
15 008 032 31	COMPONENTS PLUS INC	201	137,200	302,851	45.30
15 010 011 01	SSA. DELAWARE L.L.C. STORE #26	201	1,786,300	3,760,690	47.50
15 010 035 00	DEEN JAMIE	201	196,300	310,416	63.24
15 010 047 00	BIG DADDY'S BUILDING LLC	201	659,400	1,330,485	49.56
15 010 048 00	BIG DADDY'S BUILDING LLC	201	680,000	1,378,727	49.32
15 011 004 10	SMITH DONNA D, TRUSTEE	201	36,800	102,012	36.07
15 011 021 00	FISHER WING WAREHOUSE, LLC	201	407,000	861,460	47.25
15 013 032 00	DUX MOTORCYCLE CLUB	201	83,500	174,148	47.95
15 018 021 00	OTTAWA LAKE SPORTSMEN CLUB	201	209,200	476,767	43.88
15 022 009 00	CONSEAR ALLEN H TRUST	201	54,400	126,700	42.94
15 022 015 00	LEONARD REAL ESTATE LLC	201	171,700	308,674	55.63
15 029 020 00	KEEL DRIVING RANGE LLC	201	200,400	398,093	50.34
15 033 013 40	L & H REAL ESTATE VENTURES LLC	201	531,300	1,191,016	44.61
15 033 020 20	ARCHER-DANIELS-MIDLAND CO	201	76,600	134,977	56.75
15 034 002 04	GREEN BEAR HOLDINGS LLC	201	424,500	749,036	56.67
15 034 002 50	AVALANCHE GROUP HOLDINGS LLC	201	224,500	514,706	43.62
15 034 033 00	L A BEXTEN INC	201	53,700	116,293	46.18
15 036 028 00	SCHNIPKE ENTERPRISES	201	174,700	505,640	34.55
15 040 031 00	GREAT NORTHERN SPORTSMAN CLUB	201	144,700	276,455	52.34
15 070 002 55	MAIN STREET TILE STONE & WOOD	201	197,400	441,622	44.70
15 070 019 10	GRASSHOPPER PINES LLC	201	135,000	312,316	43.23
Totals:	21		6,584,600	13,773,084	47.81
Class Totals: 201	21				

*** *** Statistics for this group (21 in sample) *** ***

Statistical Mean= 47.696 Median= 47.245 Maximum= 63.238 Minimum= 34.550

*** *** Statistics about Mean *** ***

Normalized Average Deviation = 0.10490 (Coefficient of Dispersion)
Average Squared Deviation = 45.51243 (Variance)
Square Root of Squared Deviation = 6.74629 (Standard Deviation)
Normalized Standard Deviation = 0.14144 (Covariance)
2 Standard Deviation Range (Low) = 34.20315 (High) = 61.18832

*** *** Statistics about Median *** ***

Normalized Average Deviation = 0.10505 (Coefficient of Dispersion)
Average Squared Deviation = 45.72540 (Variance)
Square Root of Squared Deviation = 6.76206 (Standard Deviation)
Normalized Standard Deviation = 0.14313 (Covariance)
2 Standard Deviation Range (Low) = 33.72126 (High) = 60.76949

