

ecf tbl	nbrhd description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF	location	land ff	parcel number	class
200	200 CBD COMMERCIAL	\$	12,000	1/5/2023	\$ 1,150,000	\$ 402,500	\$ 12,197	prime	33 09-09-29-139-034	201
200	200 CBD COMMERCIAL	\$	12,000	1/5/2023	\$ 958,000	\$ 335,300	\$ 10,161	prime	33 09-09-29-139-035	201
200	200 CBD COMMERCIAL	\$	12,000	7/27/2022	\$ 1,100,000	\$ 275,000	\$ 13,750	prime	20 09-09-29-143-019	201
200	200 CBD COMMERCIAL	\$	8,000	7/23/2021	\$ 1,450,000	\$ 362,500	\$ 8,239	standard	44 09-09-29-135-026	201
200	200 CBD COMMERCIAL	\$	10,000	4/9/2021	\$ 900,000	\$ 225,000	\$ 7,031	plus standard	32 09-09-29-139-022	201
200	200 CBD COMMERCIAL	\$	12,000	4/7/2021	\$ 1,097,400	\$ 274,350	\$ 13,718	prime	20 09-09-29-143-022	201
200	200 CBD COMMERCIAL	\$	12,000	4/7/2021	\$ 1,102,600	\$ 275,650	\$ 13,783	prime	20 09-09-29-143-021	201
200	200 CBD COMMERCIAL	\$	12,000	4/6/2021	\$ 750,000	\$ 187,500	\$ 8,523	prime	22 09-09-29-131-026	201

ecf tbl	nbrhd description			date of sale	sale price	SP % LV	SP \$ FF	location	land ff	parcel number	class
201	201 CBD Apartment	\$	12,000	6/27/2023	\$ 105,943,200	\$ 5,297,160	\$	16,978 prime	312	09-09-29-431-013	201
201	201 CBD Apartment	\$	6,000	8/20/2020	\$ 1,200,000	\$ 360,000	\$	5,455 minus standard	66	09-09-29-150-013	201

SP Apt # Units

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ecf tbl	nbrhd description		date of sale	sale price	SP % LV	SP \$ FF	location	land ff	parcel number	class
204	204 CENTRAL CAMPUS COM	\$	6,500	12/19/2022	\$ 970,000	\$ 194,000	\$ 5,706	minus standard	34 09-09-29-402-003	201
204	204 CENTRAL CAMPUS COM	\$	20,000	2/10/2022	\$ 10,415,000	\$ 4,686,750	\$ 21,799	prime	215 09-09-29-108-044	201
204	204 CENTRAL CAMPUS COM	\$	10,000	1/29/2020	\$ 2,300,000	\$ 690,000	\$ 10,455	central average	66 09-09-32-100-004	201

ecf tbl	nbrhd description		date of sale	sale price	SP % LV		location	land ff	parcel number	class	SP Apt #	Units
205	205 State St & S Univ Apt	\$ 10,000	11/26/2019	\$ 100,000,000	\$ 5,000,000	\$ 18,939	prime plus	264	09-09-28-309-040	201		123
205	205 State St & S Univ Apt	\$ 10,000	8/15/2019	\$ 44,100,000	\$ 2,205,000	\$ 16,705	prime plus	132	09-09-28-311-010	201		66

ecf tbl	nbrhd description		date of sale	sale price	SP LV 50%	SP \$ FF	location	land ff	parcel number	class
209	209 Campus Apartments	\$ 7,500	3/31/2022	\$ 900,000	\$ 450,000	\$ 6,618	all	68	09-09-33-303-011	201
209	209 Campus Apartments	\$ 7,500	1/4/2022	\$ 2,150,000	\$ 1,075,000	\$ 6,922	all	132	09-09-29-118-004	201
209	209 Campus Apartments	\$ 7,500	11/12/2021	\$ 1,540,000	\$ 770,000	\$ 11,667		66	09-09-32-103-029	201 Buyer influence
209	209 Campus Apartments	\$ 7,500	10/15/2021	\$ 625,000	\$ 312,500	\$ 7,440		42	09-09-33-217-018	201

