

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.											
41-13-27-127-035	351 NW COVELL AVE	03/27/24	\$325,000	CD	03-ARM'S LENGTH	\$325,000	\$279,400	85.97	\$494,604	\$240,953	\$84,047	\$244,365	0.344	2,400	\$35.02	COM01	57.3875	OFFICE BUILDIN		\$209,799	No	/ /		C_01 SHAWMUT	201	0											
41-13-23-251-006	1155 NW WALKER AVE	12/29/23	\$345,000	CD	03-ARM'S LENGTH	\$345,000	\$199,300	57.77	\$449,109	\$210,299	\$134,701	\$230,067	0.585	2,640	\$51.02	COM02	79.3304	LAUNDROMAT		\$197,623	No	/ /		C_02 NORTHWEST	201	0											
41-13-23-126-002	1358 NW LEONARD ST	11/26/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$163,000	70.87	\$286,292	\$114,752	\$115,248	\$165,260	0.697	3,387	\$34.03	COM02	#REF!	RESTAURANTS		\$111,386	No	/ /		C_02 NORTHWEST	201	0											
41-13-15-480-016	1661 NW LEONARD ST	09/01/23	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$227,400	56.85	\$484,111	\$148,148	\$251,852	\$331,406	0.760	5,564	\$45.26	COM02	32.1175	GAR SERVICE		\$145,817	No	/ /	41-13-15-480-015	C_02 NORTHWEST	201	30											
41-13-23-431-009	700 NW STOCKING AVE	08/01/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$310,300	44.33	\$755,560	\$301,081	\$398,919	\$438,039	0.911	4,188	\$95.25	COM02	60.1375	MARKET CONV		\$293,963	No	/ /		C_02 NORTHWEST	201	72											
41-13-23-252-020	1107 NW WALKER AVE	03/31/25	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$148,800	54.11	\$303,027	\$60,966	\$214,034	\$233,199	0.918	3,272	\$65.41	COM02	#REF!	SHOP MIXED		\$60,073	No	/ /		C_02 NORTHWEST	201	0											
41-13-13-330-018	1401 NW QUARRY AVE	02/07/24	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$144,800	42.59	\$317,563	\$61,012	\$278,988	\$250,525	1.114	4,232	\$65.92	COM02	111.3615	MORTUARY		\$60,260	No	/ /		C_02 NORTHWEST	201	52											
41-13-23-101-003	1564 NW WALKER AVE	12/06/24	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$99,500	47.61	\$200,261	\$83,226	\$125,774	\$112,832	1.115	1,708	\$73.64	COM02	111.4700	STORE RETAIL		\$83,226	No	/ /		C_02 NORTHWEST	201	52											
41-13-28-127-010	2840 NW LAKE MICHIGAN DR	10/04/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$252,300	48.06	\$500,982	\$238,133	\$286,867	\$253,226	1.133	5,094	\$56.31	COM01	37.9221	MARKET CONV		\$233,901	No	/ /		C_01 SHAWMUT	201	0											
41-13-13-129-011	1959 NW STERLING AVE	09/22/23	\$600,000	MLC	03-ARM'S LENGTH	\$600,000	\$220,800	36.80	\$563,041	\$228,235	\$371,765	\$322,549	1.153	7,406	\$50.20	COM02	115.2584	WHS STG		\$220,320	No	/ /		C_02 NORTHWEST	201	0											
41-13-13-129-019	1946 NW WILL AVE	03/08/24	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$121,100	37.26	\$273,455	\$130,176	\$194,824	\$141,301	1.379	2,560	\$76.10	COM02	137.8789	GAR SERVICE		\$105,600	No	/ /	41-13-13-129-002, 41-13-13-129-001	C_02 NORTHWEST	201	0											
41-13-24-155-024	802 NW ALPINE AVE	08/17/23	\$300,000	MLC	03-ARM'S LENGTH	\$300,000	\$111,600	37.20	\$232,764	\$85,547	\$214,453	\$141,828	1.512	2,244	\$95.57	COM02	43.0945	GAR SERVICE		\$81,588	No	/ /		C_02 NORTHWEST	201	0											
41-13-13-152-022	1610 NW ALPINE AVE	12/13/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$81,800	27.27	\$214,732	\$89,922	\$210,078	\$120,241	1.747	2,250	\$93.37	COM02	174.7143	RESTAURANTS		\$85,760	No	/ /		C_02 NORTHWEST	201	0											
41-13-23-201-002	1148 NW LEONARD ST	08/14/23	\$943,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$943,500	\$262,600	27.83	\$571,866	\$176,036	\$767,464	\$390,365	1.966	3,440	\$223.10	COM02	196.6017	STORE RETAIL		\$167,580	No	/ /	41-13-23-201-003	C_02 NORTHWEST	201	0											
Totals:			\$5,817,500			\$5,817,500	\$2,622,700		\$5,647,367		\$3,649,014	\$3,375,204			\$75.73		1.4092																				
						Sale. Ratio =>	45.08							E.C.F. =>	1.081							Std. Deviation=>	0.447501797														
						Std. Dev. =>	16.20							Ave. E.C.F. =>	1.095							Ave. Variance=>	#REF!							Coefficient of Var=>	#REF!						

Limited sales in C_01, studied C_01 and C_02 together. Use ECF 1.081 for C_01 SHAWMUT and C_02 NORTHWEST for 2026.

Canabis retail

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 (%)	uilding Sty	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
41-14-05-276-018	3241 NE PLAINFIELD AVE	08/29/23	\$1,300,000	CD	03-ARM'S LENGTH	\$1,300,000	\$658,700	50.67	\$1,293,886	\$601,362	\$698,638	\$617,773	1.131	6,054	\$115.40	COM03	113.0897	CARWSH AUTOM	\$561,499	No	/ /		C_03 NORTHEAST	201	
41-14-07-476-003	2156 NE PLAINFIELD AVE	08/03/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$214,000	57.07	\$368,360	\$68,851	\$306,149	\$267,180	1.146	2,210	\$138.53	COM03	114.5852	OFFICE BULDIN	\$66,916	No	/ /		C_03 NORTHEAST	201	
41-14-07-476-003	2156 NE PLAINFIELD AVE	09/05/24	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$194,000	50.06	\$368,360	\$68,851	\$318,649	\$267,180	1.193	2,210	\$144.19	COM03	7.5637	OFFICE BULDIN	\$66,916	No	/ /		C_03 NORTHEAST	201	
41-14-08-154-003	2450 NE PLAINFIELD AVE	02/19/25	\$420,800	WD	03-ARM'S LENGTH	\$420,800	\$172,800	41.06	\$322,361	\$102,137	\$318,663	\$196,453	1.622	1,728	\$184.41	COM03	162.2081	RESTAURANTS	\$99,110	No	/ /		C_03 NORTHEAST	201	
41-14-17-177-012	1612 NE DIAMOND AVE	09/17/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$307,900	58.65	\$574,042	\$197,979	\$327,021	\$335,471	0.975	5,748	\$56.89	COM03	97.4812	STORE RETAIL	\$193,795	No	/ /		C_03 NORTHEAST	201	
41-14-18-205-005	1805 NE PLAINFIELD AVE	10/23/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$193,900	60.59	\$352,487	\$59,841	\$260,159	\$261,502	0.995	5,939	\$43.81	COM03	99.4863	1 STORY OFFICE BULDIN	\$58,872	No	/ /		C_03 NORTHEAST	201	
41-14-18-307-041	133 NE CALEDONIA ST	05/20/24	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$367,800	51.44	\$815,703	\$35,021	\$679,979	\$696,416	0.976	7,944	\$85.60	COM03	97.6398	OFFICE BULDIN	\$35,021	No	/ /		C_03 NORTHEAST	201	
41-14-18-307-043	1415 NE PLAINFIELD AVE	07/12/24	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$301,500	45.00	\$554,009	\$34,465	\$635,535	\$463,465	1.371	4,760	\$133.52	COM03	137.1269	STORE RETAIL	\$34,465	No	/ /		C_03 NORTHEAST	201	
41-14-18-327-024	1503 NE PLAINFIELD AVE	04/27/23	\$340,000	MLC	03-ARM'S LENGTH	\$340,000	\$130,400	38.35	\$299,910	\$34,396	\$305,604	\$236,855	1.290	3,362	\$90.90	COM03	129.0260	BARBER/BEAUTY	\$34,396	No	/ /		C_03 NORTHEAST	201	
41-14-19-128-011	1025 NE CLANCY AVE	07/29/24	\$6,160,000	CD	03-ARM'S LENGTH	\$6,160,000	\$3,582,400	58.16	\$9,077,447	\$1,034,025	\$5,125,975	\$7,175,220	0.714	97,200	\$52.74	COM03	71.4400	WHS MINI	\$943,558	No	/ /		C_03 NORTHEAST	201	
41-14-20-127-081	1119 NE FULLER AVE	03/08/24	\$638,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$638,000	\$383,800	60.16	\$733,587	\$302,683	\$335,317	\$384,393	0.872	4,096	\$81.86	COM03	24.4561	GAR MINILUBE	\$293,062	No	/ /	41-14-20-127-086	C_03 NORTHEAST	201	
Totals:			\$11,851,300			\$11,851,300	\$6,507,200			\$14,760,152	\$9,311,689	\$10,901,908			\$102.53										
							Sale. Ratio =>	54.91				E.C.F. =>	0.854			Std. Deviation=>	0.251670375								
							Std. Dev. =>	7.80				Ave. E.C.F. =>	1.117			Ave. Variance=>	95.8275	Coefficient of Var=>	85.7985						