Price Related Differential (PRD): 0.99766 PRD > 1 regressive, < 1 progressive.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area
01 008 023 10	13000 MATHEWS ST	06/19/19	$1,358,150	QC	AFFIDAVIT FILED	$1,358,150	$413,706	$944,444	$1,327,834	0.711	01201
01 026 025 00	10200 TELEGRAPH RD	03/13/21	$300,000	WD	WARRANTY DEED	$300,000	$167,000	$133,000	$157,800	0.843	01201
01 060 024 00	12640 GRAFTON RD	09/09/19	$190,000	WD	WARRANTY DEED	$190,000	$42,000	$148,000	$124,500	1.189	01201
02 014 049 00	9134 LEWIS	06/26/20	$60,000	WD	CONVENTIONAL WD	$60,000	$45,000	$15,000	$65,000	0.231	0099
02 019 179 00	8505 SECOR	08/02/18	$260,000	COV	AFFIDAVIT OR MEMO LC	$260,000	$81,000	$179,000	$319,200	0.561	0099
02 025 028 00	7403 TELEGRAPH RD	01/24/20	$90,000	WD	CONVENTIONAL WD	$90,000	$24,900	$65,100	$73,800	0.882	0099
02 028 012 20	1715 W DEAN	04/17/20	$432,500	WD	CONVENTIONAL WD	$432,500	$75,000	$357,500	$468,800	0.763	0099
02 028 053 24	7431 JACKMAN	12/18/20	$760,000	WD	CONVENTIONAL WD	$760,000	$95,000	$665,000	$1,034,380	0.643	0099
02 029 023 00	8180 SECOR	07/16/19	$93,000	LC	CONVENTIONAL LC	$93,000	$75,800	$17,200	$27,500	0.625	0099
02 029 054 00	7924 SECOR	10/30/19	$380,000	WD	CONVENTIONAL WD	$380,000	$136,800	$243,200	$281,000	0.865	0099
02 030 012 00	8021 SECOR RD	04/01/19	$160,000	WD	CONVENTIONAL WD	$160,000	$56,200	$103,800	$106,000	0.979	0099
02 101 052 00	6500 TELEGRAPH	01/23/19	$500,000	WD	AFFIDAVIT OR MEMO LC	$500,000	$129,000	$371,000	$480,000	0.773	0099
02 102 004 00	6339 TELEGRAPH	10/10/19	$375,000	WD	CONVENTIONAL WD	$375,000	$63,900	$311,100	$347,800	0.894	0099
02 102 005 00	6357 TELEGRAPH	12/06/19	$62,500	WD	CONVENTIONAL WD	$62,500	$37,500	$25,000	$36,000	0.694	0099
02 103 001 00	6201 LEWIS	10/21/20	$125,000	WD	CONVENTIONAL WD	$125,000	$42,000	$83,000	$86,100	0.964	0099
02 491 026 00	3309 QUAIL HOLLOW	10/01/19	$1,000,000	WD	AFFIDAVIT OR MEMO LC	$1,000,000	$203,300	$796,700	$759,000	1.050	0099
02 570 014 00	6601 LEWIS	10/13/20	$385,000	WD	CONVENTIONAL WD	$385,000	$133,000	$252,000	$266,000	0.947	0099
03 002 013 10	8640 CANTERBERRY LANE	04/01/20	$6,058,333	CD	AFFIDAVIT OR MEMO LC	$6,058,333	$328,000	$5,730,333	$4,364,000	1.313	3201
03 006 091 00	14850 TELEGRAPH RD	07/02/19	$400,000	LC	CONVENTIONAL LC	$400,000	$80,000	$320,000	$290,000	1.103	3201
05 017 090 00	9760 DIXIE HWY	10/16/19	$59,400	WD	CONVENTIONAL WD	$59,400	$38,000	$21,400	$29,400	0.728	00099
05 017 110 00	9791 DIXIE HWY	10/08/19	$40,000	WD	CONVENTIONAL WD	$40,000	$11,800	$28,200	$45,600	0.618	00099
05 017 110 00	9791 DIXIE HWY	11/24/20	$35,000	WD	CONVENTIONAL WD	$35,000	$12,000	$23,000	$45,000	0.511	00099
07 009 035 00	7000 N MONROE	03/12/20	$275,000	WD	CONVENTIONAL WD	$275,000	$132,000	$143,000	$136,000	1.051	00099
07 016 055 00	6878 N TELEGRAPH	09/10/19	$255,000	LC	AFFIDAVIT OR MEMO LC	$255,000	$140,700	$114,300	$95,900	1.192	00099
07 017 016 40	6366 N TELEGRAPH	01/04/21	$290,000	WD	CONVENTIONAL WD	$290,000	$163,000	$127,000	$225,000	0.564	00099
07 065 021 00	1837 N MONROE	10/17/19	$550,000	WD	CONVENTIONAL WD	$550,000	$417,700	$132,300	$317,756	0.416	00099
07 076 003 50	2071 N TELEGRAPH	07/09/19	$1,300,000	CD	AFFIDAVIT OR MEMO LC	$1,300,000	$782,900	$517,100	$587,900	0.880	00099
07 124 028 00	2262 N MONROE	05/29/19	$410,000	WD	CONVENTIONAL WD	$410,000	$210,000	$200,000	$393,000	0.509	00099
07 124 028 20	2252 N MONROE	05/03/19	$265,000	WD	CONVENTIONAL WD	$265,000	$172,000	$93,000	$214,000	0.435	00099
07 158 003 10	1816 N DIXIE	08/14/19	$210,000	LC	AFFIDAVIT OR MEMO LC	$210,000	$108,000	$102,000	$103,000	0.990	00099
07 353 020 00	2784 N MONROE	10/22/20	$120,000	WD	JOINT DEED	$120,000	$111,000	$9,000	$52,000	0.173	00099
07 776 952 00	GRAND	01/08/21	$190,000	WD	CONVENTIONAL WD	$190,000	$135,000	$55,000	$313,000	0.176	00099
07 986 011 00	1066 N MONROE	11/04/19	$769,202	WD	AFFIDAVIT OR MEMO LC	$769,202	$145,900	$623,302	$572,700	1.088	00099
07 986 014 00	1060 N MONROE	11/04/19	$210,798	WD	AFFIDAVIT OR MEMO LC	$210,798	$47,500	$163,298	$186,500	0.876	00099
08 027 018 40	7556 LEWIS AVE	07/01/19	$170,200	WD	CONVENTIONAL WD	$170,200	$136,000	$34,200	$86,600	0.395	00099
08 060 032 00	2896 LEWIS AVE	12/18/20	$140,000	WD	CONVENTIONAL WD	$140,000	$13,000	$127,000	$157,000	0.809	00099
08 060 039 00	2906 LEWIS AVE	11/02/20	*CONF*	LC	AFFIDAVIT OR MEMO LC	*CONF*	$55,000	$210,000	$573,000	0.366	00099
09 220 020 00	13786 S DIXIE HWY	09/17/20	$160,000	WD	WARRANTY DEED	$160,000	$18,000	$142,000	$137,000	1.036	COM
12 010 234 00	14515 LAPLAISANCE	08/31/20	$525,000	CD	CONVENANT DEED	$525,000	$144,000	$381,000	$274,000	1.391	JT201
12 020 021 31	15522 S TELEGRAPH	09/06/19	$650,000	WD	WARRANTY	$650,000	$153,000	$497,000	$599,000	0.830	JT201
12 020 022 92	1177 S TELEGRAPH	04/23/19	$700,000	WD	WARRANTY	$700,000	$457,500	$242,500	$402,700	0.602	JT201
12 020 041 00	830 WESTERN	03/05/21	$1,775,000	WD	WARRANTY	$1,775,000	$150,000	$1,625,000	$910,000	1.786	JT201
12 020 067 40	1090 S TELEGRAPH	12/09/19	$620,000	WD	WARRANTY	$620,000	$195,700	$424,300	$390,400	1.087	JT201
12 020 224 20	5900 E DUNBAR	05/08/20	$209,000	WD	WARRANTY	$209,000	$82,000	$127,000	$172,000	0.738	JT201
12 020 255 00	6625 E DUNBAR	09/23/20	$400,000	WD	WARRANTY	$400,000	$129,000	$271,000	$175,000	1.549	JT201
12 220 014 10	2100 S CUSTER	03/12/21	$190,000	CD	CONVENANT DEED	$190,000	$155,000	$35,000	$159,000	0.220	JT201
13 111 475 00	3873 BLUEBUSH RD	01/27/21	$90,000	LC	CONVENTIONAL LC	$90,000	$60,000	$30,000	$126,000	0.238	00099
13 128 107 10	4658 S CUSTER RD	08/02/19	$1,800,000	WD	CONVENTIONAL WD	$1,800,000	$895,000	$905,000	$1,257,000	0.720	00099
13 470 013 00	8710 N CUSTER RD	04/13/20	$1,250,000	LC	CONVENTIONAL LC	$1,250,000	$140,000	$1,110,000	$1,002,000	1.108	00099
15 025 042 00	4750 STERNS RD	07/15/20	$1,200,000	WD	CONVENTIONAL WD	$1,200,000	$320,000	$880,000	$1,123,000	0.784	00099
41 010 041 20	12753 GRAFTON RD	09/30/19	$250,000	LC	LAND CONTRACT	$250,000	$64,700	$185,300	$298,200	0.621	00099
41 010 090 00	1125 MONROE ST	10/04/19	$36,150	WD	WARRANTY DEED	$36,150	$9,900	$26,250	$36,700	0.715	00099

