

Harper Woods Commercial

	2022 ECF	Count	2023 ECF
30 Commercial	0.7350	136	0.631
31 Restaurant	0.7200	9	0.690
32 Office	0.6500	45	0.559

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion
0.631	18.13%	0.451	0.812	25.63%	#DN/01

Overall Sale Ratio
\$4.41% StdDev= 0.145

The median values for columns where the #DN/01 are calculated rather than reported

Subtotals		\$4,368,450	\$4,368,450	\$2,376,800	0.565	#DN/01	\$5,446,027	\$1,318,228	\$3,050,222	\$4,835,573	0.812	80,541.00	\$87.55	#DN/01	\$1,177,033									
CVT	Exclude from Analysis	User Entered Terms of Sale	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acid. when Sold	Asd/Adj Sale	Median Abs Dev	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	ECF	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Property Class
			37 003 02 0014 001	17200 MACK	07/13/20	\$299,000	WD	03 ARM'S LENGTH	\$299,000	\$198,500	0.453		\$320,520	\$109,899	\$189,101	\$198,325	0.953	1,910	156.54	00002		OFFICE BUILDINGS	\$106,600	201
			39 009 02 0182 000	14950 JEFFERSON	07/21/21	\$195,000	WD	03 ARM'S LENGTH	\$195,000	\$372,600	0.616		\$899,001	\$217,132	\$177,868	\$642,626	0.588	4,320	137.73	00002		OFFICE BUILDINGS	\$197,985	201
			40 003 06 0099 000	21123 MACK	04/20/21	\$105,000	WD	03 ARM'S LENGTH	\$105,000	\$54,500	0.519		\$117,649	\$44,540	\$60,450	\$45,551	1.327	785	133.76	00001		BARBER/BEAUTY	\$44,540	201
			40 007 03 0039 001	20481 MACK	05/11/20	\$225,000	DT4	03 ARM'S LENGTH	\$225,000	\$147,600	0.656		\$349,896	\$120,989	\$104,011	\$142,621	0.729	2,893	77.77	00001		STORE RETAIL	\$112,620	201
			40 011 01 1618 000	20081 MACK	12/01/20	\$291,600	WD	03 ARM'S LENGTH	\$291,600	\$123,200	0.422		\$269,618	\$62,658	\$228,942	\$128,947	1.775	1,918	152.03	00001		STORE RETAIL	\$60,040	201
			40 011 04 0790 002	19699 MACK	08/24/21	\$160,000	WD	03 ARM'S LENGTH	\$160,000	\$87,600	0.548		\$171,032	\$49,859	\$110,141	\$114,099	0.965	1,210	132.23	00002		MED DENTAL	\$49,900	201
			40 015 01 0016 000	19581 MACK	03/05/21	\$212,000	WD	03 ARM'S LENGTH	\$212,000	\$62,500	0.295		\$224,254	\$41,132	\$170,868	\$114,120	1.457	1,188	178.45	00001		STORE RETAIL	\$40,000	201
			42 001 04 0001 007	19524 KELLY	12/04/20	\$60,000	WD	03 ARM'S LENGTH	\$60,000	\$41,100	0.718		\$70,482	\$13,830	\$46,170	\$80,701	0.572	1,335	44.94	00001		STORE RETAIL	\$11,893	201
			42 001 06 0070 000	19558 KELLY	09/25/20	\$210,000	WD	03 ARM'S LENGTH	\$210,000	\$145,100	0.691		\$319,983	\$64,313	\$145,687	\$364,202	0.400	8,069	26.03	00001		SHOPPING CENTERS	\$50,463	201
			42 005 02 0001 000	19992 KELLY	08/14/20	\$450,000	OTH	03 ARM'S LENGTH	\$450,000	\$373,500	0.830		\$906,009	\$200,913	\$249,087	\$1,004,410	0.248	21,302	21.12	00002		OFFICE BUILDINGS	\$170,450	201
			42 005 02 0001 000	19992 KELLY	12/17/20	\$892,500	WD	03 ARM'S LENGTH	\$892,500	\$373,500	0.418		\$906,009	\$200,913	\$691,587	\$1,004,410	0.689	21,302	41.90	00002		OFFICE BUILDINGS	\$170,450	201
			42 008 99 0006 000	19934 HARPER	09/25/20	\$88,000	WD	19 MULT PARCEL ARM	\$88,000	\$65,100	0.740		\$156,292	\$51,021	\$56,979	\$178,449	0.319	2,541	34.63	00002		OFFICE BUILDINGS	\$27,770	201
			42 010 07 0151 001	20480 VERNIER	06/11/21	\$439,000	WD	03 ARM'S LENGTH	\$439,000	\$227,300	0.518		\$399,869	\$65,928	\$373,072	\$475,699	0.784	5,231	83.92	00002		OFFICE BUILDINGS	\$58,372	201
			42 012 02 0063 001	19925 VERNIER	10/09/20	\$285,000	WD	03 ARM'S LENGTH	\$285,000	\$130,300	0.457		\$224,080	\$85,225	\$199,775	\$197,799	1.010	4,169	68.36	00002		MED DTC	\$70,220	201
			42 013 04 0072 202	20924 HARPER	11/17/20	\$56,350	WD	03 ARM'S LENGTH	\$56,350	\$32,400	0.575		\$110,693	\$9,876	\$46,474	\$143,614	0.324	2,368	23.80	00002		OFFICE BUILDINGS	\$7,730	201