COM03 NORTHEAST
Use=>> 1.117

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
41-14-10-426-010	2289 NE EAST BELTLINE AVE	05/01/23	\$1,675,000	WD	03-ARM'S LENGTH	\$1,675,000	\$605,500	36.15	\$2,187,764	\$1,389,084	\$285,916	\$769,441	0.372	6,300	\$45.38	COM04	0.0000		RESTAURANTS	\$1,329,225		C_04 KNAPPS CORNER	201	
Totals:						\$1,675,000	\$605,500	36.15	\$2,187,764		\$285,916	\$769,441	0.372		\$45.38		0.0000							
						Sale. Ratio =>		36.15			E.C.F. =>		0.372	Std. Deviation=>		#DIV/0!								
						Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		0.372	Ave. Variance=>		0.0000		Coefficient of Var=>		0				

No sale data for Knapps Corner, compare to Northeast Grand Rapids. Negligible change in Northeast ECF. No change in ECF for Knapps Corner indicated. Use 1.038 as ECF for C_04 KNAPPS CORNER for 2026.

KNAPP CORNER	C_04 2025 ECF	1.038
NORTHEAST	C_03 2025 ECF	1.121
	C_03 2026 ECF	1.117

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
41-14-21-327-009	680 NE PLYMOUTH AVE	02/10/23	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$208,800	96.22	\$221,244	\$72,828	\$144,172	\$115,409	1.249	2,023	\$71.27	COM05	7.9910		IND LIGHT	\$61,904		C_05 LAKES	201
41-18-02-176-025	1570 SE EAST BELTLINE AVE	08/13/24	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$489,100	61.14	\$1,382,048	\$333,996	\$466,004	\$983,163	0.474	8,224	\$56.66	COM12	85.5152		OFFICE BUILDING	\$318,718		C_12 LAKE EASTBROOK	201
41-18-11-330-004	3535 SE LAKE EASTBROOK BLVD	03/21/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$58,800	26.13	\$118,937	\$43,469	\$181,531	\$71,348	2.544	912	\$199.05	COM12	121.5168	1 STORY	BARBER/BEAUTY	\$41,213		C_12 LAKE EASTBROOK	201
41-18-11-401-013	3655 SE LAKE EASTBROOK BLVD	02/14/23	\$502,000	WD	03-ARM'S LENGTH	\$502,000	\$262,000	52.19	\$507,728	\$89,243	\$412,757	\$393,466	1.049	4,049	\$101.94	COM12	28.0107	1 STORY	BARBER/BEAUTY	\$83,060		C_12 LAKE EASTBROOK	201
Totals:			\$1,744,000			\$1,744,000	\$1,018,700		\$2,229,957		\$1,204,464	\$1,563,386			\$107.23		55.8716						
								Sale. Ratio =>	58.41					E.C.F. =>	0.770	Std. Deviation=>		0.87421651					
								Std. Dev. =>	28.96					Ave. E.C.F. =>	1.329	Ave. Variance=>		60.7584	Coefficient of Var=> 45.71271233				

Only 1 sale in C_05 studied with sales in similar commercial neighborhood of C_12. Did not use sales in C_12 along 28th Street.

Use ECF of 1.329 for C_05 LAKES for 2026.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Notes	
41-14-20-381-010	465 NE FULLER AVE	03/07/25	\$1,625,000	WD	03-ARM'S LENGTH	\$1,625,000	\$889,100	54.71	\$1,773,991	\$735,195	\$889,805	\$783,406	1.136	4,490	\$198.17	COM06	20.0208	STORE RETAIL	\$669,800		C_06 EASTSIDE	201		
41-14-20-452-025	1229 NE MICHIGAN ST	10/03/25	\$900,000	MLC	03-ARM'S LENGTH	\$900,000	\$342,600	38.07	\$680,744	\$347,828	\$552,172	\$251,068	2.199	5,600	\$98.60	COM06	86.3270	SHOP NBHD	\$336,000		C_06 EASTSIDE	201		
41-14-29-257-029	1305 E FULTON ST	12/30/24	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$211,300	58.29	\$424,084	\$270,534	\$91,966	\$115,799	0.794	1,284	\$71.62	COM06	54.1840	STORE RETAIL	\$267,885		C_06 EASTSIDE	201		
41-14-29-257-030	1307 E FULTON ST	12/01/23	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$280,700	41.59	\$586,786	\$269,510	\$405,490	\$239,273	1.695	2,940	\$137.92	COM06	35.8651	STORE RETAIL	\$267,885		C_06 EASTSIDE	201		
41-14-29-257-031	1311 E FULTON ST	12/30/24	\$1,137,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,137,500	\$662,800	58.27	\$1,447,142	\$785,439	\$352,061	\$499,022	0.706	8,019	\$43.90	COM06	63.0522	STORE RETAIL	\$781,853	41-14-29-257-032, 41-14-29-257-033, 41-14-29-257-037	C_06 EASTSIDE	201		
41-14-29-302-027	912 E FULTON ST	12/28/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$389,300	42.09	\$822,897	\$363,044	\$561,956	\$346,797	1.620	4,242	\$132.47	COM06	28.4393	STORE RETAIL	\$343,728		C_06 EASTSIDE	201		
41-14-30-161-002	150 NE FOUNTAIN ST	01/05/24	\$957,000	WD	03-ARM'S LENGTH	\$957,000	\$621,300	64.92	\$1,327,979	\$398,405	\$558,595	\$701,036	0.797	6,864	\$81.38	COM06	53.9211	OFFICE BUILDING	\$397,845		C_06 EASTSIDE	201		
41-14-30-304-010	14 SE WESTON ST	10/27/25	\$749,000	WD	03-ARM'S LENGTH	\$749,000	\$255,100	34.06	\$515,168	\$103,520	\$645,480	\$310,443	2.079	4,870	\$132.54	COM06	74.3195	SHOP MIXED	\$103,520		C_06 EASTSIDE	201		
41-14-30-329-005	251 SE STATE ST	10/21/25	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$224,100	54.00	\$446,771	\$282,908	\$132,092	\$123,577	1.069	1,007	\$131.17	COM06	106.8905	OFFICE BUILDING	\$280,980		C_06 EASTSIDE	201		
41-14-30-454-001	540 SE CHERRY ST	06/28/24	\$1,315,000	WD	03-ARM'S LENGTH	\$1,315,000	\$655,700	49.86	\$1,344,003	\$637,822	\$677,178	\$535,144	1.265	4,694	\$144.26	COM06	7.0611	GROUP HOME	\$626,850		C_06 EASTSIDE	201		
Totals:			\$9,061,000			\$9,061,000	\$4,532,000		\$9,369,565	\$4,866,795	\$3,905,566				\$117.21		8.9906							
								Sale. Ratio =>	50.02			E.C.F. =>	1.246	Std. Deviation=>		0.53804196								
								Std. Dev. =>	10.14			Ave. E.C.F. =>	1.336	Ave. Variance=>		53.0081	Coefficient of Var=>							
More recent sales trending towards higher ECF, used higher indicated average ECF for 2026																								
Use 1.336 for ECF for C_06 EASTSIDE for 2026																								

