

201 - ECF ANALYSIS - ALL SALES - OUTLIERS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-11-226-016	30233 SOUTHFIELD	10/19/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$745,860	64.86	\$1,404,429	\$426,133	\$723,867	\$1,756,366	0.412	24,360	\$29.72	20103		77.7846	\$335,410	200 - MASTER LAND	201	
76-24-17-126-050	25333 W 12 MILE	09/19/22	\$5,000,000	CD	21-NOT USED/OTHER	\$5,000,000	\$3,501,110	70.02	\$7,084,348	\$5,138,575	(\$138,575)	\$3,493,309	(0.040)	356,100	(\$0.39)	201S2		122.9454	\$3,649,980	200 - MASTER LAND	201	
76-24-17-201-075	24625 W 12 MILE	07/18/22	\$4,610,000	CD	03-ARM'S LENGTH	\$4,610,000	\$1,870,110	40.57	\$3,749,366	\$1,164,618	\$3,445,382	\$1,324,154	2.602	28,546	\$120.70	201A2		141.2165	\$823,527	200 - MASTER LAND	201	
76-24-13-227-022	15989 W 12 MILE	06/30/22	\$900,000	CD	20-MULTI PARCEL SALE REF	\$900,000	\$653,370	72.60	\$1,306,734	\$131,283	\$768,717	\$1,322,217	0.581	13,156	\$58.43	20105		66.3428	\$70,963	200 - MASTER LAND	201	
76-24-13-130-032	17125 W 12 MILE	05/13/23	\$135,000	WD	16-LC PAYOFF	\$135,000	\$83,680	61.99	\$167,366	\$75,211	\$59,789	\$64,944	0.921	911	\$65.63	201B2		#REF!	\$60,060	200 - MASTER LAND	201	
76-24-07-351-110	26776 W 12 MILE	11/29/23	\$1,400,000	CD	03-ARM'S LENGTH	\$1,400,000	\$832,600	59.47	\$1,827,371	\$629,335	\$770,665	\$3,318,659	0.232	20,164	\$38.22	20101		101.2591	\$293,990	200 - MASTER LAND	201	
76-24-26-126-028	19111 W 10 MILE	08/11/23	\$750,000	QC	03-ARM'S LENGTH	\$750,000	\$633,380	84.45	\$1,279,783	\$382,567	\$367,433	\$1,610,801	0.228	143,728	\$2.56	201S2		101.6707	\$258,000	200 - MASTER LAND	201	
76-24-30-226-030	25815 W 10 MILE	09/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$244,150	69.76	\$494,207	\$422,872	(\$71,335)	\$71,335	(1.022)	2,384	(\$30.57)	201R3		226.6359	\$332,690	200 - MASTER LAND	201	
76-24-33-476-036	22108 W 8 MILE	11/02/23	\$1,750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,750,000	\$328,490	18.77	\$699,138	\$222,373	\$1,527,627	\$519,352	2.941	16,263	\$93.93	301-2		169.6597	\$113,878	201 - OFFICE LAND	301	
76-24-33-476-059	22108 W 8 MILE	11/02/23	\$1,750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,750,000	\$328,490	18.77	\$699,138	\$222,373	\$1,527,627	\$519,352	2.941	16,263	\$93.93	301-2		169.6597	\$113,878	301 - INDUSTRIAL LAND	301	
76-24-32-401-033	21342 BRIDGE	04/20/23	\$850,000	MLC	29-SELLERS INTEREST IN A L C	\$850,000	\$369,430	43.46	\$738,863	\$100,408	\$749,592	\$518,226	1.446	10,611	\$70.64	201W3		20.1643	\$72,275	200 - MASTER LAND	201	
76-24-31-377-045	26650 W 8 MILE	05/19/23	\$675,000	WD	20-MULTI PARCEL SALE REF	\$675,000	\$228,780	33.89	\$457,567	\$40,971	\$634,029	\$253,250	2.504	7,476	\$84.81	201W5		125.8758	\$24,869	200 - MASTER LAND	201	
76-24-17-126-050	25333 W 12 MILE	09/19/22	\$5,000,000	CD	21-NOT USED/OTHER	\$5,000,000	\$3,501,110	70.02	\$7,084,348	\$5,138,575	(\$138,575)	\$3,493,309	(0.040)	356,100	(\$0.39)	201S2		#REF!	\$3,649,980	200 - MASTER LAND	201	
76-24-26-278-024	24423 SOUTHFIELD	09/19/23	\$606,059	SD	10-FORECLOSURE	\$606,059	\$146,110	24.11	\$346,530	\$123,568	\$482,491	\$400,291	1.205	5,366	\$89.92	201O3		1.5566	\$82,368	200 - MASTER LAND	201	

2025 CITY OF SOUTHFIELD ECF ANALYSIS																						
201 - ECF ANALYSIS - 201A2																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-08-476-007	29300 TELEGRAPH	02/06/23	\$8,490,000	WD	03-ARM'S LENGTH	\$8,490,000	\$3,710,500	43.70	\$8,758,448	\$3,256,553	\$5,233,447	\$2,818,594	1.857	51,352	\$101.91	201A2		61.1945	\$2,909,155	200 - MASTER LAND	201	
76-24-17-201-075	24625 W 12 MILE	03/27/24	\$4,100,000	CD	03-ARM'S LENGTH	\$4,100,000	\$1,870,110	45.61	\$3,749,366	\$1,164,618	\$2,935,382	\$1,324,154	2.217	28,546	\$102.83	201A2		97.1985	\$823,527	200 - MASTER LAND	201	
76-24-17-226-013	28100 TELEGRAPH	11/15/22	\$10,050,000	CD	03-ARM'S LENGTH	\$10,050,000	\$3,829,030	38.10	\$7,680,202	\$2,478,980	\$7,571,020	\$2,664,560	2.841	44,125	\$171.58	201A2		159.8564	\$1,993,523	200 - MASTER LAND	201	
76-24-32-400-032	21535 TELEGRAPH	06/23/23	\$4,093,263	CD	03-ARM'S LENGTH	\$4,093,263	\$1,631,580	39.86	\$3,303,117	\$832,991	\$3,260,272	\$1,265,433	2.576	32,533	\$100.21	201A2		133.1594	\$639,461	200 - MASTER LAND	201	
Totals:						\$26,733,263	\$11,041,220		\$23,491,133		\$19,000,121	\$8,072,741			\$119.13				1.9221			
								Sale. Ratio =>	41.30			E.C.F. =>	2.354	Std. Deviation=>		0.43						
								Std. Dev. =>	3.45			Ave. E.C.F. =>	2.373	Ave. Variance=>		112.80	Coefficient of Var=> 47.54					