ecf tbl	nbrhd	description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF / AC	location	land ff	parcel number	class	
212	212	S State & Stadium S Com	\$ 4,000	7/21/2023	\$ 450,000	\$ 225,000	\$ 2,813	all	80	09-12-05-100-011	201	
212	212	S State & Stadium S Com	\$ 4,000	5/26/2023	\$ 1,300,000	\$ 325,000	\$ 6,500	all	50	09-09-33-314-013	201	
212	212	S State & Stadium S Com	\$ 410,850	3/7/2023	\$ 1,875,000	\$ 468,750	\$ 457,896		Acre	09-12-06-401-010	201	6.91
212	212	S State & Stadium S Com	\$ 273,900	12/5/2022	\$ 1,500,000	\$ 375,000	\$ 165,929		Acre	09-12-04-200-034	201	2.26
212	212	S State & Stadium S Com	\$ 4,000	10/7/2022	\$ 4,700,000	\$ 1,175,000	\$ 5,817	all	202	09-12-04-300-048	201	
212	212	S State & Stadium S Com	\$ 4,000	10/6/2022	\$ 1,299,000	\$ 324,750	\$ 5,238	all	62	09-12-04-300-044	201	
212	212	S State & Stadium S Com	\$ 4,000	8/26/2022	\$ 2,500,000	\$ 625,000	\$ 4,496	all	139	09-12-04-403-020	201	
212	212	S State & Stadium S Com	\$ 170,000	8/17/2022	\$ 2,200,000	\$ 2,200,000	\$ 139,241		Acre	09-12-08-100-037	201	15.8
212	212	S State & Stadium S Com	\$ 273,900	4/21/2022	\$ 11,880,000	\$ 1,188,000	\$ 282,857		Acre	09-12-08-100-049	201	4.2

ecf tbl	nrhd description	\$ 8,500	date of sale	sale price	SP % LV	SP \$ FF / \$ SF / \$AC	location	land ff	parcel number	class	SP Apt #	Units
213	213 S State & Stadium S Apt	\$ 653,400	12/9/2021	\$ 76,300,000	\$ 11,445,000	\$ 560,755		0	09-12-08-200-025	201		20.41
213	213 S State & Stadium S Apt	\$ 653,400	12/16/2020	\$ 57,667,000	\$ 11,533,400	\$ 596,967		0	09-12-05-400-039	201		19.32
213	213 S State & Stadium S Apt	\$ 653,400	12/16/2020	\$ 28,833,000	\$ 5,766,600	\$ 544,533		0	09-12-05-100-016	201		10.59

ecf tbl	nbrhd	description		date of sale	sale price	SP LV 30%	SP \$ FF / \$ SF	location	land ff	parcel number	class
	216	216 Packard (Stadium SE) Com	\$ 3,500	8/3/2023	\$ 935,000	\$ 280,500	\$ 2,377	non prime	118	09-12-04-105-032	201
	216	216 Packard (Stadium SE) Com	\$ 3,500	3/31/2023	\$ 150,000	\$ 45,000	\$ 2,703	non prime	185	09-12-04-120-017	201
	216	216 Packard (Stadium SE) Com	\$ 3,500	6/3/2022	\$ 405,000	\$ 121,500	\$ 3,682	non prime	33	09-12-11-208-017	201
	216	216 Packard (Stadium SE) Com	\$ 3,500	3/31/2022	\$ 120,000	\$ 36,000	\$ 3,892	non prime	185	09-12-04-120-024	201
	216	216 Packard (Stadium SE) Com	\$ 3,500	1/3/2022	\$ 589,000	\$ 176,700	\$ 2,104	non prime	84	09-09-33-323-008	201
	216	216 Packard (Stadium SE) Com	\$ 3,500	5/5/2021	\$ 505,000	\$ 151,500	\$ 3,030	non prime	50	09-09-33-214-001	201
	216	216 Packard (Stadium SE) Com	\$ 3,500	3/22/2021	\$ 2,800,000	\$ 840,000	\$ 3,182	non prime	264	09-12-04-119-003	201