41 030 011 00	12735 JONES ST	11/09/20	$80,000	WD	WARRANTY DEED	$80,000	$46,000	$34,000	$60,000	0.567	00099
41 035 015 00	MONROE ST	09/13/19	$395,000	WD	AFFIDAVIT FILED	$395,000	$45,200	$349,800	$316,500	1.105	00099
42 014 015 60	121 HELLE BLVD	12/30/20	$650,000	WD	CONVENTIONAL WD	$650,000	$351,000	$299,000	$240,000	1.246	00098
42 040 176 00	165 RILEY ST	06/15/20	$1,300,000	WD	CONVENTIONAL WD	$1,300,000	$161,000	$1,139,000	$1,362,000	0.836	00098
42 040 452 00	102 TECUMSEH ST	08/27/20	$163,000	WD	CONVENTIONAL WD	$163,000	$24,000	$139,000	$398,000	0.349	00098
42 040 611 00	160 RILEY ST	12/10/20	$120,000	WD	CONVENTIONAL WD	$120,000	$12,000	$108,000	$136,000	0.794	00098
42 040 683 00	127 BARNUM ST	07/22/20	$165,000	WD	CONVENTIONAL WD	$165,000	$40,000	$125,000	$206,000	0.607	00098
46 080 007 00	7525 BLUEBUSH RD	08/13/20	$155,000	WD	CONVENTIONAL WD	$155,000	$82,000	$73,000	$56,000	1.304	46201
46 090 003 00	9023 RAISIN ST	12/14/20	$125,000	WD	CONVENTIONAL WD	$125,000	$17,000	$108,000	$148,000	0.730	46201
48 016 089 00	12698 N DIXIE HWY	08/21/19	$108,000	LC	CONVENTIONAL LC	$108,000	$23,000	$85,000	$76,000	1.118	00099
51 003 007 50	10552 EVANS	10/10/19	$270,000	LC	CONVENTIONAL LC	$270,000	$91,700	$178,300	$231,900	0.769	00099
51 003 009 30	4163 SUPER EIGHT DRIVE	05/16/19	$575,000	CD	COVENANT DEED	$575,000	$109,500	$465,500	$834,000	0.558	00099
53 040 220 40	496 REDMAN	10/30/20	$443,700	WD	CONVENTIONAL WD	$443,700	$29,000	$414,700	$214,000	1.938	APT
55 39 00195 000	423 WASHINGTON ST	11/30/20	$3,850,000	WD	WARRANTY DEED	$3,850,000	$266,000	$3,584,000	$3,699,000	0.969	055
55 69 01230 004	741 N MACOMB ST	01/22/21	$1,050,000	WD	WARRANTY DEED	$1,050,000	$110,000	$940,000	$1,197,000	0.785	00099
55 69 01231 003	905 N MACOMB ST	10/30/20	$525,000	WD	WARRANTY DEED	$525,000	$256,000	$269,000	$950,000	0.283	055
57 025 094 00	77 E CENTER ST	08/19/19	$80,000	WD	CONVENTIONAL WD	$80,000	$23,000	$57,000	$88,000	0.648	00099
		Totals:	**$38,188,933**			**$38,188,933**		**$28,733,127**	**$32,022,470**		
									E.C.F. =>	**0.897**	
									Ave. E.C.F. =>	**0.810**	

Affidavit/ Memorandums

03 006 100 20	14551 TELEGRAPH RD	06/05/19	$0	CD	AFFIDAVIT OR MEMO LC	$0	$329,995	($329,995)	$1,225,316	(0.269)	3201

Bad Sales

01 004 002 00	830 WILL CARLETON RD	07/25/19	$360,000	WD	WARRANTY DEED	$360,000	$51,500	$308,500	$116,560	2.647	01201
01 016 024 10	12840 GRAFTON RD	04/21/19	$1,400,000	WD	WARRANTY DEED	$1,400,000	$156,000	$1,244,000	$827,000	1.504	01201
01 070 016 00	13431 TELEGRAPH RD	06/25/19	$170,000	WD	WARRANTY DEED	$170,000	$61,000	$109,000	$241,000	0.452	01201
01 070 029 10	13636 TELEGRAPH RD	03/02/20	$150,000	WD	WARRANTY DEED	$150,000	$82,700	$67,300	$220,500	0.305	01201
02 027 007 00	8117 LEWIS	12/21/20	$192,600	WD	CONVENTIONAL WD	$192,600	$135,000	$57,600	$157,430	0.366	0099
02 028 025 00	8166 DOUGLAS	06/27/19	$425,000	WD	CONVENTIONAL WD	$425,000	$130,600	$294,400	$720,700	0.408	0099
02 585 003 00	9032 LEWIS	03/10/21	$45,000	WD	CONVENTIONAL WD	$45,000	$55,000	($10,000)	$91,866	(0.109)	0099
03 007 027 00	7101 N DIXIE HWY	01/29/21	$55,000	WD	CONVENTIONAL WD	$55,000	$50,000	$5,000	$132,000	0.038	3201
03 032 006 01	9090 ARMSTRONG RD	03/26/21	$250,000	CD	COVENANT DEED	$250,000	$683,000	($433,000)	$422,885	(1.024)	3201
04 119 014 40	14077 S CUSTER RD	06/21/19	$152,000	WD	AFFIDAVIT OR MEMO LC	$152,000	$109,400	$42,600	$214,350	0.199	00099
05 017 090 00	9760 DIXIE HWY	03/18/21	$100,000	LC	CONVENTIONAL LC	$100,000	$38,000	$62,000	$29,900	2.074	00099
05 018 022 00	9041 TELEGRAPH RD	10/26/20	$160,000	WD	CONVENTIONAL WD	$160,000	$153,000	$7,000	$43,000	0.163	00099
05 033 007 00	2899 ALGONQUIN	10/22/19	$64,000	WD	CONVENTIONAL WD	$64,000	$53,300	$10,700	$4,000	2.675	00099
07 016 060 00	6724 N MONROE	02/03/21	$330,000	CD	COVENANT DEED	$330,000	$238,000	$92,000	$332,000	0.277	00099
12 185 019 00	14975 S DIXIE	11/20/19	$600,000	LC	AFFIDAVIT OR MEMO	$600,000	$580,100	$19,900	$842,200	0.024	JT201
07 124 009 00	2322 N MONROE	01/10/20	$250,000	WD	CONVENTIONAL WD	$250,000	$154,300	$95,700	$206,200	0.464	00099
07 053 031 00	1085 N MACOMB	08/26/19	$450,000	QC	CONVENTIONAL QC	$450,000	$200,000	$250,000	$1,160,000	0.216	00099
07 025 005 00	4990 N DIXIE	03/19/21	$50,500	WD	CONVENTIONAL WD	$50,500	$90,000	($39,500)	$71,000	(0.556)	00099
07 079 012 00	2390 N TELEGRAPH	10/22/20	$246,000	LC	CONVENTIONAL LC	$246,000	$495,000	($249,000)	$97,000	(2.567)	00099
11 001 001 10	14484 S SANFORD	05/30/19	$350,000	WD	CONVENTIONAL WD	$350,000	$137,000	$213,000	$450,000	0.473	00099
12 020 075 01	15475 S TELEGRAPH	04/24/19	$280,000	WD	WARRANTY	$280,000	$136,000	$144,000	$373,000	0.386	JT201
12 020 106 00	15339 S TELEGRAPH	07/22/20	$375,000	QC	QUIT CLAIM	$375,000	$314,000	$61,000	$443,000	0.138	JT201
15 010 013 00	6050 U S 223	11/12/20	$377,000	LC	CONVENTIONAL LC	$377,000	$326,000	$51,000	$380,000	0.134	00099
15 011 005 00	5123 ST ANTHONY RD	04/02/19	$392,593	LC	AFFIDAVIT OR MEMO	$392,593	$371,400	$21,193	$274,000	0.077	00099