2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201C1																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-29-276-049	24905 TELEGRAPH	09/02/22	\$1,125,000	WD	03-ARM'S LENGTH	\$1,125,000	\$406,260	36.11	\$813,536	\$124,883	\$1,000,117	\$1,081,088	0.925	5,241	\$190.83	201C1		31.9711	\$92,129	200 - MASTER LAND	201		
76-24-31-376-036	26870 W 8 MILE	02/07/24	\$550,000	MLC	03-ARM'S LENGTH	\$550,000	\$167,000	30.36	\$335,404	\$227,025	\$322,975	\$170,140	1.898	3,472	\$93.02	201C1		65.3480	\$126,360	200 - MASTER LAND	201		
Totals:						\$1,675,000	\$573,260		\$1,148,940		\$1,323,092	\$1,251,228			\$141.92					35.4262			
								Sale. Ratio =>	34.22			E.C.F. =>	1.057	Std. Deviation=>		0.69							
								Std. Dev. =>	4.06			Ave. E.C.F. =>	1.412	Ave. Variance=>		48.66	Coefficient of Var=> 34.47						

2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201C3																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-27-351-019	21900 W 9 MILE	02/10/23	\$825,000	OTH	03-ARM'S LENGTH	\$825,000	\$383,120	61.30	\$766,241	\$353,133	\$271,867	\$1,110,505	0.245	23,583	\$111.53	201C3		99.9999	\$281,397	200 - MASTER LAND	201		
76-24-31-377-044	26750 W 8 MILE	08/30/22	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$147,610	29.52	\$294,567	\$99,388	\$400,612	\$524,675	0.764	4,960	\$80.77	201C3		48.1270	\$65,052	200 - MASTER LAND	201		
Totals:						\$1,125,000	\$530,730		\$1,060,808		\$672,479	\$1,635,180			\$46.15					9.2922			
								Sale. Ratio =>	47.18			E.C.F. =>	0.411	Std. Deviation=>		0.37							
								Std. Dev. =>	22.47			Ave. E.C.F. =>	0.504	Ave. Variance=>		74.06	Coefficient of Var=> 146.90						

2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201D1																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-29-276-027	24431 TELEGRAPH	07/15/22	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$215,250	28.51	\$433,524	\$91,739	\$663,261	\$446,195	1.486	6,930	\$95.71	201D1		24.1671	\$75,792	200 - MASTER LAND	201		
76-24-34-327-037	21200 MELROSE	07/11/22	\$1,780,000	WD	03-ARM'S LENGTH	\$1,780,000	\$1,030,930	57.92	\$2,059,566	\$417,005	\$1,362,995	\$2,144,336	0.636	23,400	\$58.25	201D1		60.9187	\$228,864	200 - MASTER LAND	201		
Totals:						\$2,535,000	\$1,246,180		\$2,493,090		\$2,026,256	\$2,590,530			\$76.98					27.8877			
								Sale. Ratio =>	49.16			E.C.F. =>	0.782	Std. Deviation=>		0.60							
								Std. Dev. =>	20.79			Ave. E.C.F. =>	1.061	Ave. Variance=>		42.54	Coefficient of Var=> 40.09						

201 - ECF ANALYSIS - 201D1 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
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2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201H1 & 201H2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-07-351-114	29110 INKSTER	03/14/24	\$7,455,083	WD	03-ARM'S LENGTH	\$7,455,083	\$2,522,790	33.84	\$10,428,936	\$1,113,972	\$6,341,111	\$9,314,964	0.681	41,548	\$152.62		201H1		56.4069	\$720,308	200 - MASTER LAND	201
76-24-11-478-009	18500 W 12 MILE	03/06/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$177,130	42.17	\$607,313	\$161,672	\$258,328	\$445,641	0.580	5,898	\$43.80		201H1		66.5136	\$121,200	200 - MASTER LAND	201
76-24-12-376-022	17040 W 12 MILE	10/14/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$346,870	53.36	\$1,018,409	\$297,996	\$352,004	\$720,413	0.489	8,588	\$40.99		201H1		75.6199	\$221,500	200 - MASTER LAND	201
76-24-24-227-011	26615 GREENFIELD	01/06/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$159,790	32.28	\$584,346	\$119,832	\$375,168	\$464,514	0.808	4,196	\$89.41		201H1		43.7156	\$69,480	200 - MASTER LAND	201
76-24-26-280-023	24111 SOUTHFIELD	12/06/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$166,310	33.26	\$369,832	\$75,257	\$424,743	\$294,575	1.442	3,333	\$127.44		201H1		19.7071	\$49,500	200 - MASTER LAND	201
76-24-29-101-014	25775 W 10 MILE	04/05/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$505,320	56.15	\$1,939,742	\$196,633	\$703,367	\$1,743,109	0.404	8,545	\$82.31		201H1		84.1300	\$133,294	200 - MASTER LAND	201
76-24-36-203-001	16001 W 9 MILE	07/20/22	\$12,981,819	PTA	03-ARM'S LENGTH	\$12,981,819	\$8,612,110	66.34	\$17,661,148	\$2,232,036	\$10,749,783	\$27,308,163	0.394	134,426	\$79.97		201H2		85.1166	\$1,711,908	200 - MASTER LAND	201

Totals:	\$23,401,902		\$23,401,902		\$12,490,320		\$32,609,726		\$19,204,504		\$40,291,379		0.477		\$88.08		0.37		20.8465			
					Sale. Ratio =>		53.37						E.C.F. =>		Std. Deviation=>		0.37					
					Std. Dev. =>		13.42						Ave. E.C.F. =>		Ave. Variance=>		61.60		Coefficient of Var=>		89.92	