Removed from study

41-14-30-329-005	251 SE STATE ST	09/05/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$223,100	65.62	\$446,771	\$282,908	\$57,092	\$123,577	0.462	1,007	\$56.70	COM06	78.4122	OFFICE BUILDING	\$280,980		C_06 EASTSIDE	201	twice sold- used more recent sale as better indicator
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Multi Parcel						Curr. Appraisal	Land + Yard	Building Residual	Cost Man \$	ECF
41-14-29-257-031	1311 Fulton St E	12/30/24	\$1,137,500	WD		658200	\$407,929		\$ 188,742.00	
41-14-29-257-032	1315 Fulton St E	12/30/24	\$1,137,500	WD		232794	\$122,095		\$ 83,483.00	
41-14-29-257-033	1317 Fulton St E	12/30/24	\$1,137,500	WD		186728	\$105,800		\$ 61,032.00	
41-14-29-257-037	1319 Fulton St E	12/30/24	\$1,137,500	WD		251402	149615		\$ 165,765.00	
						1329124	\$785,439	\$352,061	\$ 499,022.00	0.706

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41-13-25-435-009	53 SW COMMERCE AVE	07/29/25	\$1,295,000	WD	03-ARM'S LENGTH	\$1,295,000	\$590,500	45.60	\$1,156,313	\$187,500	\$1,107,500	\$454,842	2.435	5,000	\$221.50	COM07	17.1439	BAR	\$187,500		C. 07 DOWNTOWN	201
41-13-25-435-010	59 SW COMMERCE AVE	07/31/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$268,200	34.61	\$817,882	\$187,969	\$587,031	\$295,734	1.985	4,267	\$137.57	COM07	27.8476	OFFICE BUILDIN	\$187,500		C. 07 DOWNTOWN	201
41-13-25-439-008	117 S DIVISION AVE	12/08/23	\$1,000,000	MLC	19-MULTI PARCEL ARM'S LENGH	\$1,000,000	\$324,800	32.48	\$1,143,447	\$212,946	\$787,054	\$427,921	1.839	3,565	\$220.77	COM07	42.4223	STORE RETAIL	\$76,275	41-13-25-439-007	C. 07 DOWNTOWN	201
41-13-25-436-032	5 OAKES ST SW	08/11/25	\$2,755,800	WD	19-MULTI PARCEL ARM'S LENGH	\$2,755,800	\$918,200	33.20	\$1,838,665	\$331,620	\$2,424,180	\$867,410	2.795	20,250	\$119.71		279.4734	SHOP MIXED		41-13-25-436-020	C. 07 DOWNTOWN	201
Totals:			\$10,645,000			\$10,645,000	\$2,559,300		\$11,510,857	\$4,905,765	\$2,045,907				\$159.36		13.4370					
								Sale. Ratio =>	24.04													
								Std. Dev. =>	20.59													
										E.C.F. =>	2.398	Std. Deviation=	0.927263038									
										Ave. E.C.F. =>	2.263	Ave. Variance=>	112.4281	Coefficient of Var=>								

Use 2.398 as ECF for C. 07 DOWNTOWN for 2026.

removed

41-13-25-438-038	111 SW COMMERCE AVE	04/18/25	\$5,000,000	CD	03-ARM'S LENGTH	\$5,000,000	\$0	0.00	\$38,783,144	\$843,900	\$4,156,100	\$17,811,852	0.233	98,273	\$42.29	COM07	203.0140	OFFICE BUILDIN	\$843,900		C. 07 DOWNTOWN	201	Exempt Seller-
41-14-30-304-011	41 SE SHELDON AVE	09/15/25	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$0	0.00	\$4,843,356	\$897,000	\$1,103,000	\$1,852,749	0.595	15,357	\$71.82	COM07	166.8142	OFFICE BUILDIN	\$897,000		C. 07 DOWNTOWN	201	Exempt Seller-
41-14-30-304-011	41 SE SHELDON AVE	09/15/25	\$2,325,000	MLC	03-ARM'S LENGTH	\$2,325,000	\$0	0.00	\$4,843,356	\$897,000	\$1,428,000	\$1,852,749	0.771	15,357	\$92.99	COM07	149.2727	OFFICE BUILDIN	\$897,000		C. 07 DOWNTOWN	201	Sold to African American Museum(exempt buyer?)

Multi-parcel sale					Current Appraisal	Land + Yard	Building Residual	Cost Man \$	ECF
41-13-25-439-008	117 S DIVISION AVE	12/08/23	\$1,000,000	WD	\$788,948	\$135,699		\$301,036	
41-13-25-439-007	115 S DIVISION AVE	12/08/23	\$1,000,000	WD	354499	\$77,247		\$126,885	
					\$1,143,447	\$212,946	\$787,054	\$427,921	1.839
41-13-25-436-032	5 OAKES ST SW	08/11/25	\$2,755,800	WD	\$1,783,420	\$276,375		\$867,410	
41-13-25-436-020	1 OAKES ST SW	08/11/25	\$2,755,800	WD	55245	\$55,245		\$0	
					\$1,838,665	\$331,620	\$2,424,180	\$867,410	2.795