15 160 015 00	8461 BROWN ST	08/07/20	$17,700	WD	CONVENTIONAL WD	$17,700	$6,000	$11,700	$101,000	0.116	00099
41 055 005 00	1215 MONROE ST	10/30/20	$40,000	WD	WARRANTY DEED	$40,000	$27,000	$13,000	$138,000	0.094	00099
42 040 036 00	498 MONROE ST	01/29/21	$100,000	WD	CONVENTIONAL WD	$100,000	$121,000	($21,000)	$179,000	(0.117)	00098
46 090 017 00	9040 RAISIN ST	04/26/19	$100,000	WD	CONVENTIONAL WD	$100,000	$51,000	$49,000	$138,000	0.355	46201
46 080 070 00	7769 BLUEBUSH RD	07/02/19	$10,000	WD	CONVENTIONAL WD	$10,000	$13,000	($3,000)	$33,000	(0.091)	46201
57 025 073 00	10 E CENTER ST	10/19/20	$56,000	WD	CONVENTIONAL WD	$56,000	$19,000	$37,000	$188,000	0.197	00099

Prorerty Use	Other Parcels in Sale	Land Table	Property Class
SHED EQUIP/ TOWER		COMMERCIAL	201
WHS STG		USE FOR 201 & 301	201
OFFICE BUILDINGS		USE FOR 201 & 301	201
STORE RETAIL		COMMERCIAL	201
SHOP MIXED		COMMERCIAL	201
BAR/ TAVERN		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
STORE RETAIL		COMMERCIAL	201
DENTAL CLINIC		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
MINI STORAGE		COMMERCIAL	201
WHS STORAGE		COMMERCIAL	201
RES/ SHED STORAGE		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
MEDICAL OFFICE		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
APARTMENTS	03 085 007 00	201 & 301	201
IND LIGHT		201 & 301	201
GAR SERV/ REPAIR		COMMERCIAL AND INDUSTRIAL	201
STORE RETAIL		COMMERCIAL AND INDUSTRIAL	201
STORE RETAIL		COMMERCIAL AND INDUSTRIAL	201
GAR SERVICE		COMMERCIAL	201
RESIDENTAL/ GAR STG		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
RESTAURANTS		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
MED OFFICE		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
STORE RETAIL		COMMERCIAL	201
SHOP COMMUNITY	07 776 955 00, 07 776 957 00	AG 101	201
MED OFFICE CONDO	07 986 012 00, 07 986 013 00	COMMERCIAL	201
MED OFFICE CONDO		COMMERCIAL	201
RETAIL		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
SHOP MIXED	08 060 040 00	COMMERCIAL	201
MULTIPLE RESIDENCES		COMMERICAL	201
REST FAST		COMMERCIAL	201
MARKET CONV		USE FOR 201 & 301	201
WHS DIST		S TEL RD - 201	201
MULTIPLE RESIDENCES		COMMERCIAL	201
STORE WHS SHOW		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
WHS STG		COMMERCIAL	201
BARBER/BEAUTY		COMMERCIAL	201
WHS STG		USE FOR 201 & 301	201
WHS STG		USE FOR 201 & 301	201
WHS STG		USE FOR 201 & 301	201
STORE RETAIL		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
BARBER/ SALON		COMMERCIAL	201

AUTO		COMMERCIAL & INDUSTRIAL		201
MORTUARIES	41 035 016 00	COMMERCIAL		201
BARBER/BEAUTY		COMMERCIAL - VILLAGE		201
SHOP MIXED	42 040 229 00, 42 040 371 00, 42	USE FOR 201 & 301		201
RESTAURANTS		COMMERCIAL - VILLAGE		201
APARTMENTS		COMMERCIAL - VILLAGE		201
GAR SERVICE	42 040 684 00	COMMERCIAL - VILLAGE		201
GAR SERVICE		USE FOR 201 & 301		201
SHOP MIXED		USE FOR 201 & 301		201
BAR/ TAVERN		201 & 301		201
SHOPPING CENTERS		COMMERCIAL		201
MOTELS		COMMERCIAL		201
MULTIPLE RESIDENCES		201 AND 301		201
MULTIPLE RESIDENCES	55 69 00659 049	MULTI-FAMILY	201 I	
MULTIPLE RESIDENCES		COMMERCIAL IMP	201 I	
MED OFC		COMMERCIAL IMP	201 I	
GAR SERVICE		COMMERCIAL		201

WHS MINI		201 & 301	201

RESIDENTIAL		COMMERCIAL	201
POST OFC BRANCH		COMMERCIAL	201
RETAIL WAREHOUSE	01 070 016 10	USE FOR 201 & 301	201
CLUBHOUSE		COMMERCIAL	201
AUTO/RES		COMMERCIAL	201
MEDICAL URGENT CARE		COMMERCIAL	201
LAUNDRY		COMMERCIAL	201
BAR		201 & 301	201
GOLF-PUBLIC		AGRICULTURAL	201
OFFICE BUILDINGS		COMMERCIAL - VILLAGE	201
GAR SERVICE		COMMERCIAL AND INDUSTRIAL	201
HANGARS		AGRICULTURAL	201
SMALL SHED/ LAKE FRONT		COMMERCIAL AND INDUSTRIAL	201
GOLF (UIP 17)		COMMERCIAL	201
AUTO SHOWROOM	12 185 056 00	COMMERCIAL	201
BANK		COMMERCIAL	201
MED OFC		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
WHS STG		COMMERCIAL	201
CLUBHOUSE		USE FOR 201 & 301	201
STORE RETAIL		S TEL RD - 201	201
MOTELS	12 020 107 00	COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
GOLF COURSE		COMMERCIAL	201