201 - ECF ANALYSIS - 201H1 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
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2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201H4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-17-101-014	28500 NORTHWESTERN	09/05/23	\$6,882,448	CD	03-ARM'S LENGTH	\$6,882,448	\$1,865,530	27.11	\$3,776,545	\$1,017,568	\$5,864,880	\$3,448,721	1.701	64,859	\$90.43		201H4		45.5782	\$936,470	200 - MASTER LAND	201
76-24-21-100-130	27027 NORTHWESTERN	03/29/23	\$10,200,000	CD	03-ARM'S LENGTH	\$10,200,000	\$3,739,300	36.66	\$7,495,818	\$1,839,557	\$8,360,443	\$7,070,326	1.182	80,653	\$103.66		201H4		6.2344	\$1,625,441	200 - MASTER LAND	201

Totals:	\$17,082,448		\$17,082,448		\$5,604,830		\$11,272,363		\$14,225,323		\$10,519,048		\$97.04				8.9193					
					Sale. Ratio =>		32.81						E.C.F. =>		Std. Deviation=>		0.37					
					Std. Dev. =>		6.76						Ave. E.C.F. =>		Ave. Variance=>		25.91		Coefficient of Var=>		17.97	

201 - ECF ANALYSIS - 201H4 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
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2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201M1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-22-102-015	1 CORPORATE	06/22/22	\$4,744,982	CD	03-ARM'S LENGTH	\$4,744,982	\$2,415,420	50.90	\$4,841,324	\$1,122,737	\$3,622,245	\$7,083,023	0.511	61,596	\$58.81		201M1		73.3415	\$990,293	200 - MASTER LAND	201

Totals:	\$4,744,982		\$4,744,982		\$2,415,420		\$4,841,324		\$3,622,245		\$7,083,023		0.511		\$58.81		#DIV/0!		0.0000			
					Sale. Ratio =>		50.90						E.C.F. =>		Std. Deviation=>		#DIV/0!					
					Std. Dev. =>		#DIV/0!						Ave. E.C.F. =>		Ave. Variance=>		73.34		Coefficient of Var=>		143.41	

201 - ECF ANALYSIS - 201M1 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
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2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201M2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-18-400-033	26598 E CARNEGIE PARK	06/28/23	\$20,605,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$20,605,000	\$6,160,470	29.90	\$11,767,967	\$1,012,408	\$19,592,592	\$11,212,861	1.747	128,646	\$152.30		201M2		50.2519	\$893,418	200 - MASTER LAND	201
76-24-21-100-137	26300 BERG	08/04/22	\$66,350,000	WD	03-ARM'S LENGTH	\$66,350,000	\$12,880,520	19.41	\$26,962,967	\$3,327,825	\$63,022,175	\$24,594,320	2.562	405,020	\$155.60		201M2		131.7656	\$2,857,100	200 - MASTER LAND	201

Totals:	\$86,955,000		\$86,955,000		\$19,040,990		\$38,750,934		\$82,614,767		\$35,807,181		\$153.95				15.2312					
					Sale. Ratio =>		21.90						E.C.F. =>		Std. Deviation=>		0.58					
					Std. Dev. =>		7.41						Ave. E.C.F. =>		Ave. Variance=>		91.01		Coefficient of Var=>		42.23	

201 - ECF ANALYSIS - 201M2 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
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2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201N1																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-07-326-007	29476 NORTHWESTERN	05/30/23	\$810,000	WD	03-ARM'S LENGTH	\$810,000	\$401,980	49.63	\$752,507	\$258,881	\$551,119	\$445,511	1.237	6,014	\$91.64	201N1		0.7763	\$217,085	200 - MASTER LAND	201		
76-24-26-226-003	24785 SOUTHFIELD	12/12/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$416,650	34.72	\$826,521	\$278,631	\$921,369	\$496,291	1.857	3,223	\$285.87	201N1		61.1698	\$191,125	200 - MASTER LAND	201		
76-24-29-227-002	24109 W 10 MILE	08/29/22	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$423,070	36.01	\$444,595	\$99,569	\$1,075,431	\$311,395	3.454	6,646	\$161.82	201N1		220.8775	\$78,800	200 - MASTER LAND	201		
Totals:						\$3,185,000	\$1,241,700		\$2,025,623		\$2,547,919	\$1,253,197			\$179.78				14.9247				
						Sale. Ratio =>		38.99		E.C.F. =>		2.033		Std. Deviation=>		1.14							
						Std. Dev. =>		8.26		Ave. E.C.F. =>		2.182		Ave. Variance=>		94.27		Coefficient of Var=>		43.20			
201 - ECF ANALYSIS - 201N1 - OUTLIERS																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		

2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201N2																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-36-478-017	21110 NORTHWESTERN	05/04/23	\$6,500,000	PTA	03-ARM'S LENGTH	\$6,500,000	\$4,644,840	71.46	\$9,190,959	\$1,118,674	\$5,381,326	\$12,515,171	0.430	166,222	\$32.37	201N2		81.4829	\$921,224	200 - MASTER LAND	207		
Totals:						\$6,500,000	\$4,644,840		\$9,190,959		\$5,381,326	\$12,515,171			\$32.37				0.0000				
						Sale. Ratio =>		71.46		E.C.F. =>		0.430		Std. Deviation=>		#DIV/0!							
						Std. Dev. =>		#DIV/0!		Ave. E.C.F. =>		0.430		Ave. Variance=>		81.48		Coefficient of Var=>		189.50			
201 - ECF ANALYSIS - 201N2 - OUTLIERS																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		