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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 (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class		
41-13-24-356-020	526 NW STOCKING AVE	10/22/25	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$405,000	50.63	\$963,361	\$268,267	\$531,733	\$400,169	1.329	4,702	\$113.09	COM08	31.2867	BAR	\$248,663		C_08 WESTSIDE	201		
41-13-24-359-016	425 NW STOCKING AVE	05/22/25	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$380,100	39.39	\$1,095,740	\$208,571	\$756,429	\$510,748	1.481	10,230	\$73.94	COM08	16.0615	STORE DISC	\$203,256		C_08 WESTSIDE	201		
41-13-24-384-016	429 NW TURNER AVE	07/15/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$541,900	61.93	\$1,394,634	\$211,554	\$663,446	\$681,906	0.973	5,552	\$119.50	COM08	66.8709	OFFICE BUILDIN'	\$206,563		C_08 WESTSIDE	201		
41-13-26-279-001	824 NW LAKE MICHIGAN DR	05/23/25	\$750,000	MLC	03-ARM'S LENGTH	\$750,000	\$281,200	37.49	\$761,131	\$107,714	\$642,286	\$376,176	1.707	10,455	\$61.43	COM08	6.5773	STORE RETAIL	\$101,850		C_08 WESTSIDE	201		
41-13-26-379-040	1203 SW BUTTERWORTH ST	03/20/25	\$672,000	WD	03-ARM'S LENGTH	\$672,000	\$228,200	33.96	\$494,747	\$94,582	\$577,418	\$230,377	2.506	3,840	\$150.37	COM08	86.4766	WH'S DIST	\$87,556		C_08 WESTSIDE	201		
41-13-26-426-019	940 W FULTON ST	10/10/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$240,800	54.73	\$640,915	\$97,952	\$342,048	\$312,781	1.094	3,191	\$107.19	COM08	54.8068	OFFICE BUILDIN'	\$94,908		C_08 WESTSIDE	201		
41-13-26-478-020	839 SW BUTTERWORTH ST	01/31/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$215,900	43.18	\$960,342	\$77,964	\$422,036	\$218,193	1.934	8,020	\$52.62	COM08	29.2595	STORE RETAIL	\$77,964		C_08 WESTSIDE	201		
41-13-26-483-021	812 SW BUTTERWORTH ST	10/20/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$207,200	31.88	\$539,406	\$22,674	\$627,326	\$297,485	2.109	3,920	\$160.03	COM08	46.7125	SHOP MIXED	\$21,972		C_08 WESTSIDE	201		
Totals:			\$5,652,000			\$5,652,000	\$2,500,300		\$6,850,276		\$4,562,722	\$3,027,836			\$104.77		13.4712							
								Sale. Ratio =>	44.24					E.C.F. =>	1.507	Std. Deviation=>		0.524703855						
								Std. Dev. =>	10.64					Ave. E.C.F. =>	1.642	Ave. Variance=>		42.2565	Coefficient of Var=>					

Building Value on OPRA roll

Use 1.507 for ECF for COM_08 WESTSIDE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class		
41-13-36-327-024	843 SW CESAR E CHAVEZ AVE	10/19/23	\$375,000	MLC	03-ARM'S LENGTH	\$375,000	\$234,300	62.48	\$492,025	\$38,716	\$336,284	\$391,253	0.860	4,470	\$75.23	COM09	27.6883	1 STORY	SHOP MIXED	\$36,225	C_09 SOUTHWEST	201		
41-17-01-128-054	1301 SW CENTURY AVE	08/15/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$626,200	39.14	\$1,348,720	\$560,650	\$1,039,350	\$678,786	1.531	20,358	\$51.05	COM09	39.4803		WHS STG	\$504,183	C_09 SOUTHWEST	201		
41-13-36-378-025	1127 SW CESAR E CHAVEZ AVE	06/28/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$316,000	63.84	\$566,418	\$224,782	\$270,218	\$294,261	0.918	5,993	\$45.09	COM09	91.8294		GAR SERVICE	\$217,084	C_09 SOUTHWEST	201		
41-17-01-155-015	1531 SW CESAR E CHAVEZ AVE	04/28/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,700	44.22	\$217,451	\$24,636	\$205,364	\$166,077	1.237	3,058	\$67.16	COM09	10.0174		BARBER/BEAUTY	\$24,166	C_09 SOUTHWEST	201		
Totals:			\$2,935,000			\$2,935,000	\$1,325,900		\$3,229,653		\$1,851,216	\$1,530,377			\$50.37		7.3260							
													Sale. Ratio =>	45.18										
													Std. Dev. =>	10.25										
													E.C.F. =>	1.210	Std. Deviation=>	2.353896871								
													Ave. E.C.F. =>	1.136	Ave. Variance=>	132.8299	Coefficient of Var=>	116.9758497						

Use 1.210 as ECF for C_09 SOUTHWEST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Notes
41-17-01-157-005	1538 SW CLYDE PARK AVE	12/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$112,900	40.32	\$76,795	\$38,668	\$241,332	\$32,840	7.349	7,139	\$33.80	COM09	621.2380		WHS STG	\$35,310	C_09 SOUTHWEST	201	Partially exempt property- building to be demolished
41-17-01-102-034	735 SW RITZEMA CT	04/08/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$250,800	55.73	\$1,094,662	\$291,404	\$158,596	\$691,867	0.229	6,449	\$24.59	COM09	90.7159		CHURCH PROPE	\$291,404	C_09 SOUTHWEST	201	Vacant church- cost approach not accurate

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
41-18-03-351-016	1830 SE BRETON RD	06/20/25	\$71,560,082	CD	33-TO BE DETERMINED	\$71,560,082	\$17,909,400	25.03	\$31,441,738	\$9,198,362	\$62,361,720	\$22,451,793	2.778	194,153	\$321.20	COM11	145.5373		SHOP COMMUN	\$7,762,388	41-18-03-351-017	C_11 BRETON	201
41-18-09-452-009	2755 SE BIRCHCREST DR	03/08/24	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$0	0.00	\$596,210	\$285,662	\$149,338	\$260,746	0.573	6,144	\$24.31	COM11	74.9475		OFFICE BUILDIN	\$274,887		C_11 BRETON	201
41-18-09-476-034	2776 SE BIRCHCREST DR	07/12/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$353,500	52.37	\$730,845	\$271,258	\$403,742	\$385,883	1.046	4,029	\$100.21	COM11	27.5929		OFFICE BUILDIN	\$266,545		C_11 BRETON	201
41-18-15-127-009	2701 SE 29TH ST	01/09/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$617,200		\$1,285,839	\$445,577	\$404,423	\$704,089	0.574	20,750	\$19.49	COM11	57.4392		STORE RETAIL	\$421,526		C_11 BRETON	201
41-18-10-377-039	2733 SE 28TH ST	03/20/24	\$625,000	LC	03-ARM'S LENGTH	\$625,000	\$276,300	44.21	\$519,072	\$238,128	\$386,872	\$235,889	1.640	3,520	\$109.91	COM11	31.7849		STORE RETAIL	\$228,484		C_11 BRETON	201
Totals:			\$74,145,082			\$74,145,082	\$19,156,400		\$34,573,704	\$63,706,095	\$24,038,400				\$115.02		132.7971						
								25.84					2.650			0.924151111							
								23.28					1.322			67.4604	Coefficient of Var=>				51.02093882		

Used expanded time frame of 1/1/23 to 12/31/25 to have enough sale data to analyze. Use 1.322 as ECF for C_11 BRETON for 2026.