SHOP MIXED		COMMERCIAL	201
SHOP MIXED		COMMERCIAL & INDUSTRIAL	201
MED OFC		USE FOR 201 & 301	201
BANK BRANCH		USE FOR 201 & 301	201
BARBER/BEAUTY		USE FOR 201 & 301	201
SHOP MIXED	57 025 074 00	COMMERCIAL	201

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	ECF Area
02 025 028 00	7403 TELEGRAPH RD	01/24/20	$90,000	WD	CONVENTIONAL WD	$90,000	$24,900	$65,100	$73,800	0.882	0099
02 028 012 20	1715 W DEAN	04/17/20	$432,500	WD	CONVENTIONAL WD	$432,500	$75,000	$357,500	$468,800	0.763	0099
02 028 053 24	7431 JACKMAN	12/18/20	$760,000	WD	CONVENTIONAL WD	$760,000	$95,000	$665,000	$1,034,380	0.643	0099
02 103 001 00	6201 LEWIS	10/21/20	$125,000	WD	CONVENTIONAL WD	$125,000	$42,000	$83,000	$86,100	0.964	0099
05 005 017 00	10813 TELEGRAPH RD	01/18/19	$230,000	LC	AFFIDAVIT OR MEMO LC	$230,000	$71,377	$158,623	$227,000	0.699	00099
05 017 090 00	9760 DIXIE HWY	10/16/19	$59,400	WD	CONVENTIONAL WD	$59,400	$38,000	$21,400	$29,400	0.728	00099
05 017 110 00	9791 DIXIE HWY	10/08/19	$40,000	WD	CONVENTIONAL WD	$40,000	$11,800	$28,200	$45,600	0.618	00099
07 009 035 00	7000 N MONROE	03/12/20	$275,000	WD	CONVENTIONAL WD	$275,000	$132,000	$143,000	$136,000	1.051	00099
07 016 055 00	6878 N TELEGRAPH	09/10/19	$255,000	LC	AFFIDAVIT OR MEMO LC	$255,000	$140,700	$114,300	$95,900	1.192	00099
07 065 021 00	1837 N MONROE	10/17/19	$550,000	WD	CONVENTIONAL WD	$550,000	$415,000	$135,000	$260,000	0.519	00099
07 158 003 10	1816 N DIXIE	08/14/19	$210,000	LC	AFFIDAVIT OR MEMO LC	$210,000	$108,000	$102,000	$103,000	0.990	00099
08 027 018 40	7556 LEWIS AVE	07/01/19	$170,200	WD	CONVENTIONAL WD	$170,200	$136,000	$34,200	$86,600	0.395	00099
08 060 032 00	2896 LEWIS AVE	12/18/20	$140,000	WD	CONVENTIONAL WD	$140,000	$13,000	$127,000	$157,000	0.809	00099
08 060 039 00	2906 LEWIS AVE	11/02/20	*CONF*	LC	AFFIDAVIT OR MEMO LC	*CONF*	$55,000	$210,000	$573,000	0.366	00099
13 111 475 00	3873 BLUEBUSH RD	01/27/21	$90,000	LC	CONVENTIONAL LC	$90,000	$60,000	$30,000	$126,000	0.238	00099
13 128 107 10	4658 S CUSTER RD	08/02/19	$1,800,000	WD	CONVENTIONAL WD	$1,800,000	$895,000	$905,000	$1,257,000	0.720	00099
13 470 013 00	8710 N CUSTER RD	04/13/20	$1,250,000	LC	CONVENTIONAL LC	$1,250,000	$140,000	$1,110,000	$1,002,000	1.108	00099
15 025 042 00	4750 STERNS RD	07/15/20	$1,200,000	WD	CONVENTIONAL WD	$1,200,000	$320,000	$880,000	$1,123,000	0.784	00099
		Totals:	**$7,677,100**			**$7,677,100**		**$5,169,323**	**$6,884,580**		
									E.C.F. =>	**0.751**	
GENERAL TOWNSHIP .80 ECF									**Ave. E.C.F. =>**	**0.724**	
11 001 001 10	14484 S SANFORD	05/30/19	$350,000	WD	CONVENTIONAL WD	$350,000	$137,000	$213,000	$450,000	0.473	00099
46 090 017 00	9040 RAISIN ST	04/26/19	$100,000	WD	CONVENTIONAL WD	$100,000	$51,000	$49,000	$138,000	0.355	46201
05 018 022 00	9041 TELEGRAPH RD	10/26/20	$160,000	WD	CONVENTIONAL WD	$160,000	$153,000	$7,000	$43,000	0.163	00099

Prorerty Use	Other Parcels in Sale	Land Table	Property Class
BAR/ TAVERN		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
BAR/ LOUNGE		COMMERCIAL AND INDUSTRIAL	201
GAR SERV/ REPAIR		COMMERCIAL AND INDUSTRIAL	201
STORE RETAIL		COMMERCIAL AND INDUSTRIAL	201
GAR SERVICE		COMMERCIAL	201
RESIDENTAL/ GAR STG		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
OFFICE BUILDINGS		COMMERCIAL	201
RETAIL		COMMERCIAL	201
MARKET CONV		COMMERCIAL	201
SHOP MIXED	08 060 040 00	COMMERCIAL	201
WHS STG		USE FOR 201 & 301	201
WHS STG		USE FOR 201 & 301	201
WHS STG		USE FOR 201 & 301	201
STORE RETAIL		COMMERCIAL	201

CLUBHOUSE		USE FOR 201 & 301	201
BANK BRANCH		USE FOR 201 & 301	201
HANGARS		AGRICULTURAL	201

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale $	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Use Code
02 035 010 30	200 ENTERPRISE	12/20/20	$3,463,473	COV	$3,463,473	$302,000	$3,161,473	$6,315,000	0.501	IND LIGHT
07 079 005 10	2833 N TELEGRAPH	01/28/21	$175,000	LC	$175,000	$130,000	$45,000	$168,000	0.268	WHS DIST
42 011 008 92	130AIRES DE	08/26/20	$1,100,000	WD	$1,100,000	$190,000	$910,000	$654,000	1.391	IND LIGHT
42 040 380 00	110 RESEARCH PKWY	04/04/19	$4,000,000	WD	$4,000,000	$236,000	$3,764,000	$2,941,000	1.280	IND LIGHT
42 040 380 20	105 RESEARCH PKWY	10/15/19	$1,460,000	CD	$1,460,000	$233,500	$1,226,500	$1,392,200	0.881	IND LIGHT
03 006 091 00	14850 TELEGRAPH RD	07/02/19	$400,000	LC	$400,000	$80,000	$320,000	$290,000	1.103	IND LIGHT
02 101 031 00	6333 S DIXIE	04/11/19	$750,000	WD	$750,000	$121,000	$629,000	$495,300	1.270	IND LIGHT
55 59 00417 002	601DETROIT AVE	09/12/19	$1,645,000	WD	$1,645,000	$383,000	$1,262,000	$2,037,000	0.620	IND LIGHT
		Totals:	**$12,993,473**		**$12,993,473**		**$11,317,973**	**$14,292,500**		
								E.C.F. =>	**0.792**	
								Ave. E.C.F. =>	**0.956**	