2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201O1																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-07-351-110	26778 W 12 MILE	11/29/23	\$1,400,000	CD	03-ARM'S LENGTH	\$1,400,000	\$832,600	59.47	\$1,827,371	\$629,335	\$770,665	\$3,318,659	0.232	20,164	\$38.22	201O1		101.2591	\$293,990	200 - MASTER LAND	201		
76-24-18-451-008	26255 AMERICAN	04/17/23	\$10,400,000	WD	03-ARM'S LENGTH	\$10,400,000	\$5,117,260	49.20	\$9,379,904	\$2,115,753	\$8,284,247	\$20,122,302	0.412	80,777	\$102.56	201O1		83.3118	\$1,962,378	200 - MASTER LAND	201		
76-24-36-451-010	16200 NORTHLAND	09/19/23	\$455,250	QC	03-ARM'S LENGTH	\$455,250	\$206,880	45.44	\$447,324	\$308,631	\$146,619	\$384,191	0.382	34,144	\$4.29	201O1		86.3183	\$306,662	200 - MASTER LAND	201		
Totals:						\$12,255,250	\$6,156,740		\$11,654,599		\$9,201,531	\$23,825,152			\$48.36				4.4362				
						Sale. Ratio =>		50.24		E.C.F. =>		0.386		Std. Deviation=>		0.10							
						Std. Dev. =>		7.26		Ave. E.C.F. =>		0.342		Ave. Variance=>		90.30		Coefficient of Var=>		264.14			
201 - ECF ANALYSIS - 201O1 - OUTLIERS																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		

2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201O2																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-07-301-010	29600 NORTHWESTERN	05/31/22	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$1,180,050	50.21	\$2,707,616	\$653,776	\$1,696,224	\$4,035,049	0.420	26,025	\$65.18	201O2		82.4441	\$527,075	200 - MASTER LAND	201		
76-24-17-201-063	24725 W 12 MILE	06/06/22	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,973,080	49.55	\$10,112,903	\$1,187,581	\$4,812,419	\$17,535,014	0.274	109,045	\$44.13	201O2		97.0367	\$737,541	200 - MASTER LAND	201		
Totals:						\$8,350,000	\$4,153,130		\$12,820,519		\$6,508,643	\$21,570,063			\$54.65				4.6665				
						Sale. Ratio =>		49.74		E.C.F. =>		0.302		Std. Deviation=>		0.10							
						Std. Dev. =>		0.47		Ave. E.C.F. =>		0.347		Ave. Variance=>		89.74		Coefficient of Var=>		258.31			
201 - ECF ANALYSIS - 201O2 - OUTLIERS																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		

2025 CITY OF SOUTHFIELD ECF ANALYSIS																							
201 - ECF ANALYSIS - 201O3																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-11-226-016	30233 SOUTHFIELD	10/20/23	\$1,950,000	WD	03-ARM'S LENGTH	\$1,950,000	\$745,860	38.25	\$1,404,429	\$426,133	\$1,523,867	\$1,756,366	0.868	24,260	\$62.56	201O3		37.7188	\$335,410	200 - MASTER LAND	201		
76-24-12-451-024	16500 W 12 MILE	10/09/23	\$2,100,000	WD	03-ARM'S LENGTH	\$2,100,000	\$974,590	46.41	\$2,006,727	\$919,693	\$1,180,307	\$1,951,587	0.605	62,752	\$18.81	201O3		64.0020	\$664,290	200 - MASTER LAND	201		
76-24-22-351-018	25180 LAHSER	07/19/23	\$675,000	LC	03-ARM'S LENGTH	\$675,000	\$389,270	57.67	\$520,239	\$203,234	\$471,766	\$569,129	0.829	9,288	\$59.79	201O3		41.5887	\$121,596	200 - MASTER LAND	201		
76-24-24-379-030	17350 W 10 MILE	11/23/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$237,680	52.82	\$295,684	\$76,804	\$373,196	\$392,980	0.950	5,376	\$69.42	201O3		29.5157	\$39,600	200 - MASTER LAND	201		
76-24-25-229-030	24725 GREENFIELD	08/29/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$218,270	51.36	\$285,192	\$66,408	\$358,692	\$392,790	0.913	4,836	\$74.15	201O3		33.1877	\$38,090	200 - MASTER LAND	201		
76-24-07-301-010	29600 NORTHWESTERN	05/31/22	\$2,350,000	WD	03-ARM'S LENGTH	\$2,350,000	\$1,180,050	50.21	\$2,707,616	\$653,776	\$1,696,224	\$4,035,049	0.420	26,025	\$65.18	201O2		82.4441	\$527,075	200 - MASTER LAND	201		
76-24-17-201-063	24725 W 12 MILE	06/06/22	\$6,000,000	CD	03-ARM'S LENGTH	\$6,000,000	\$2,973,080	49.55	\$10,112,903	\$1,187,581	\$4,812,419	\$17,535,014	0.274	109,045	\$44.13	201O2		97.0367	\$737,541	200 - MASTER LAND	201		
76-24-26-280-024	24001 SOUTHFIELD	04/07/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$406,090	35.31	\$837,594	\$170,216	\$979,784	\$1,198,165	0.818	16,050	\$61.05	201O3		42.7076	\$95,700	200 - MASTER LAND	201		
Totals:						\$15,100,000	\$7,124,900		\$18,170,394		\$11,396,155	\$27,831,081			\$55.76				30.0086				
						Sale. Ratio =>		47.18		E.C.F. =>		0.409		Std. Deviation=>		0.25							
						Std. Dev. =>		7.49		Ave. E.C.F. =>		0.710		Ave. Variance=>		53.53		Coefficient of Var=>		75.43			

201 - ECF ANALYSIS - 20103 - OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
76-24-12-352-007	17320 W 12 MILE	08/15/23	\$5,800,000	WD	03-ARM'S LENGTH	\$5,800,000	\$1,391,520	23.99	\$2,826,480	\$1,047,779	\$4,752,221	\$3,193,359	1.488	61,617	\$77.13	20103	20103	24.3344	\$779,680	200 - MASTER LAND	201
76-24-23-456-014	18620 W 10 MILE	01/02/24	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$222,840	49.52	\$255,493	\$68,579	\$381,421	\$335,573	1.137	5,376	\$70.95	20103	20103	10.8186	\$36,960	200 - MASTER LAND	201