Multi parcel sale					current appraisal	land + yard	bldg Residual	Cost Man \$	ECF
41-18-03-351-016	1830 SE BRETON RD	06/20/25	\$71,560,082	CD	35823625	\$8,452,828		\$19,302,193	
41-18-03-351-017	1930 SE BRETON RD	06/20/25	\$71,560,082	CD	5385455	\$745,534		\$3,149,600	
					41209080	\$9,198,362	\$62,361,720	\$22,451,793	2.778

41-18-03-351-018	1970 SE BRETON RD	02/27/25	\$2,250,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$2,250,000	\$0	0.00	\$650,125	\$347,098	\$1,902,902	\$254,431	7.479	6,230	\$305.44	COM11	615.6848		CARWSH AUTOM	\$338,663	41-18-03-351-004	C_11 BRETON	201	PURCHASED ADJACENT PARCELS TO DEMO BLDG AND CONSTRUCT CARWASH
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asd. when				Floor											
						Adj. Sale \$	Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Area	\$/Sq.Ft.	ECF Area	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
41-18-20-479-033	4245 SE KALAMAZOO AVE	01/11/23	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$434,400	39.49	\$875,994	\$232,049	\$867,951	\$504,659	1.720	18,167	\$47.78	COM13	MARKET (GROCE	\$206,091		C_13 OLD PARIS	201
41-18-17-151-073	3040 SE EASTERN AVE	04/28/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$504,200	70.52	\$1,009,389	\$401,860	\$313,140	\$476,120	0.658	8,048	\$38.91	COM13	STORE DISC	\$369,735		C_13 OLD PARIS	201
41-18-20-479-011	4337 SE KALAMAZOO AVE	06/30/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,100	26.10	\$46,473	\$7,986	\$92,014	\$30,162	3.051	462	\$199.16	COM13	REST SNACK	\$7,203		C_13 OLD PARIS	201
41-18-17-277-017	3167 SE KALAMAZOO AVE	07/21/23	\$415,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$415,000	\$232,500	56.02	\$853,291	\$274,813	\$140,187	\$463,400	0.303	5,494	\$25.52	COM13	OFFICE BUILDING	\$263,678	41-18-17-277-016	C_13 OLD PARIS	201
41-18-20-479-038	4265 SE KALAMAZOO AVE	08/18/23	\$289,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$289,000	\$156,800	54.26	\$416,818	\$81,592	\$207,408	\$262,716	0.789	3,200	\$64.82	COM13	OFFICE BUILDING	\$31,196	41-18-20-479-014	C_13 OLD PARIS	201
41-18-18-226-025	2831 SE EASTERN AVE	10/11/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$95,300	39.71	\$195,409	\$73,639	\$166,361	\$95,431	1.743	1,344	\$123.78	COM13	OFFICE BUILDING	\$70,488		C_13 OLD PARIS	201
41-18-20-479-021	4357 SE KALAMAZOO AVE	12/05/23	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$73,900	29.56	\$226,424	\$47,014	\$202,986	\$140,603	1.444	3,160	\$64.24	COM13	STORE RETAIL	\$42,042		C_13 OLD PARIS	201
41-18-17-202-015	2834 SE WINELAND AVE	03/20/24	\$394,999	WD	03-ARM'S LENGTH	\$394,999	\$186,500	47.22	\$347,527	\$47,909	\$347,090	\$234,810	1.478	5,060	\$68.59	COM13	WHS STG	\$44,136		C_13 OLD PARIS	201
41-18-21-377-059	2007 SE EASTCASTLE DR	05/08/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$146,900	27.46	\$1,002,804	\$192,471	\$342,529	\$635,057	0.539	4,800	\$71.36	COM13	OFFICE BUILDING	\$180,693		C_13 OLD PARIS	201
41-18-08-382-046	1159 SE 28TH ST	05/31/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$79,700	63.76	\$160,754	\$75,028	\$49,972	\$90,218	0.554	1,182	\$42.28	COM13	RES SINGLE FAM	\$74,501		C_13 OLD PARIS	401
41-18-20-479-009	4329 SE KALAMAZOO AVE	06/07/24	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$47,100	39.25	\$91,141	\$12,674	\$107,326	\$61,495	1.745	1,012	\$106.05	COM13	STORE RETAIL	\$11,430		C_13 OLD PARIS	201
41-18-07-453-049	487 SE 28TH ST	08/23/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$344,600	40.54	\$687,511	\$52,206	\$297,794	\$106,038	2.808	1,632	\$182.47	COM13	OFFICE BUILDING	\$503,100		C_13 OLD PARIS	201
41-18-18-126-004	350 SE 28TH ST	08/29/24	\$4,625,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$4,625,000	\$660,100	14.27	\$4,803,848	\$2,588,579	\$2,036,421	\$2,070,075	0.984	76,370	\$26.67	COM13	STORE RETAIL	\$2,524,346	41-18-18-126-018	C_13 OLD PARIS	201
41-18-07-453-036	461 SE 28TH ST	04/08/25	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$218,900	43.78	\$437,474	\$358,322	\$141,678	\$62,031	2.284	904	\$156.72	COM13	REST FAST	\$308,857		C_13 OLD PARIS	201
41-18-21-352-002	4244 SE KALAMAZOO AVE	08/27/25	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$160,300	60.49	\$324,042	\$145,206	\$119,794	\$140,449	0.853	2,000	\$59.90	COM13	OFFICE BUILDING	\$136,512		C_13 OLD PARIS	201
Totals:			\$10,523,999			\$10,523,999	\$3,367,300		\$11,478,899		\$5,432,651	\$5,373,266			\$85.22						
								Sale. Ratio =>	32.00					E.C.F. =>	1.011						
								Std. Dev. =>	15.54					Ave. E.C.F. =>	1.397						

Used date range of 1/1/23 through 9/1/25 to have enough sale data to analyze.

Use ECF of 1.397 for C_13 SOUTH OF 28TH for 2026

Mult Parcel Sale		Cur. Appraisal	Land + Yard	Bldg residual	Cost Man \$	ECF
41-18-17-277-017	3167 SE KALAMAZOO AVE	07/21/23	\$395,113	\$147,276	\$463,400	
41-18-17-277-016	3161 SE KALAMAZOO AVE	07/21/23	\$127,537	\$127,537	\$0	
			\$522,650	\$274,813	\$140,187	\$463,400
						0.303
41-18-20-479-038	4265 SE KALAMAZOO AVE	08/18/23	\$297,450	\$45,613	\$197,364	
41-18-20-479-014	4269 SE KALAMAZOO AVE	08/18/23	\$119,368	\$35,979	\$65,352	
			\$416,818	\$81,592	\$207,408	\$262,716
						0.789
41-18-18-126-004	350 SE 28TH ST	08/29/24	\$2,225,970	\$1,226,993	\$2,070,075	
41-18-18-126-018	348 SE 28TH ST	08/29/24	\$461,586	\$461,586	\$0	
			\$2,687,556	\$2,588,579	\$2,036,421	\$2,070,075
						0.984

Sales removed

41-18-16-101-059	1700 SE 28TH ST	10/09/24	\$7,350,000	WD	03-ARM'S LENGTH	\$7,350,000	\$0	0.00	\$5,562,411	\$3,151,478	\$4,198,522	\$1,889,446	2.222	53,687	\$78.20	COM13	MARKET CONV	\$3,151,478		C_13 OLD PARIS	201
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sale was of exempt Christian Reformed Ofc bldg that was demolished for Meijer gas station-

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
41-13-13-383-017	521 NW LEONARD ST	03/31/25	\$395,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$395,000	\$126,400	32.00	\$341,125	\$219,991	\$175,009	\$284,472	0.615	1,995	\$87.72	COM14	27.5098		STORE RETAIL	\$94,770	41-13-13-383-033	C_14 NORTHWEST LEC	201
41-13-24-103-004	662 NW LEONARD ST	03/11/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$214,000	50.35	\$174,433	\$174,433	\$250,567	\$258,473	0.969	6,294	\$39.81	COM14	7.9109		RESTAURANTS	\$174,393		C_14 NORTHWEST LEC	201
41-13-24-130-001	422 NW LEONARD ST	04/10/23	\$1,145,000	WD	03-ARM'S LENGTH	\$1,145,000	\$599,500	52.36	\$1,477,124	\$279,202	\$865,798	\$797,021	1.086	14,995	\$57.74	COM14	19.5989		STORE RETAIL	\$276,958		C_14 NORTHWEST LEC	201
Totals:						\$1,965,000	\$939,900		\$1,992,682		\$1,291,374	\$1,339,966			\$61.76		7.3433						
							Sale. Ratio =>	47.83				E.C.F. =>	0.964		Std. Deviation=>	0.24530449							
							Std. Dev. =>	11.22				Ave. E.C.F. =>	0.890		Ave. Variance=>	18.3398	Coefficient of Var=>	20.59952728					