USE 0.90 FOR 2021

07 079 005 10	2833 N TELEGRAPH	01/28/21	$175,000	LC	$175,000	$130,000	$45,000	$168,000	0.268	WHS DIST

Other Parcels in Sale

Unit	2020	Use for 2021
Ash	0.80	**0.85**
Carleton Vill	0.85	**0.85**
Bedford	0.85	**0.90**
Berlin	0.80	**0.85**
Dundee (Twp)	0.90	**0.85**
Dundee (Village)	0.90	**0.85**
Erie	0.80	**0.80**
Exeter	0.80	**0.80**
Frenchtown	0.90	**0.85**
Ida	0.85	**0.80**
LaSalle	0.80	**0.80**
London	0.80	**0.80**
Milan	0.80	**0.80**
Monroe Twp	0.85	**0.90**
Raisinville	0.80	**0.80**
Summerfield	0.80	**0.80**
Whiteford	0.80	**0.80**
Luna Pier	0.75	**0.75**
Milan City	0.75	**0.75**
Petersburg	0.75	**0.75**
		0.82
Muti Res	1.00	**1.05**
Discount Store	0.80	**0.80**
301	0.90	**0.90**

Michigan Department of Treasury, STC
603, Formerly L4018R (8-00)

L-4018R

STATE TAX COMMISSION
ANALYSIS FOR EQUALIZED VALUATION - Real Property

County MONROE(58) City or Township WHITEFORD TOWNSHIP(15) Year 2021/2022

Assessment Roll Classification		Sample			% Ratio	True Cash Value	Remarks: Type of Study for Each Class
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value	Assessments to Appraisals		
Agricultural	53,687,000						
Total Agricultural	**53,687,000**						
Commercial	26,636,400						
Total Commercial	**26,636,400**						
Industrial	9,692,800						
Total Industrial	**9,692,800**						
Residential	201,191,700	109			45.96%	437,753,916	**SS**
						0	
Total Residential	**201,191,700**	**109**			45.96%	**437,753,916**	
Timber - Cutover						0	
						0	
Total TC	**0**						
Developmental						0	
						0	
Total Develomental	**0**						
TOTAL - REAL	**291,207,900**						

SS Sales Study
NC None Classified
NW New Class
CS Combined Sales & Appraisal Study
RA Reappraisal
AS Appraisal Study
AU Audit
SA DNR Only
ES Estimated Values (Explain)

Remarks:

Michigan Department of Treasury
2793 (Rev. 9-16)

L-4017

06/22/2021 10:05 AM

2021 24 Month Sales Ratio Study for determining the 2022 Starting Base

Use this form with your assessment/sales ratio study to determine the ratio and true cash value amounts entered on Form L-4018R, Analysis for Equalized Valuation (Form 603).

County Name	City or Township Name
MONROE	**WHITEFORD**

Class of Property (Ag.,Comm.,Res.,etc.)

Residential

2019 to 2020 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2020 form L-4023 line 05	1.	191,510,600
2. Enter the assessed valuation before adjustment from the 2020 form L-4023 line 03	2.	189,840,800
3. 2019 to 2020 Adjustment Modifier. Divide line 1 by line 2	3.	**1.0088**

2020 to 2021 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2021 form L-4023 line 05	4.	196,276,800
5. Enter the assessed valuation before adjustment from the 2021 form L-4023 line 03	5.	194,843,600
6. 2020 to 2021 Adjustment Modifier. Divide line 4 by line 5	6.	**1.0074**

2019 to 2021 Adjustment Modifier

7. 2019 to 2021 Adjustment Modifier. Multiply line 3 by line 6	7.	**1.0163**

24 Month Sales Study

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	H. Adjusted % Ratio (col.F/col.G)
2019	4/19 - 9/19	32	2,914,400	1.0163	2,961,905	5,937,400	49.89%
2019	10/19 - 3/20	24	2,079,000	1.0163	2,112,888	4,651,050	45.43%
12 Month Total Sales		56		12 Month Total Sales	5,074,793	10,588,450	47.93%
2020	4/20 - 9/20	32	3,304,700	1.0074	3,329,155	7,380,050	45.11%
2020	10/20 - 3/21	21	1,944,300	1.0074	1,958,688	4,640,835	42.21%
12 Month Total Sales		53		12 Month Total Sales	5,287,843	12,020,885	43.99%
24 Month Total Sales		109		**24 Month Total Sales**	10,362,636	22,609,335	
					***24 Month Mean Adjusted Ratio**		45.96%

IMPORTANT: For Sales from April 2019 through March 2020, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2020 through March 2021. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

12 Month Sales Study

L-4047

A. Year of Assessment	B. Sales Period	C. Number of Sales	D. Total Assessed Value for Sales	E. Applicable Adjustment Modifier	F. Adjusted Assessed Value	G. Total Adjusted Prices	Adjusted % Ratio (col.F/col.G)
2020	10/20 - 3/21	21	1,944,300	1.0074	1,958,688	4,640,835	42.21%
2021	4/21 - 9/21	11	650,100	1.0000	650,100	1,881,800	34.55%
12 Month Total Sales		32		12 Month Total Sales	2,608,788	6,522,635	
					****12 Month Aggregate Adjusted Ratio**		40.00%

IMPORTANT: For Sales from Oct. 2020 through Sept. 2021, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (formerly Form L-4018).

2019 March Board of Review valuations are compared with sales transacted during the last three months of 2019 and those transacted in the first three months of 2020.

2020 March Board of Review valuations are compared with sales transacted during the last nine months of 2020 and those transacted in the first three months of 2021.