ecf tbl	nbrhd description		date of sale	sale price		location	land ff	parcel number	class
217	217 Washtenaw & Packard Area Apt	\$ 217,800	8/23/2018	\$ 4,000,000	\$ 600,000	\$ 248,242	standard	270 09-12-04-402-014	201 2.417

ecf tbl	nbrhd	description		date of sale	sale price	SP LV 30%	SP \$ FF / \$ SF	location	land ff	parcel number	class
	220	220 Washtenaw Ave Commmercial	\$ 4,000	8/24/2023	\$ 230,000	\$ 69,000	\$ 2,706	non prime	150	09-12-02-209-088	201 non washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 2,500	7/12/2023	\$ 1,027,900	\$ 308,370	\$ 2,549	other	121	09-12-02-204-090	201 non washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 2,500	7/12/2023	\$ 726,300	\$ 217,890	\$ 2,534	other	86	09-12-02-204-045	201 non washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 2,500	7/12/2023	\$ 545,800	\$ 163,740	\$ 2,481	other	66	09-12-02-204-044	201 non washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 5,500	6/15/2023	\$ 3,500,000	\$ 1,050,000	\$ 6,364	prime	165	09-12-02-201-016	201 prime washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 5,500	1/10/2023	\$ 2,100,000	\$ 630,000	\$ 6,300	prime	100	09-12-02-209-010	201 prime washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 5,500	9/9/2022	\$ 2,000,000	\$ 600,000	\$ 4,615	prime	130	09-12-02-209-018	201 prime washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 2,500	5/27/2022	\$ 1,250,000	\$ 375,000	\$ 2,155	other	174	09-12-02-204-058	201 non washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 5,500	3/21/2022	\$ 2,100,000	\$ 630,000	\$ 5,339	prime	118	09-12-02-201-014	201 prime washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 2,500	1/31/2022	\$ 885,000	\$ 265,500	\$ 4,085	other	65	09-09-34-309-035	201 non washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 4,000	5/26/2021	\$ 902,870	\$ 270,861	\$ 1,907	non prime	142	09-12-02-204-021	201 non washtenaw
	220	220 Washtenaw Ave Commmercial	\$ 2,500	3/24/2021	\$ 967,500	\$ 290,250	\$ 2,285	other	127	09-12-02-204-050	201 non washtenaw

ecf tbl	nbrhd description	\$ Acre	date of sale	sale price	SP % LV	SP \$ Acre	location	land ff	parcel number	class	
224	224 Plymouth Rd & N Campus Com	\$ 470,000	11/30/2022	\$ 3,600,000	\$ 900,000	\$ 500,000	acre	acre	09-09-14-400-006	201	1.8
224	224 Plymouth Rd & N Campus Com	\$ 370,260	11/16/2021	\$ 4,144,000	\$ 472,416	\$ 472,416	acre	0	09-09-15-401-031	201	1
224	224 Plymouth Rd & N Campus Com	\$ 370,260	4/14/2021	\$ 5,921,800	\$ 296,090	\$ 455,523	acre	0	09-09-22-201-032	201	0.65
224	224 Plymouth Rd & N Campus Com	\$ 370,260	4/6/2021	\$ 185,000	\$ 37,000	\$ 411,111	acre	0	09-09-14-304-007	201	

ecf tbl	nbrhd description			date of sale	sale price	SP LV 40%	SP \$ FF / \$ SF	LOCATION	land ff	parcel number	class
228	228 Broadway & Wall St Commercial	\$	3,000	7/17/2023	\$ 958,400	\$ 383,360	\$ 2,700	BROADWAY	142	09-09-21-301-025	201
228	228 Broadway & Wall St Commercial	\$	3,000	7/17/2023	\$ 517,900	\$ 207,160	\$ 2,158	BROADWAY	96	09-09-21-301-017	201
228	228 Broadway & Wall St Commercial	\$	3,000	7/17/2023	\$ 373,700	\$ 149,480	\$ 2,820	BROADWAY	53	09-09-21-301-045	201
228	228 Broadway & Wall St Commercial	\$	193,842	7/6/2023	\$ 927,400	\$ 185,480	\$ 165,077	ACRE	0	09-09-21-301-046	201 0.89