ECF Indicated	ECF %Change from ECF Avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion
0.559	2.03%	0.256	0.579	23.46%	#DIV/0!

Overall Sale Ratio	StdDev	
55.93%		0.138

Header columns are formatted for column widths but do not reflect actual column widths.

Subtotal		\$3,364,850	\$3,364,850	Median	0.562	Avg Deviation	0.107	#DIV/0!	\$4,351,435	\$1,147,822	\$2,217,028	\$3,967,969	0.579	62,464.00	\$81.98	#DIV/0!	\$1,851,497								
CVT	Exclude from Analysis	User Entered Terms of Sale	Parcel Number	Street Address	Sale Date	Sale Price	Insty.	Terms of Sale	Avg. Sale \$	Asd. when Sold	Asd/Adj. Sale	Median Abs Dev	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Use Code	Land Value	Land Table	Property Class
			37 003 02 0014 001	17200 MACK	07/13/20	\$299,000	WD	03 ARM'S LENGTH	\$299,000	\$138,500	0.463	\$320,520	\$109,899	\$189,101	\$198,325	0.953	1,910	156.54	00002			OFFICE BUILDINGS	\$106,600	EQUAL COMM	201
			39 009 02 0182 000	14950 JEFFERSON	07/21/21	\$595,000	WD	03 ARM'S LENGTH	\$595,000	\$372,600	0.625	\$899,501	\$217,132	\$377,858	\$642,526	0.588	4,320	137.73	00002			OFFICE BUILDINGS	\$197,985	EQUAL COMM	201
			40 012 09 0007 000	19660 MACK	04/06/21	\$545,000	WD	03 ARM'S LENGTH	\$545,000	\$298,900	0.548	\$651,442	\$312,140	\$320,860	\$320,435	0.727	1,490	156.16	00002			OFFICE BUILDINGS	\$132,140	EQUAL COMM	201
			42 005 02 0001 000	19990 KELLY	08/14/20	\$450,000	CTH	03 ARM'S LENGTH	\$450,000	\$373,500	0.830	\$905,009	\$200,913	\$249,087	\$1,004,410	0.248	21,302	23.12	00002			OFFICE BUILDINGS	\$170,450	EQUAL COMM	201
			42 005 02 0001 000	19992 KELLY	12/17/20	\$892,500	WD	03 ARM'S LENGTH	\$892,500	\$373,500	0.418	\$905,009	\$200,913	\$691,587	\$1,004,410	0.689	21,302	41.90	00002			OFFICE BUILDINGS	\$170,450	EQUAL COMM	201
			42 008 99 0006 000	19934 HARPER	09/25/20	\$88,000	WD	MULTI PARCEL ARM'S LE	\$88,000	\$65,100	0.740	\$156,292	\$31,021	\$56,979	\$178,449	0.319	2,541	34.63	00002			OFFICE BUILDINGS	\$27,770	EQUAL COMM	201
			42 010 07 0151 001	20480 VERNER	06/11/21	\$439,000	WD	03 ARM'S LENGTH	\$439,000	\$227,300	0.518	\$399,869	\$65,928	\$373,072	\$475,699	0.784	5,231	83.92	00002			OFFICE BUILDINGS	\$58,372	EQUAL COMM	201
			42 013 04 0072 202	20924 HARPER	11/17/20	\$56,350	WD	03 ARM'S LENGTH	\$56,350	\$32,400	0.575	\$110,693	\$9,876	\$46,474	\$143,614	0.324	2,368	23.80	00002			OFFICE BUILDINGS	\$7,730	EQUAL COMM	201