2025 CITY OF SOUTHFIELD ECF ANALYSIS																										
201 - ECF ANALYSIS - 20104																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class					
76-24-22-103-007	21551 W 11 MILE	03/13/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$217,200	67.88	\$438,579	\$125,157	\$194,843	\$423,543	0.460	3,058	\$63.72	20104	20104	78.4782	\$104,547	200 - MASTER LAND	201					
76-24-23-456-017	18500 W 10 MILE	11/29/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$99,510	32.10	\$211,349	\$57,017	\$252,983	\$208,557	1.213	2,116	\$119.56	20104	20104	3.1796	\$44,000	200 - MASTER LAND	201					
76-24-28-151-006	24450 TELEGRAPH	09/23/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,310	52.41	\$233,515	\$83,852	\$136,148	\$202,247	0.673	6,881	\$19.79	20104	20104	57.1637	\$72,435	200 - MASTER LAND	201					
Totals:			\$850,000			\$850,000	\$432,020		\$883,443		\$583,974	\$834,947			\$67.69				8.2158							
							Sale. Ratio =>			59.83			E.C.F. =>			0.700			Std. Deviation=>			0.39				
							Std. Dev. =>			17.94			Ave. E.C.F. =>			0.782			Ave. Variance=>			46.27	Coefficient of Var=>			59.17

201 - ECF ANALYSIS - 20104 - OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
76-24-13-204-017	16125 W 12 MILE	10/03/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$61,670	27.41	\$124,410	\$46,081	\$178,919	\$105,850	1.690	1,036	\$172.70	20104	20104	44.5494	\$27,000	200 - MASTER LAND	201

2025 CITY OF SOUTHFIELD ECF ANALYSIS																										
201 - ECF ANALYSIS - 20105																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class					
76-24-12-477-028	15944 W 11 MILE	05/09/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,280	52.73	\$182,271	\$56,429	\$173,571	\$141,555	1.226	1,980	\$87.66	20105	20105	1.8636	\$44,000	200 - MASTER LAND	201					
76-24-13-227-022	15999 W 12 MILE	06/30/22	\$900,000	CD	20-MULTI PARCEL SALE REF	\$900,000	\$653,370	72.60	\$1,306,734	\$131,283	\$768,717	\$1,322,217	0.581	13,156	\$58.43	20105	20105	66.3428	\$70,963	200 - MASTER LAND	201					
76-24-15-226-036	20505 W 12 MILE	07/21/22	\$650,000	CD	03-ARM'S LENGTH	\$650,000	\$342,510	52.69	\$687,722	\$99,495	\$550,505	\$661,673	0.832	6,555	\$83.98	20105	20105	41.2823	\$67,500	200 - MASTER LAND	201					
76-24-27-101-007	24750 LAHSER	03/06/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$216,960	45.68	\$439,015	\$156,704	\$318,296	\$317,560	1.002	4,018	\$79.22	20105	20105	24.2496	\$126,300	200 - MASTER LAND	201					
Totals:			\$2,255,000			\$2,255,000	\$1,334,120		\$2,615,742		\$1,811,089	\$2,443,004			\$77.32				16.9131							
							Sale. Ratio =>			59.16			E.C.F. =>			0.741			Std. Deviation=>			0.27				
							Std. Dev. =>			11.60			Ave. E.C.F. =>			0.910			Ave. Variance=>			33.43	Coefficient of Var=>			36.72

201 - ECF ANALYSIS - 20105 - OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class

2025 CITY OF SOUTHFIELD ECF ANALYSIS																										
201 - ECF ANALYSIS - 20106																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class					
76-24-10-479-048	20400 W 12 MILE	12/13/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$294,490	58.90	\$508,136	\$105,648	\$394,352	\$285,452	1.381	2,800	\$140.84	20106	20106	13.6685	\$76,875	200 - MASTER LAND	201					
Totals:			\$500,000			\$500,000	\$294,490		\$508,136		\$394,352	\$285,452			\$140.84				0.0000							
							Sale. Ratio =>			58.90			E.C.F. =>			1.381			Std. Deviation=>			#DIV/0!				
							Std. Dev. =>			#DIV/0!			Ave. E.C.F. =>			1.381			Ave. Variance=>			13.67	Coefficient of Var=>			9.89

201 - ECF ANALYSIS - 20106 - OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class

2025 CITY OF SOUTHFIELD ECF ANALYSIS																										
201 - ECF ANALYSIS - 20107																										
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class					
76-24-07-301-011	29592 NORTHWESTERN	03/29/24	\$789,000	WD	03-ARM'S LENGTH	\$789,000	\$251,670	31.30	\$504,602	\$155,609	\$633,391	\$406,278	1.559	5,124	\$123.61	20107	20107	31.4195	\$126,325	200 - MASTER LAND	201					
76-24-07-351-114	29110 INKSTER	03/14/24	\$7,455,083	WD	03-ARM'S LENGTH	\$7,455,083	\$2,522,790	33.84	\$10,428,936	\$1,113,972	\$6,341,111	\$9,314,964	0.681	41,548	\$152.62	201H1	201H1	68.0745	\$720,308	200 - MASTER LAND	201					
76-24-11-478-009	18500 W 12 MILE	03/06/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$177,130	42.17	\$607,313	\$161,672	\$258,328	\$445,641	0.580	5,898	\$43.80	201H1	201H1	57.9677	\$121,200	200 - MASTER LAND	201					
76-24-12-376-022	17040 W 12 MILE	10/14/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$346,870	53.36	\$1,018,409	\$297,996	\$352,004	\$720,413	0.489	8,588	\$40.99	201H1	201H1	48.8614	\$221,500	200 - MASTER LAND	201					
76-24-24-227-011	26615 GREENFIELD	01/06/23	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$159,790	32.28	\$584,346	\$119,832	\$375,168	\$464,514	0.808	4,196	\$89.41	201H1	201H1	80.7657	\$69,480	200 - MASTER LAND	201					
76-24-26-280-023	24111 SOUTHFIELD	12/06/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$166,310	33.26	\$369,832	\$75,257	\$424,743	\$294,575	1.442	3,333	\$127.44	201H1	201H1	144.1884	\$49,500	200 - MASTER LAND	201					
76-24-12-435-022	29405 GREENFIELD	11/10/23	\$420,000	CD	03-ARM'S LENGTH	\$420,000	\$199,880	47.59	\$400,612	\$112,879	\$307,121	\$334,963	0.917	2,720	\$112.91	20107	20107	32.7932	\$86,005	200 - MASTER LAND	201					
76-24-25-476-006	15990 W 9 MILE	04/29/22	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$317,660	46.71	\$1,166,894	\$175,488	\$504,512	\$1,154,140	0.437	7,912	\$63.77	20107	20107	80.7681	\$104,544	200 - MASTER LAND	201					
Totals:			\$11,409,083			\$11,409,083	\$4,142,100		\$15,080,944		\$9,196,378	\$13,135,488			\$94.32				16.3833							
							Sale. Ratio =>			36.31			E.C.F. =>			0.700			Std. Deviation=>			0.42				
							Std. Dev. =>			8.40			Ave. E.C.F. =>			0.884			Ave. Variance=>			68.10	Coefficient of Var=>			78.83