Limited Sale Data, values in nbhd are stable and not decreasing. No change in ECF for 2026 Use 1.503 For 2026

Multi Parcel Sale					Cur. Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF
41-13-13-383-017	521 NW LEONARD ST	03/31/25	\$395,000	WD	\$240,574	\$124,263	\$77,385		
41-13-13-383-033	517 NW LEONARD ST	03/31/25	\$395,000	WD	\$100,551	\$95,728	\$207,087		
					\$341,125	\$219,991	\$175,009	\$284,472	0.615

Bldg on OPRA roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class
41-13-13-454-007	307 NW LEONARD ST	02/07/24	\$810,000	WD	03-ARMS LENGTH	\$810,000	\$446,500	55.12	\$865,499	\$327,474	\$482,526	\$534,285	0.903	6,999	\$68.94	COM15	28.7418	STORE RETAIL		\$319,230	41-13-13-455-012	C_02 NORTHWEST	201
41-13-13-455-017	1336 NW FRONT AVE	12/31/24	\$2,000,000	CD	19-MULTI PARCEL ARMS LENGTH	\$2,000,000	\$713,800	35.69	\$1,872,504	\$777,542	\$1,222,458	\$1,102,246	1.109	14,411	\$84.83	COM15	8.1482	WHS STG		\$638,685		C_02 NORTHWEST	201
41-13-24-202-007	954 NW FRONT AVE	04/19/24	\$912,399	WD	03-ARMS LENGTH	\$912,399	\$661,500	72.50	\$1,066,956	\$514,892	\$397,507	\$548,226	0.725	14,080	\$28.23	COM15	46.5465	STORE RETAIL		\$494,384		C_02 NORTHWEST	201
41-13-24-202-007	954 NW FRONT AVE	07/10/25	\$1,625,000	WD	03-ARMS LENGTH	\$1,625,000	\$614,700	37.83	\$1,066,956	\$514,892	\$1,110,108	\$548,226	2.025	14,080	\$78.84	COM15	83.4365	STORE RETAIL		\$494,384		C_02 NORTHWEST	201
Totals:			\$5,347,399			\$5,347,399	\$2,436,500		\$4,871,915		\$3,212,599	\$2,732,984			\$65.21		1.5052						
									Sale. Ratio =>	45.56			E.C.F. =>	1.175	Std. Deviation=>		0.577947776						
									Std. Dev. =>	17.18			Ave. E.C.F. =>	1.191	Ave. Variance=>		41.7182	Coefficient of Var=>	35.04136394				

Use 1.175 as ECF for COM_15 NORTHWEST FRONT SCRIBNER for 2026

Mult Parcel Sale	Street Address	Sale Date	Sale Price	Instr.	Cur. Appraisal	Land + Yrd	Bldg Residual	Cost Man \$	ECF	
41-13-13-455-017	1336 NW FRONT AVE	12/31/24	\$2,000,000	CD	\$1,153,699	\$503,099		\$660,973		
41-13-13-455-012	1340 NW FRONT AVE	12/31/24	\$2,000,000	CD	\$718,805	\$274,443		\$441,273		
						\$1,872,504	\$777,542	\$1,222,458	\$1,102,246	1.109

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class			
41-14-29-380-030	1025 SE WEALTHY ST	03/03/25	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$220,900	55.92	\$511,534	\$207,325	\$187,675	\$138,728	1.353	1,580	\$118.78	COM17	114.4528	1 STORY	OFFICE BUILDIN	\$204,516	No	/ /		C_06 EASTSIDE	201			
41-14-29-380-031	1031 SE WEALTHY ST	05/15/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$160,400	42.21	\$422,293	\$131,955	\$248,045	\$128,737	1.927	1,909	\$129.93	COM17	57.0605	1 STORY	STORE RETAIL	\$131,200	No	/ /		C_06 EASTSIDE	201			
41-14-29-380-032	1035 SE WEALTHY ST	02/28/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$165,800	41.45	\$394,295	\$131,782	\$268,218	\$115,644	2.319	2,700	\$99.34	COM17	17.8023		STORE RETAIL	\$131,200	No	/ /		C_06 EASTSIDE	201			
41-14-29-380-032	1035 SE WEALTHY ST	04/23/25	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$193,900	33.43	\$394,295	\$131,782	\$448,218	\$115,644	3.876	2,700	\$166.01	COM17	137.8471		STORE RETAIL	\$131,200	No	/ /		C_06 EASTSIDE	201			
41-14-29-483-017	1505 SE WEALTHY ST	05/30/25	\$1,300,000	WD	19-MULTI PARCEL ARMS LENGTH	\$1,300,000	\$630,100	48.47	\$1,248,218	\$352,531	\$947,469	\$394,576	2.401	8,306	\$114.07	COM17	9.6121		RESTAURANTS	\$352,531	No	/ /	41-14-29-483-012	C_06 EASTSIDE	201			
41-14-29-485-030	1555 SE WEALTHY ST	07/22/25	\$4,650,000	WD	03-ARM'S LENGTH	\$4,650,000	\$2,440,200	52.48	\$4,837,466	\$1,986,085	\$2,663,915	\$1,256,115	2.121	22,054	\$120.79	COM17	37.6598		SHOP MIXED	\$1,975,020	No	/ /		C_06 EASTSIDE	201			
41-14-30-433-006	130 SE PACKARD AVE	04/25/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,300	40.79	\$48,400	\$48,400	\$116,600	\$57,364	2.033	1,352	\$86.24	COM17	46.4721		STORE RETAIL	\$48,400	No	/ /		C_06 EASTSIDE	201			
41-14-30-433-008	721 SE CHERRY ST	09/27/24	\$475,000	MLC	19-MULTI PARCEL ARMS LENGTH	\$475,000	\$488,400	102.82	\$775,981	\$408,060	\$66,940	\$162,080	0.413	8,923	\$7.50	COM17	208.4349		STORE RETAIL	\$408,060	No	/ /	41-14-30-433-007	C_06 EASTSIDE	201			
41-14-30-481-030	701 SE WEALTHY ST	03/29/23	\$1,200,000	MLC	03-ARM'S LENGTH	\$1,200,000	\$446,800	37.23	\$1,086,231	\$423,228	\$776,772	\$292,072	2.660	2,360	\$329.14	COM17	16.2169		RESTAURANTS	\$407,468	No	/ /		C_06 EASTSIDE	201			
41-14-31-226-003	610 SE WEALTHY ST	05/31/23	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$261,100	32.64	\$665,068	\$231,072	\$568,928	\$191,188	2.976	2,280	\$249.53	COM17	47.8402		STORE RETAIL	\$227,360	No	/ /		C_06 EASTSIDE	201			
41-14-31-228-001	700 SE WEALTHY ST	04/14/23	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$302,000	42.24	\$788,260	\$260,616	\$454,384	\$232,442	1.955	1,984	\$229.02	COM17	54.2530		BAR	\$253,000	No	/ /		C_06 EASTSIDE	201			
41-14-31-229-003	742 SE WEALTHY ST	02/13/25	\$955,000	WD	03-ARM'S LENGTH	\$955,000	\$504,000	52.77	\$1,220,193	\$238,533	\$716,467	\$439,589	1.630	4,400	\$162.83	COM17	86.7500	1 STORY	OFFICE BUILDIN	\$234,000	No	/ /		C_06 EASTSIDE	201			
41-14-32-126-009	1048 SE WEALTHY ST	12/09/25	\$785,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$785,000	\$135,800	17.30	\$399,181	\$247,950	\$537,050	\$67,725	7.930	2,809	\$191.19	COM17	543.2508		STORE RETAIL	\$123,480	No	/ /	41-14-32-126-008	C_06 EASTSIDE	201			
41-14-32-127-007	1120 SE WEALTHY ST	11/27/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$242,400	37.29	\$647,493	\$174,720	\$475,280	\$211,009	2.252	5,154	\$92.22	COM17	24.4936	1 STORY	STORE RETAIL	\$174,720	No	/ /		C_06 EASTSIDE	201			
41-14-32-226-009	1432 SE WEALTHY ST	08/28/25	\$950,000	CD	03-ARM'S LENGTH	\$950,000	\$600,500	63.21	\$1,205,119	\$320,000	\$630,000	\$389,920	1.616	5,760	\$109.38	COM17	88.1640		OFFICE BUILDIN	\$316,800	No	/ /		C_06 EASTSIDE	201			
Totals:						\$14,400,000			\$6,859,600	\$14,644,027	\$9,105,961	\$4,192,834			\$147.07		32.5564											
						Sale. Ratio =>		47.64							E.C.F. =>	2.172							Std. Deviation=>	1.688838163				
						Std. Dev. =>		19.09							Ave. E.C.F. =>	2.497							Ave. Variance=>	99.3540			Coefficient of Var=>	39.78368977