2021 March Board of Review valuations are compared with sales transacted during April through September of 2021.

County: 58 MONROE
Unit: WHITEFORD
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
15 001 002 31 + Pcls 15 001 002 32	401	07/12/2019	2019R11938	WD		03-ARM'S LENGTH	55,000	35,300	64.18	
15 001 005 10	401	06/19/2019	2019R11232	WD	00001	03-ARM'S LENGTH	150,000	94,600	63.07	
15 001 020 20	401	07/12/2019	2019R11630	WD	00001	03-ARM'S LENGTH	345,000	173,500	50.29	
15 002 035 00	401	09/25/2019	2019R16744	WD	00001	03-ARM'S LENGTH	150,000	127,100	84.73	
15 004 018 20	401	07/12/2019	2019R11670	WD	00001	03-ARM'S LENGTH	205,500	87,000	42.34	
15 007 012 00 + Pcls 15 007 011 00	401	09/18/2019	2019R16224	OTH	00001 LEGAL?	08-ESTATE	140,000	69,500	49.64	
15 007 034 40	401	08/02/2019	2019R13013	WD		03-ARM'S LENGTH	52,000	23,700	45.58	
15 007 034 50	401	09/06/2019	2019R15234	WD		03-ARM'S LENGTH	525,000	254,700	48.51	
15 008 029 00	401	08/07/2019	2019R13396	WD	00001	03-ARM'S LENGTH	147,000	65,600	44.63	
15 011 015 00	401	07/10/2019	2019R11922	WD	00001	03-ARM'S LENGTH	293,000	116,000	39.59	
15 011 018 00	401	08/29/2019	2019R14842	WD	00001	03-ARM'S LENGTH	150,000	107,100	71.40	
15 011 023 20	401	07/30/2019	2019R12725	WD	00001	03-ARM'S LENGTH	245,000	95,600	39.02	
15 012 042 00	401	04/23/2019	2019R15924	WD	00001	03-ARM'S LENGTH	115,000	50,000	43.48	
15 012 049 00	401	06/08/2019	2019R12040	WD	00001	03-ARM'S LENGTH	165,000	73,900	44.79	
15 012 110 00	401	09/25/2019	2019R17459	WD	00001	03-ARM'S LENGTH	121,000	57,400	47.44	
15 013 031 00	401	08/14/2019	2019R13841	WD	00001	03-ARM'S LENGTH	264,000	128,100	48.52	
15 017 019 30	401	07/15/2019	2019R12514	WD		03-ARM'S LENGTH	254,900	131,200	51.47	
15 019 082 00	401	07/29/2019	2019R12400	WD	00001	03-ARM'S LENGTH	60,000	41,200	68.67	
15 020 010 31	401	09/26/2019	2019R16757	WD		03-ARM'S LENGTH	140,000	63,400	45.29	
15 022 017 00	401	08/09/2019	2019R13923	WD	00001	03-ARM'S LENGTH	225,000	124,000	55.11	
15 023 097 20	401	04/18/2019	2019R08016	WD	00001	03-ARM'S LENGTH	246,900	122,500	49.62	
15 026 017 00	401	08/15/2019	2019R14375	WD	00001	03-ARM'S LENGTH	380,000	145,600	38.32	
15 033 031 70	401	07/18/2019	2019R12401	WD	00001 NAME CORRECTED 2020R00925	03-ARM'S LENGTH	356,100	169,100	47.49	
15 035 023 00	401	07/03/2019	2019R11252	WD	00001	03-ARM'S LENGTH	40,000	22,200	55.50	
15 036 022 10	401	05/15/2019	2019R08468	WD	00001	03-ARM'S LENGTH	170,000	81,500	47.94	
15 036 034 00	401	05/28/2019	2019R10655	WD	00001	03-ARM'S LENGTH	265,000	112,700	42.53	

County: 58 MONROE
Unit: WHITEFORD
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale		Adj.Sale Price	Assessment	Ratio	Mult
15 050 005 30	401	01/07/2020	2020R00970	WD		03-ARM'S LENGTH		46,000	21,500	46.74	
15 050 019 10	401	01/17/2020	2020R01629	WD		03-ARM'S LENGTH		145,000	90,100	62.14	
15 050 019 20	401	02/24/2020	2020R04869	WD		03-ARM'S LENGTH		144,000	85,300	59.24	
15 070 005 00	401	11/27/2019	2019R21272	WD	00001	03-ARM'S LENGTH		126,500	68,200	53.91	
15 210 005 00	401	11/22/2019	2019R20794	WD	00001	03-ARM'S LENGTH		220,000	75,300	34.23	
Totals 10/01/2019 - 03/31/2020			Conventional				24	4,651,050	2,079,000	44.70	1.0000
Totals 04/01/2019 - 03/31/2020			Conventional				56	10,588,450	4,993,400	47.16	1.0000

*** *** Statistics for this group (56 in sample) *** ***

Statistical Mean= 48.647 Median= 47.462 Maximum= 84.733 Minimum= 24.276

*** *** Statistics about Mean *** ***

Normalized Average Deviation	=	0.16243	(Coefficient of Dispersion)
Average Squared Deviation	=	127.74500	(Variance)
Square Root of Squared Deviation	=	11.30243	(Standard Deviation)
Normalized Standard Deviation	=	0.23234	(Covariance)

2 Standard Deviation Range (Low) = 26.04194 (High) = 71.25168

*** *** Statistics about Median *** ***

Normalized Average Deviation	=	0.16329	(Coefficient of Dispersion)
Average Squared Deviation	=	129.17348	(Variance)
Square Root of Squared Deviation	=	11.36545	(Standard Deviation)
Normalized Standard Deviation	=	0.23946	(Covariance)

2 Standard Deviation Range (Low) = 24.73143 (High) = 70.19324

Price Related Differential (PRD): 1.03155 PRD >1 regressive, < 1 progressive.