201 - ECF ANALYSIS - 20107 - OUTLIERS																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
76-24-07-477-010	26206 W 12 MILE	05/31/23	\$1,675,000	MLC	03-ARM'S LENGTH	\$1,675,000	\$1,060,160	63.29	\$3,326,925	\$1,002,592	\$672,408	\$2,705,859	0.249	27,298	\$24.63	20107	20107	99.6312	\$849,420	200 - MASTER LAND	201

2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201R4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-07-351-109	29225 NORTHWESTERN	11/29/23	\$4,500,000	CD	03-ARM'S LENGTH	\$4,500,000	\$1,981,920	44.04	\$5,333,266	\$1,680,369	\$2,819,631	\$3,138,228	0.898	60,602	\$46.53	201R4			34.6334	\$1,342,345	200 - MASTER LAND	201
76-24-21-428-077	25843 LAHSER	03/01/23	\$3,050,000	CD	03-ARM'S LENGTH	\$3,050,000	\$740,790	24.29	\$1,646,213	\$451,834	\$2,598,166	\$1,026,099	2.532	17,037	\$152.50	201R4			128.7269	\$337,040	200 - MASTER LAND	201
76-24-24-276-005	26101 GREENFIELD	12/19/23	\$6,700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,700,000	\$2,909,670	43.43	\$7,531,483	\$1,737,965	\$4,962,035	\$4,977,249	0.997	86,037	\$57.67	201R4			24.7870	\$1,173,500	200 - MASTER LAND	201
76-24-36-204-001	22555 GREENFIELD	12/19/23	\$6,700,000	WD	03-ARM'S LENGTH	\$6,700,000	\$3,642,500	54.37	\$9,162,848	\$848,887	\$5,851,113	\$7,142,578	0.819	107,914	\$54.22	201R4			42.5625	\$558,439	200 - MASTER LAND	201
Totals:						\$20,950,000	\$9,274,880		\$23,673,810		\$16,230,945	\$16,284,154			\$77.73				31.4940			
							Sale. Ratio =>	44.27				E.C.F. =>	0.997		Std. Deviation=>	0.82						
							Std. Dev. =>	12.54				Ave. E.C.F. =>	1.312		Ave. Variance=>	57.68			Coefficient of Var=>	43.97		

201 - ECF ANALYSIS - 201R4 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class

2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201R5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-28-351-038	23380 TELEGRAPH	03/12/24	\$650,000	MLC	03-ARM'S LENGTH	\$650,000	\$190,050	29.24	\$380,091	\$208,161	\$441,839	\$171,930	2.570	3,059	\$144.44	201R5			132.5064	\$156,000	200 - MASTER LAND	201
Totals:						\$650,000	\$190,050		\$380,091		\$441,839	\$171,930			\$144.44				0.0000			
							Sale. Ratio =>	29.24				E.C.F. =>	2.570		Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.570		Ave. Variance=>	132.51			Coefficient of Var=>	51.56		

201 - ECF ANALYSIS - 201R5 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class

2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201S2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-17-126-050	25333 W 12 MILE	09/22/22	\$6,500,000	MLC	03-ARM'S LENGTH	\$6,500,000	\$3,501,110	53.86	\$7,084,348	\$5,138,575	\$1,361,425	\$3,493,309	0.390	356,100	\$3.82	201S2			85.5089	\$3,649,980	200 - MASTER LAND	201
76-24-26-126-028	19111 W 10 MILE	08/11/23	\$750,000	QC	03-ARM'S LENGTH	\$750,000	\$633,380	84.45	\$1,279,783	\$382,567	\$367,433	\$1,610,801	0.228	143,728	\$2.56	201S2			101.6707	\$258,000	200 - MASTER LAND	201
76-24-26-226-004	18330 GEORGE WASHINGTON	12/09/22	\$1,250,000	CD	03-ARM'S LENGTH	\$1,250,000	\$666,710	53.34	\$1,333,417	\$887,971	\$362,029	\$799,724	0.453	35,255	\$10.27	201S2			79.2120	\$887,971	200 - MASTER LAND	201
Totals:						\$8,500,000	\$4,801,200		\$9,697,548		\$2,090,887	\$5,903,833			\$5.55				0.2683			
							Sale. Ratio =>	56.48				E.C.F. =>	0.354		Std. Deviation=>	0.12						
							Std. Dev. =>	17.81				Ave. E.C.F. =>	0.357		Ave. Variance=>	88.80			Coefficient of Var=>	248.84		

201 - ECF ANALYSIS - 201S2 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class

2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 201W1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-28-151-011	24260 TELEGRAPH	01/18/24	\$300,000	CD	03-ARM'S LENGTH	\$300,000	\$89,810	29.94	\$187,355	\$73,976	\$226,024	\$87,349	2.588	2,604	\$86.80	201W1			134.2784	\$61,824	200 - MASTER LAND	201
Totals:						\$300,000	\$89,810		\$187,355		\$226,024	\$87,349			\$86.80				0.0000			
							Sale. Ratio =>	29.94				E.C.F. =>	2.588		Std. Deviation=>	#DIV/0!						
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	2.588		Ave. Variance=>	134.28			Coefficient of Var=>	51.89		

201 - ECF ANALYSIS - 201W1 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class