Used Expanded Date Range through 12/31/25 to have sufficient data.

Use ECF of 2.497 for C_17 WEALTHY LAKE CHERRY for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Cur. Appraisal	Land + Yard	Bldg Residual	Cost Man \$	ECF	
41-14-32-126-009	1048 SE WEALTHY ST	12/09/25	\$785,000	PTA			274711	\$123,480		67725.00	
41-14-32-126-008	1044 SE WEALTHY ST	12/09/25	\$785,000	PTA			124470	\$124,470		0.00	
							999181	\$247,950	\$537,050	67725.00	7.930

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	
41-14-19-483-019	755 NE MICHIGAN ST	08/07/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$507,700	67.69	\$936,148	\$421,696	\$328,304	\$319,535	1.027	2,885	\$113.80	COM19	96.1380		RESTAURANTS	\$410,850		C_06 EASTSIDE	201	
41-14-29-101-012	852 NE MICHIGAN ST	06/30/23	\$340,048	MLC	03-ARM'S LENGTH	\$340,048	\$149,500	43.96	\$321,122	\$119,287	\$220,761	\$125,363	1.761	2,196	\$100.53	COM19	22.7852		OFFICE BUILDING	\$117,500		C_06 EASTSIDE	201	
41-14-29-101-013	856 NE MICHIGAN ST	11/01/24	\$310,000	CD	03-ARM'S LENGTH	\$310,000	\$111,700	36.03	\$223,186	\$121,893	\$188,107	\$62,915	2.990	1,000	\$188.11	COM19	100.1042		OFFICE BUILDING	\$120,000		C_06 EASTSIDE	201	
41-14-30-228-001	700 NE MICHIGAN ST	08/04/25	\$825,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$825,000	\$361,100	43.77	\$717,836	\$413,549	\$411,451	\$188,998	2.177	1,948	\$211.22	COM19	18.8190		BAR	\$409,688	41-14-19-482-025	C_06 EASTSIDE	201	
Totals:						\$2,225,048	\$1,130,000		\$2,198,292		\$1,148,623	\$696,812			\$153.41		34.0424							
								Sale. Ratio =>	50.79					E.C.F. =>	1.648	Std. Deviation=>		0.819281932						
								Std. Dev. =>	13.73					Ave. E.C.F. =>	1.989	Ave. Variance=>		59.4616	Coefficient of Var=>		29.89790597			

Use ECF 1.989 for C_19 MICHIGAN STREET for 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels In Sale	Land Table	Property Class	
41-13-25-229-005	300 NW IONIA AVE	08/14/24	\$2,250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$2,250,000	\$830,500	36.91	\$2,184,122	\$526,043	\$1,723,957	\$1,219,176	1.414	13,776	\$125.14	C_ODT	4.5704		OFFICE BULDIN	\$525,838	41-13-25-229-007	C_07 DOWNTOWN	201	office building and vacant adjacent lot
41-13-25-288-014	37 NW OTTAWA AVE	03/24/25	\$14,000,000	WD	03-ARM'S LENGTH	\$14,000,000	\$9,163,400	65.45	\$20,215,180	\$1,477,773	\$12,522,227	\$13,777,505	0.909	106,284	\$117.82	C_ODT	45.9441		OFFICE BULDIN	\$1,477,773		C_07 DOWNTOWN	201	
41-13-25-430-003	13 S DIVISION AVE	08/27/24	\$1,865,000	WD	03-ARM'S LENGTH	\$1,865,000	\$486,000	26.06	\$1,152,936	\$311,260	\$1,553,740	\$619,799	2.507	8,280	\$187.65	C_ODT	113.8516	1 STORY	OFFICE BULDIN	\$308,250		C_07 DOWNTOWN	201	
41-13-25-477-013	200 SW IONIA AVE	10/20/23	\$11,450,000	WD	03-ARM'S LENGTH	\$11,450,000	\$3,903,800	34.09	\$12,725,914	\$626,670	\$10,823,330	\$8,896,503	1.217	69,720	\$155.24	C_ODT	15.1748		OFFICE BULDIN	\$626,670		C_07 DOWNTOWN	201	
41-13-25-482-001	300 SW IONIA AVE	07/12/24	\$1,200,000	MLC	03-ARM'S LENGTH	\$1,200,000	\$624,600	52.05	\$1,773,113	\$392,853	\$807,147	\$1,014,897	0.795	9,494	\$85.02	C_ODT	57.3031		OFFICE BULDIN	\$378,675		C_07 DOWNTOWN	201	
Totals:						\$30,765,000	\$15,008,300		\$38,051,265		\$27,430,401	\$25,527,880			\$134.17		29.3803							
						Sale. Ratio =>	48.78					E.C.F. =>	1.075		Std. Deviation=>	0.682052937								
						Std. Dev. =>	15.73					Ave. E.C.F. =>	1.368		Ave. Variance=>	47.3688	Coefficient of Var=>	34.61795607						

Use 1.368 for C_ODT OFFICE DOWNTOWN FOR 2026

Removed From Study																								
41-13-25-282-025	126 NW OTTAWA AVE	08/14/24	\$7,106,778	CD	03-ARM'S LENGTH	\$7,106,778	\$3,759,600	52.90	\$9,186,352	\$611,455	\$6,495,323	\$6,305,071	1.030	45,471	\$142.85	C_ODT	33.8156		OFFICE BULDIN	\$611,455		C_07 DOWNTOWN	201	
41-13-25-282-025	126 NW OTTAWA AVE	02/29/24	\$7,106,778	WD	03-ARM'S LENGTH	\$7,106,778	\$3,520,800	49.54	\$9,186,352	\$611,455	\$6,495,323	\$6,305,071	1.030	45,471	\$142.85	C_ODT	33.8156		OFFICE BULDIN	\$611,455		C_07 DOWNTOWN	201	Reverse 1031 Exchange
41-13-25-286-001	98 NW OTTAWA AVE	10/11/24	\$2,300,000	WD	03-ARM'S LENGTH	\$2,300,000	\$1,398,800	60.82	\$4,293,275	\$257,428	\$2,042,572	\$2,967,535	0.688	15,316	\$133.36	C_ODT	68.0024		OFFICE BULDIN	\$257,428		C_07 DOWNTOWN	201	
41-13-25-286-003	96 NW MONROE CENTER ST	04/04/25	\$1,062,500	WD	03-ARM'S LENGTH	\$1,062,500	\$703,100	66.17	\$1,688,476	\$184,058	\$878,442	\$1,106,190	0.794	13,720	\$64.03	C_ODT	57.4215		OFFICE BULDIN	\$184,058		C_07 DOWNTOWN	201	Independent Bank purchased adjacent buildings- discrepancy between PTA and sale \$ reported through Co-Star. No \$ on deed

Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	0.0000
		Sale. Ratio =>	0.00		E.C.F. =>	0.000	Std. Deviation=>	#DIV/0!
		Std. Dev. =>	#DIV/0!		Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>	0.0000 Coefficient of Var=>
								0

No Sales in C_WV, Walkerview PA425. Used calculated industrial ECF for industrial type properties and used calculated ECF from adjacent neighborhood C_02.
 Use ECF of 1.081 for C_WV WALKERVIEW FOR 2026.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Use Code	Land Value	Other Parcels In Sale	Land Table	Property Class	
41-13-13-177-045	1640 NW ELIZABETH AVE	11/07/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$144,200	42.41	\$315,177	\$69,966	\$270,034	\$206,580	1.307	3,660	\$73.78	C_ONW	22.2847	OFFICE BUILDING		\$66,390		C_02 NORTHWEST	201	
41-13-14-429-017	1553 NW ALPINE AVE	03/17/25	\$525,000	MLC	03-ARM'S LENGTH	\$525,000	\$231,700	44.13	\$585,147	\$322,705	\$202,295	\$221,097	0.915	2,088	\$96.88	C_ONW	16.9354	MED OFC		\$315,500		C_02 NORTHWEST	201	
41-13-22-383-005	2015 NW BRIDGE ST	02/28/25	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$129,100	40.98	\$333,009	\$84,432	\$230,568	\$209,416	1.101	1,956	\$117.88	C_ONW	1.6689	MED DENTAL		\$78,446		C_01 SHAWMUT	201	
41-13-24-279-005	921 N DIVISION AVE	05/23/24	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$589,000	34.65	\$2,130,739	\$514,837	\$1,185,163	\$1,361,333	0.871	8,000	\$148.15	C_ONM	21.3724	OFFICE BUILDING		\$496,747		C_03 NORTHEAST	201	
41-13-24-308-005	601 NW FIFTH ST	10/15/25	\$8,620,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$8,620,000	\$2,761,200	32.03	\$8,475,264	\$878,923	\$7,741,077	\$6,929,549	1.117	85,210	\$90.85	C_ONW	3.2797	1 STORY		\$128,340		C_02 NORTHWEST	201	
41-13-24-404-018	634 NW FRONT AVE	03/15/24	\$10,800,000	WD	03-ARM'S LENGTH	\$10,800,000	\$3,902,600	36.14	\$11,364,538	\$740,936	\$10,059,064	\$8,949,960	1.124	70,744	\$142.19	C_O13	3.9608	OFFICE BUILDING		\$597,454		C_02 NORTHWEST	201	
41-14-29-226-003	1430 NE MICHIGAN ST	07/29/24	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$201,500	36.50	\$718,441	\$194,411	\$357,589	\$441,474	0.810	3,593	\$99.52	C_ONE	27.4326	MED OFC		\$188,745		C_06 EASTSIDE	201	
41-14-29-310-005	801 SE CHERRY ST	02/28/25	\$3,275,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$3,275,000	\$1,172,600	35.80	\$3,997,243	\$1,490,887	\$1,784,113	\$2,111,505	0.845	20,112	\$88.71	C_OSE	23.9366	MED OFC		\$1,475,505	41-14-29-310-014	C_06 EASTSIDE	201	
41-18-03-356-006	2504 SE ARDMORE ST	04/18/25	\$783,075	WD	03-ARM'S LENGTH	\$783,075	\$226,700	28.95	\$690,882	\$269,632	\$513,443	\$354,886	1.447	6,040	\$85.01	C_OBB	36.2467	OFFICE BUILDING		\$261,240		C_11 BRETON	201	
41-18-03-356-006	2504 SE ARDMORE ST	04/18/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$226,700	38.42	\$690,882	\$269,632	\$320,368	\$354,886	0.903	6,040	\$53.04	C_OBB	18.1580	OFFICE BUILDING		\$261,240		C_11 BRETON	201	
41-18-09-476-028	2774 SE BIRCHCREST DR	06/20/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$241,400	45.12	\$469,126	\$98,908	\$436,092	\$311,894	1.398	3,735	\$116.76	C_OSE	31.3892	OFFICE BUILDING		\$95,758		C_10 SOUTHEAST	201	
41-18-11-240-035	2301 SE EAST PARIS AVE	11/15/23	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$656,900	27.95	\$2,065,337	\$342,976	\$2,007,024	\$1,451,020	1.383	13,339	\$150.46	C_OEP	29.8867	OFFICE BUILDING		\$311,116		C_12 LAKE EASTBROOK	201	
41-18-21-352-003	4250 SE KALAMAZOO AVE	01/17/25	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$212,700	51.01	\$463,486	\$145,194	\$271,806	\$268,148	1.014	2,850	\$95.37	C_OSE	7.0674	MED OFC		\$136,512		C_13 OLD PARIS	201	
41-18-21-452-001	4300 SE CALLANDER DR	12/10/24	\$1,441,956	CD	03-ARM'S LENGTH	\$1,441,956	\$690,000	47.85	\$1,697,229	\$439,034	\$1,002,922	\$1,059,979	0.946	11,040	\$90.84	C_OSE	13.8143	MED OFC		\$409,446		C_13 OLD PARIS	201	
Totals:			\$32,244,031			\$32,244,031	\$11,386,300		\$33,996,500		\$26,381,558	\$24,231,728			\$103.53		0.4405							
									Sale. Ratio =>	35.31	E.C.F. =>			1.089	Std. Deviation=>			0.221146494						
									Std. Dev. =>	6.89	Ave. E.C.F. =>			1.084	Ave. Variance=>			18.3881	Coefficient of Var=>			16.95827275		

Use ECF 1.089 for all office neighborhoods except downtown office for 2026. This includes C_013, C_OBB, C_OBC, C_OEP, C_ONE, C_ONM, C_ONW, C_OSE, and C_OSW.

					Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-13-24-308-005	601 NW FIFTH ST	10/15/25	\$8,620,000	WD	\$3,765,703	\$130,539		\$5,564,618	
41-13-24-308-002	608 NW SIXTH ST	10/15/25	\$8,620,000	WD	\$375,233	\$179,235		\$181,312	
41-13-24-308-003	710 NW MUSKEGON AVE	10/15/25	\$8,620,000	WD	\$801,276	\$61,570		\$684,279	
41-13-24-308-004	611 NW FIFTH ST	10/15/25	\$8,620,000	WD	\$820,192	\$280,404		\$499,340	
41-13-24-303-003	638 NW SEVENTH ST	10/15/25	\$8,620,000		\$65,716	\$65,716		\$0	
41-13-24-303-004	634 NW SEVENTH ST	10/15/25	\$8,620,000		\$70,309	\$70,309		\$0	
41-13-24-303-005	628 NW SEVENTH ST	10/15/25	\$8,620,000		\$91,150	\$91,150		\$0	
					\$5,989,579	\$878,923	\$7,741,077	\$6,929,549	1.117