County: 58 MONROE
Unit: WHITEFORD
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
15 100 026 00	401	04/28/2020	2020R08713	WD	00001	03-ARM'S LENGTH	50,000	27,000	54.00	
15 110 004 00	401	07/01/2020	2020R12851	WD	00001	03-ARM'S LENGTH	120,000	75,100	62.58	
15 130 047 00	401	09/19/2020	2020R19799	LC	00001	03-ARM'S LENGTH DATES????	52,000	18,500	35.58	
15 140 001 00	401	07/10/2020	2020R15480	WD	00001	03-ARM'S LENGTH	132,000	74,700	56.59	
15 180 010 00	401	06/05/2020	2020R11878	WD	00001	03-ARM'S LENGTH	125,000	47,000	37.60	
Totals 04/01/2020 - 09/30/2020			Conventional				32 7,380,050	3,304,700	44.78	1.0000
15 001 009 00	401	02/26/2021	2021R06527	WD	00001	03-ARM'S LENGTH	300,000	94,900	31.63	
15 002 047 30	401	12/21/2020	2021R00070	WD		03-ARM'S LENGTH	286,000	117,100	40.94	
15 010 017 32	401	11/13/2020	2020R24964	WD		03-ARM'S LENGTH	49,900	21,300	42.69	
15 012 064 00	401	11/17/2020	2020R25492	WD	00001	03-ARM'S LENGTH	164,000	44,700	27.26	
15 012 111 00	401	10/01/2020	2020R20969	WD	00001	03-ARM'S LENGTH	50,000	17,700	35.40	
15 013 006 20	401	03/19/2021	2021R08103	WD	00001	03-ARM'S LENGTH	117,000	29,200	24.96	
15 013 019 20	401	10/16/2020	2020R23171	WD	00000	03-ARM'S LENGTH	370,000	126,000	34.05	
15 017 016 00	401	01/26/2021	2021R02384	WD	00001	03-ARM'S LENGTH	64,900	27,400	42.22	
15 018 009 00	401	10/22/2020	2020R22612	WD	00001	03-ARM'S LENGTH	264,900	112,400	42.43	
15 021 024 81	401	11/06/2020	2020R25687	WD		03-ARM'S LENGTH	310,000	155,700	50.23	
15 023 021 00	401	11/02/2020	2020R24015	WD	00001	03-ARM'S LENGTH	182,500	72,900	39.95	
15 025 012 10	401	01/21/2021	2021R03867	WD	00001	21-NOT USED	372,500	145,900	39.17	
15 033 002 40	401	12/14/2020	2021R00068	WD		21-NOT USED	208,600	129,100	61.89	
15 033 003 20	401	10/30/2020	2020R23565	WD	DEFLT	03-ARM'S LENGTH	241,000	101,700	42.20	
15 033 016 00	401	12/18/2020	2021R00005	WD	00001	03-ARM'S LENGTH	395,000	218,700	55.37	
15 034 028 00	401	11/19/2020	2020R25863	WD	00001	03-ARM'S LENGTH	130,000	67,100	51.62	
15 035 004 30	401	01/22/2021	2021R03072	WD	00001	03-ARM'S LENGTH	239,035	117,200	49.03	
15 050 020 00	401	01/29/2021	2021R05427	WD	00001	03-ARM'S LENGTH	147,500	57,100	38.71	
15 100 056 10 + Pcls 15 100 061 00	401	11/25/2020	2020R25839	WD	00001	03-ARM'S LENGTH	335,000	149,100	44.51	
15 110 004 00	401	01/28/2021	2021R03736	WD	00001	03-ARM'S LENGTH	245,000	75,100	30.65	

County: 58 MONROE
Unit: WHITEFORD
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult
15 001 011 20	401	04/29/2021	2021R13000	WD	00001	03-ARM'S LENGTH	230,000	97,800	42.52	
15 002 009 00	401	04/28/2021	2021R12390	WD	00001	03-ARM'S LENGTH	200,000	61,400	30.70	
15 010 017 31	401	05/14/2021	2021R13413	WD		03-ARM'S LENGTH	49,900	22,100	44.29	
15 012 015 00	401	04/30/2021	2021R12453	WD	00001	03-ARM'S LENGTH	115,000	38,100	33.13	
15 015 004 20	401	05/12/2021	2021R13160	WD	00001	03-ARM'S LENGTH	339,000	102,700	30.29	
15 020 010 10	401	05/14/2021	2021R13690	WD	00001	03-ARM'S LENGTH	225,000	90,600	40.27	
15 023 018 00	401	04/30/2021	2021R12448	WD	00001	03-ARM'S LENGTH	190,000	58,800	30.95	
15 023 095 00	401	04/09/2021	2021R11806	WD	00001	03-ARM'S LENGTH	180,000	63,300	35.17	
15 036 018 30	401	04/12/2021	2021R123326	WD		03-ARM'S LENGTH	55,000	19,500	35.45	
15 040 027 00	401	05/21/2021	2021R13945	WD	00001	03-ARM'S LENGTH	164,900	60,800	36.87	
15 040 045 10 + Pcls 15 040 045 20	401	05/25/2021	2021R14379	WD		03-ARM'S LENGTH	133,000	35,000	26.32	
Totals 04/01/2021 - 09/30/2021			Conventional				11 1,881,800	650,100	34.55	1.0000
Totals 10/01/2020 - 09/30/2021			Conventional				32 6,522,635	2,594,400	39.78	1.0000

*** *** Statistics for this group (32 in sample) *** ***

Statistical Mean= 39.030 Median= 38.940 Maximum= 61.889 Minimum= 24.957

*** *** Statistics about Mean *** ***

Normalized Average Deviation	=	0.16787	(Coefficient of Dispersion)
Average Squared Deviation	=	72.08123	(Variance)
Square Root of Squared Deviation	=	8.49007	(Standard Deviation)
Normalized Standard Deviation	=	0.21753	(Covariance)

2 Standard Deviation Range (Low) = 22.04940 (High) = 56.00966

*** *** Statistics about Median *** ***

Normalized Average Deviation	=	0.16826	(Coefficient of Dispersion)
Average Squared Deviation	=	72.08954	(Variance)
Square Root of Squared Deviation	=	8.49056	(Standard Deviation)
Normalized Standard Deviation	=	0.21804	(Covariance)

2 Standard Deviation Range (Low) = 21.95871 (High) = 55.92094

Price Related Differential (PRD): 0.98125 PRD >1 regressive, < 1 progressive.

County: 58 MONROE
Unit: WHITEFORD
Class: Residential

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Terms-of-Sale	Adj.Sale Price	Assessment	Ratio	Mult

< Totals for this Analysis >	# of Sales	Assessments	Sale Prices	Ratio	
Conventional	120	10,892,500	24,491,135	44.48	
Creative	0	0	0	50.00	(Before discounting, sales were = 0)
Totals:	120	10,892,500	24,491,135	44.48	(Weighted)

*** *** Statistics for this group (120 in sample) *** ***

Statistical Mean= 45.159 Median= 43.554 Maximum= 84.733 Minimum= 24.276

*** *** Statistics about Mean *** ***

Normalized Average Deviation	=	0.18322	(Coefficient of Dispersion)
Average Squared Deviation	=	120.45286	(Variance)
Square Root of Squared Deviation	=	10.97510	(Standard Deviation)
Normalized Standard Deviation	=	0.24303	(Covariance)

2 Standard Deviation Range (Low) = 23.20833 (High) = 67.10874

*** *** Statistics about Median *** ***

Normalized Average Deviation	=	0.18824	(Coefficient of Dispersion)
Average Squared Deviation	=	123.05010	(Variance)
Square Root of Squared Deviation	=	11.09279	(Standard Deviation)
Normalized Standard Deviation	=	0.25469	(Covariance)

2 Standard Deviation Range (Low) = 21.36808 (High) = 65.73926