ecf tbl	nbrhd description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF	LOCATION	land ff	parcel number	class	
229	229 NE Apartments/N Campus	\$ 217,800	8/25/2021	\$ 46,500,000	\$ 4,650,000	\$ 219,453	ACRE	0	09-09-23-403-040	201	21.189
229	229 NE Apartments/N Campus	\$ 217,800	12/16/2020	\$ 100,750,000	\$ 10,075,000	\$ 258,042	ACRE	0	09-09-14-209-054	201	39.044

ecf tbl	nbrhd	description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF / AC	location	land ff	parcel number	class
232	232	North Main Commercial	\$ 3,500	11/18/2022	\$ 750,000	\$ 187,500	\$ 3,538	north main	53	09-09-29-138-021	201
232	232	North Main Commercial	\$ 299,400	12/18/2019	\$ 505,000	\$ 176,750	\$ 297,559	acre	0	09-09-20-100-026	201 0.594

ecf tbl	nbrhd	description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF / AC	LOCATION	land ff	parcel number	class
236	236	Westside Commercial	\$	2,200	5/19/2023	\$ 660,000	\$ 132,000	\$ 2,444	avg westside	54 09-09-29-215-049	201
236	236	Westside Commercial	\$	2,000	5/9/2023	\$ 976,900	\$ 195,380	\$ 4,440	avg westside	44 09-09-32-233-023	201
236	237	Westside Commercial	\$	2,500	3/17/2022	\$ 800,000	\$ 160,000	\$ 2,424	prime westside	66 09-09-29-208-029	201
236	236	Westside Commercial	\$	2,500	3/17/2022	\$ 800,000	\$ 160,000	\$ 3,077	prime westside	52 09-09-29-208-034	201
236	236	Westside Commercial	\$	4,000	11/30/2021	\$ 750,000	\$ 187,500	\$ 4,688	prime pl	40 09-09-32-233-034	201
236	236	Westside Commercial	\$	4,000	8/26/2021	\$ 420,000	\$ 189,000	\$ 4,725	prime pl	40 09-09-32-233-040	201
236	236	Westside Commercial	\$	4,000	5/17/2021	\$ 450,000	\$ 180,000	\$ 4,500	prime pl	40 09-09-32-233-037	201
236	236	Westside Commercial	\$	2,200	5/13/2021	\$ 825,000	\$ 247,500	\$ 2,271	prime pl	109 09-09-32-223-007	201

ecf tbl	nbrhd description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF / AC	location	land ff	parcel number	class
237	237 Westside Apartments	\$ 2,250	11/10/2022	\$ 556,100	\$ 139,025	\$ 1,695	below avg	82	09-09-20-301-002	201
237	237 Westside Apartments	\$ 2,250	7/17/2020	\$ 950,000	\$ 237,500	\$ 2,969	below avg	80	09-09-29-335-005	201

ecf tbl	nbrhd	description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF / AC	location	land ff	parcel number	class
240	240 W Stadium & S Maple	Commercial	\$ 3,000	2/28/2023	\$ 4,900,000	\$ 1,225,000	\$ 3,207	w stadium	382	09-09-31-214-041	201
240	240 W Stadium & S Maple	Commercial	\$ 3,000	2/23/2023	\$ 532,000	\$ 133,000	\$ 2,509	w stadium	106	09-09-30-318-026	201
240	240 W Stadium & S Maple	Commercial	\$ 326,000	2/22/2023	\$ 6,000,000	\$ 1,500,000	\$ 394,737	acre	0	09-09-31-209-026	201
240	240 W Stadium & S Maple	Commercial	\$ 2,500	2/3/2023	\$ 2,220,000	\$ 555,000	\$ 4,229	maple pauline	105	09-09-30-318-024	201
240	240 W Stadium & S Maple	Commercial	\$ 3,000	8/23/2022	\$ 2,260,000	\$ 565,000	\$ 3,897	w stadium	145	09-09-31-208-167	201
240	240 W Stadium & S Maple	Commercial	\$ 3,000	7/15/2022	\$ 675,000	\$ 168,750	\$ 2,083	w stadium	81	09-09-30-307-003	201
240	240 W Stadium & S Maple	Commercial	\$ 3,000	3/10/2022	\$ 130,000	\$ 32,500	\$ 2,425	w stadium	67	09-09-31-204-110	201
240	240 W Stadium & S Maple	Commercial	\$ 3,000	3/8/2022	\$ 1,200,000	\$ 300,000	\$ 3,000	w stadium	100	09-09-30-301-013	201
240	240 W Stadium & S Maple	Commercial	\$ 3,000	2/22/2022	\$ 825,000	\$ 206,250	\$ 2,063	w stadium	16	09-09-30-318-025	201