2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - ALL SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-33-451-006	22800 W 8 MILE	08/31/22	\$1,212,300	MLC	03-ARM'S LENGTH	\$1,212,300	\$426,990	35.22	\$967,048	\$234,072	\$978,228	\$653,901	1.496	30,400	\$32.18	201W2			25.1175	\$87,120	200 - MASTER LAND	201
76-24-32-401-033	21342 BRIDGE	04/20/23	\$850,000	MLC	29-SELLERS INTEREST IN A L C	\$850,000	\$369,430	43.46	\$738,863	\$100,408	\$749,592	\$518,226	1.446	10,611	\$70.64	201W3			20.1643	\$72,275	200 - MASTER LAND	201
76-24-32-401-043	21380 BRIDGE	12/29/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$324,490	38.18	\$648,996	\$111,601	\$738,399	\$436,189	1.693	12,050	\$61.28	201W3			44.8028	\$72,275	200 - MASTER LAND	201
76-24-32-451-013	20929 BRIDGE	02/22/24	\$1,315,000	WD	03-ARM'S LENGTH	\$1,315,000	\$445,030	33.84	\$890,062	\$178,283	\$1,136,717	\$577,743	1.968	15,976	\$71.15	201W3			72.2701	\$130,218	200 - MASTER LAND	201
76-24-16-302-031	27400 NORTHWESTERN	11/15/22	\$5,850,000	CD	03-ARM'S LENGTH	\$5,850,000	\$3,050,330	52.14	\$6,160,040	\$2,056,541	\$3,793,459	\$3,667,113	1.034	130,196	\$28.14	201W4			21.0359	\$1,484,525	200 - MASTER LAND	201
Totals:						\$10,077,300	\$4,616,270		\$9,304,999		\$7,396,395	\$5,853,172			\$52.88				26.3795			
							Sale. Ratio =>	45.81				E.C.F. =>	1.264		Std. Deviation=>	0.34						
							Std. Dev. =>	7.45				Ave. E.C.F. =>	1.527		Ave. Variance=>	36.68			Coefficient of Var=>	24.01		

201 - ECF ANALYSIS - ALL SALES - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class