ecf tbl	nbrhd description	\$ 1,300	date of sale	sale price	SP % LV	SP \$ FF / \$ SF	land ff	parcel number	class
241	241 NW Apts Stadium & Maple Area	\$ 217,800	9/19/2006	\$ 6,960,000			0	09-09-31-118-001	201
241	242 NW Apts Stadium & Maple Area	\$ 1,300	11/10/2022	\$ 556,100	\$ 111,220	\$ 1,356 below avg	82	09-09-20-301-002	201
241	243 NW Apts Stadium & Maple Area	\$ 1,300	7/17/2020	\$ 950,000	\$ 190,000	\$ 2,375 below avg	80	09-09-29-335-005	201
241	244 NW Apts Stadium & Maple Area	\$ 1,300	5/19/2023	\$ 660,000	\$ 99,000	\$ 1,833 avg westside	54	09-09-29-215-049	201

ecf tbl	nbrhd description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF	location	land ff	parcel number	class
244	244 Jackson & Maple Commercial	\$ 365,000	7/15/2022	\$ 4,000,000	\$ 1,000,000	\$ 200,000	acre	0	09-08-25-300-009	201
244	244 Jackson & Maple Commercial	\$ 365,000	6/21/2022	\$ 1,750,000	\$ 437,500	\$ 182,292	acre	0	09-08-25-102-019	201
244	244 Jackson & Maple Commercial	\$ 1,800	5/1/2021	\$ 1,100,000	\$ 495,000	\$ 1,833	ff	270	09-08-25-103-014	201
	240 W Stadium & S Maple Commercial	\$ 365,000	2/22/2023	\$ 6,000,000	\$ 1,500,000	\$ 394,737	acre	0	09-09-31-209-026	201

ecf tbl	nrhd description		date of sale	sale price		50% Land Adj Factor	land ff	parcel number	class
249	249 Subsidized Housing Co-ops	\$ 130,680	9/28/2023	\$ 1,470,000	\$ 294,000	\$ 147,000		09-09-33-310-004	201
249	249 Subsidized Housing Co-ops	\$ 130,680	1/4/2022	\$ 2,150,000	\$ 430,000	\$ 215,000		09-09-29-118-004	201
249	249 Subsidized Housing Co-ops	\$ 130,680	4/28/2022	\$ 6,612,243	\$ 991,836	\$ 145,858		09-12-09-201-016	201
249	249 Subsidized Housing Co-ops	\$ 130,680	12/16/2020	\$ 28,833,300	\$ 2,883,330	\$ 136,135		09-12-05-100-016	201
249	249 Subsidized Housing Co-ops	\$ 130,680	12/16/2020	\$ 57,666,700	\$ 5,766,670	\$ 149,241		09-12-05-400-039	201
249	249 Subsidized Housing Co-ops	\$ 130,680	10/1/2021	\$ 1,725,000	\$ 862,500	\$ 139,725		09-09-33-315-009	201

ecf tbl	nbrhd description		date of sale	sale price	SP % LV	SP \$ FF / \$ SF / AC	land ff	parcel number	class
251	251 Fraternities/Sororities	\$ 174,240	9/21/2020	\$ 1,200,000	\$ 600,000	\$ 163,200	115	09-09-33-226-031	201