2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - ALL SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class	
76-24-07-477-008	26336 W 12 MILE	10/05/22	\$413,714	OTH	03-ARM'S LENGTH	\$413,714	\$344,750	83.33	\$689,500	\$209,208	\$204,506	\$433,477	0.472	2,788	\$73.35	201R2		77.3032	\$182,070	200 - MASTER LAND	201	
76-24-11-351-040	20000 W 12 MILE	01/24/23	\$775,000	OTH	03-ARM'S LENGTH	\$775,000	\$479,850	61.92	\$959,702	\$308,212	\$466,788	\$587,987	0.794	5,477	\$85.23	201R2		45.0939	\$255,102	200 - MASTER LAND	201	
76-24-14-101-227	19991 W 12 MILE	12/21/22	\$687,500	WD	03-ARM'S LENGTH	\$687,500	\$383,770	55.82	\$767,549	\$330,325	\$357,175	\$394,606	0.905	2,160	\$165.36	201R2		33.9671	\$285,175	200 - MASTER LAND	201	
76-24-28-351-031	23262 TELEGRAPH	06/30/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$226,810	41.24	\$453,627	\$163,617	\$386,383	\$261,742	1.476	8,420	\$45.89	201R2		23.1386	\$143,072	200 - MASTER LAND	201	
76-24-29-476-013	23391 TELEGRAPH	01/05/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$199,490	33.25	\$398,975	\$163,251	\$436,749	\$212,747	2.053	5,520	\$79.12	201R2		80.8087	\$145,925	200 - MASTER LAND	201	
76-24-31-303-007	27105 SHIAWASSEE	05/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$65,990	59.99	\$131,989	\$25,260	\$84,740	\$96,326	0.880	1,200	\$70.62	201R2		36.5090	\$22,028	200 - MASTER LAND	201	
76-24-28-351-001	23390 TELEGRAPH	03/12/24	\$1,000,000	MLC	03-ARM'S LENGTH	\$1,000,000	\$280,190	28.02	\$561,239	\$102,279	\$897,721	\$458,960	1.956	6,080	\$147.65	201R3		71.1177	\$76,500	200 - MASTER LAND	201	
76-24-29-276-052	24125 TELEGRAPH	01/24/24	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$294,790	42.11	\$591,076	\$175,573	\$524,427	\$415,503	1.262	5,712	\$91.81	201R3		1.7337	\$135,254	200 - MASTER LAND	201	
76-24-30-226-030	25815 W 10 MILE	09/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$244,150	69.76	\$494,207	\$422,872	(\$72,872)	\$71,335	(1.022)	2,384	(\$30.57)	201R3		226.6359	\$332,690	200 - MASTER LAND	201	
76-24-07-351-109	29225 NORTHWESTERN	11/29/23	\$4,500,000	CD	03-ARM'S LENGTH	\$4,500,000	\$1,981,920	44.04	\$5,333,266	\$1,680,369	\$2,819,631	\$3,138,228	0.898	60,602	\$46.53	201R4		34.6334	\$1,342,345	200 - MASTER LAND	201	
76-24-21-428-077	25843 LAHSER	03/01/23	\$3,050,000	CD	03-ARM'S LENGTH	\$3,050,000	\$740,790	24.29	\$1,646,213	\$451,834	\$2,598,166	\$1,026,099	2.532	17,037	\$152.50	201R4		128.7269	\$337,040	200 - MASTER LAND	201	
76-24-24-276-005	26101 GREENFIELD	12/19/23	\$6,700,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$6,700,000	\$2,909,670	43.43	\$7,531,483	\$1,737,965	\$4,962,035	\$4,977,249	0.997	86,037	\$57.67	201R4		24.7870	\$1,173,500	200 - MASTER LAND	201	
76-24-36-204-001	22555 GREENFIELD	12/19/23	\$6,700,000	WD	03-ARM'S LENGTH	\$6,700,000	\$3,642,500	54.37	\$9,162,848	\$848,887	\$5,851,113	\$7,142,578	0.819	107,914	\$54.22	201R4		42.5625	\$558,439	200 - MASTER LAND	201	
76-24-28-351-038	23380 TELEGRAPH	03/12/24	\$650,000	MLC	03-ARM'S LENGTH	\$650,000	\$190,050	29.24	\$380,091	\$208,161	\$441,839	\$171,930	2.570	3,059	\$144.44	201R5		132.5064	\$156,000	200 - MASTER LAND	201	
76-24-17-126-050	25333 W 12 MILE	09/22/22	\$6,500,000	MLC	03-ARM'S LENGTH	\$6,500,000	\$3,501,110	53.86	\$7,084,348	\$5,138,575	\$1,361,425	\$3,493,309	0.390	356,100	\$3.82	201S2		85.5089	\$3,649,980	200 - MASTER LAND	201	
76-24-26-126-028	19111 W 10 MILE	08/11/23	\$750,000	QC	03-ARM'S LENGTH	\$750,000	\$633,380	84.45	\$1,279,783	\$382,567	\$367,433	\$1,610,801	0.228	143,728	\$2.56	201S2		101.6707	\$258,000	200 - MASTER LAND	201	
76-24-26-226-004	18330 GEORGE WASHINGTON	12/09/22	\$1,250,000	CD	03-ARM'S LENGTH	\$1,250,000	\$666,710	53.34	\$1,333,417	\$887,971	\$362,029	\$799,724	0.453	35,255	\$10.27	201S2		79.2120	\$887,971	200 - MASTER LAND	201	
76-24-28-151-011	24260 TELEGRAPH	01/18/24	\$300,000	CD	03-ARM'S LENGTH	\$300,000	\$89,810	29.94	\$380,091	\$208,161	\$441,839	\$171,930	2.570	3,059	\$144.44	201W1		134.2784	\$61,824	200 - MASTER LAND	201	
76-24-33-451-006	22800 W 8 MILE	08/31/22	\$1,212,300	MLC	03-ARM'S LENGTH	\$1,212,300	\$426,990	35.22	\$670,048	\$234,072	\$978,228	\$653,901	1.496	30,400	\$32.18	201W2		25.1175	\$87,120	200 - MASTER LAND	201	
76-24-32-401-033	21342 BRIDGE	04/20/23	\$850,000	MLC	29-SELLERS INTEREST IN A LC	\$850,000	\$369,430	43.46	\$738,863	\$100,408	\$749,592	\$518,226	1.446	10,611	\$70.64	201W3		20.1643	\$72,275	200 - MASTER LAND	201	
76-24-32-401-043	21380 BRIDGE	12/29/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$324,490	38.18	\$648,986	\$111,601	\$738,399	\$436,189	1.693	12,050	\$61.28	201W3		44.8028	\$72,275	200 - MASTER LAND	201	
76-24-32-451-013	20929 BRIDGE	02/22/24	\$1,315,000	WD	03-ARM'S LENGTH	\$1,315,000	\$445,030	33.84	\$890,062	\$178,283	\$1,136,717	\$577,743	1.968	15,976	\$71.15	201W3		72.2701	\$130,218	200 - MASTER LAND	201	
76-24-16-302-001	27400 NORTHWESTERN	11/15/22	\$5,850,000	CD	03-ARM'S LENGTH	\$5,850,000	\$3,050,330	52.14	\$6,160,040	\$2,056,541	\$3,793,459	\$3,667,113	1.034	130,196	\$29.14	201W4		21.0359	\$1,484,505	200 - MASTER LAND	201	
76-24-31-377-045	26650 W 8 MILE	05/19/23	\$675,000	WD	20-MULTI PARCEL SALE REF	\$675,000	\$228,780	33.89	\$457,567	\$40,971	\$634,029	\$253,250	2.504	7,476	\$84.81	201W5		125.8758	\$24,869	200 - MASTER LAND	201	
76-24-33-476-036	22106 W 8 MILE	11/02/23	\$1,750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,750,000	\$328,490	18.77	\$699,138	\$222,373	\$1,527,627	\$519,352	2.941	16,263	\$93.93	301-2		169.6597	\$113,878	201 - OFFICE LAND	301	
76-24-33-476-059	22108 W 8 MILE	11/02/23	\$1,750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,750,000	\$328,490	18.77	\$699,138	\$222,373	\$1,527,627	\$519,352	2.941	16,263	\$93.93	301-2		169.6597	\$113,878	301 - INDUSTRIAL LAND	301	
Totals:						\$49,838,514	\$22,377,760		\$50,147,510		\$33,360,990	\$32,525,074	1.026		\$70.17		0.96		36.9474			
						Sale. Ratio =>	44.90					E.C.F. =>	1.026		Std. Deviation=>	0.96		Coefficient of Var=>	55.38			
						Std. Dev. =>	17.52					Ave. E.C.F. =>	1.395		Ave. Variance=>	77.26						

201 - ECF ANALYSIS - ALL SALES - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
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2025 CITY OF SOUTHFIELD ECF ANALYSIS

201 - ECF ANALYSIS - 301-2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class		
76-24-33-476-036	22106 W 8 MILE	11/02/23	\$1,750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,750,000	\$328,490	18.77	\$699,138	\$222,373	\$1,527,627	\$519,352	2.941	16,263	\$93.93	301-2		169.6597	\$113,878	201 - OFFICE LAND	301		
76-24-33-476-059	22108 W 8 MILE	11/02/23	\$1,750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,750,000	\$328,490	18.77	\$699,138	\$222,373	\$1,527,627	\$519,352	2.941	16,263	\$93.93	301-2		169.6597	\$113,878	301 - INDUSTRIAL LAND	301		
Totals:						\$3,500,000	\$656,980		\$1,398,276		\$3,055,254	\$1,038,704	2.941		\$93.93		0.0000						
						Sale. Ratio =>	18.77						E.C.F. =>	2.941		Std. Deviation=>	0.00		Coefficient of Var=>	57.68			
						Std. Dev. =>	0.00						Ave. E.C.F. =>	2.941		Ave. Variance=>	169.66						

201 - ECF ANALYSIS - 301-2 - OUTLIERS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	ECF Type	Dev. by Mean (%)	Land Value	Land Table	Class
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