

County: 28- GRAND TRAVERSE

Unit: GARFIELD CHTR TWP (05)

Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-013-044-00	201	09/21/2020	2020R-17762	WD	RET	KCM ASSOCIATES LLC	AMC LLC	03-ARM'S LENGTH	214,000	214,000	160,100	74.81	
05-014-085-00	201	04/07/2020	2020R-06715	WD	COMM	JLS PROPERTY HOLDINGS LLC	3011 N GARFIELD LLC	03-ARM'S LENGTH	450,000	450,000	165,200	36.71	
05-015-037-00	201	05/06/2020	2020R-08037	WD	COMM	YSC REALTY CO	BIG ISLAND PROPERTIES LLC	03-ARM'S LENGTH	550,000	550,000	149,800	27.24	
05-016-016-15	201	05/01/2020	2020R-07927	WD	COMM	MARSH 31 DEVELOPMENT LLC	EAST PARIS HOLDINGS LLC	03-ARM'S LENGTH	1,790,000	1,790,000	956,900	53.46	
05-021-011-00	201	04/30/2020	2020R-07554	LC		FORTON ROGER & MARCIA VERIFIED BY ASSESSOR	ADVALCO LLC	03-ARM'S LENGTH	1,250,000	1,250,000	609,900	48.79	
05-023-039-00	201	05/12/2020	2020R-08323	WD		WELLS DENNIS	MICHIGAN PROPERTIES LLC	03-ARM'S LENGTH	330,000	330,000	157,000	47.58	
05-046-089-00	201	07/16/2020	2020R-13944	WD		LEASEWELL INC	KTEPPLE MANAGEMENT LLC	03-ARM'S LENGTH	225,000	225,000	129,500	57.56	
05-046-091-00	201	07/02/2020	2020R-11644	WD		TROUT CREEK LIMITED LLC	3 EAGLES LLC	03-ARM'S LENGTH	284,300	284,300	161,900	56.95	
05-060-010-00	201	06/12/2020	2020R-10651	WD		LEWIS ENTERPRISES	KNB ENTERPRISES LLC	03-ARM'S LENGTH	495,000	495,000	230,900	46.65	
05-060-028-00	201	09/18/2020	2020R-18443	WD		BRUCE B ENTERPRISES LLC	WILEY PAUL	03-ARM'S LENGTH	125,000	125,000	85,200	68.16	
05-078-004-00	201	04/17/2020	2020R-06835	WD		SCHWERT DEVELOPMENT LLC	SALINE DEVELOPMENT GROUP	03-ARM'S LENGTH	650,000	650,000	371,800	57.20	
05-096-005-05 + Pcls 05-096-005-06	207	07/31/2020	2020R-13652	WD		COPPER RIDGE LLC	4110 COPPER RIDGE LLC	03-ARM'S LENGTH	615,000	615,000	241,300	39.24	
05-134-014-00	207	09/16/2020	2020R-17583	WD		FARM LANE PROPERTIES LLC	HIC PROPERTIES LLC	03-ARM'S LENGTH	67,000	67,000	46,900	70.00	
05-134-036-00	207	09/16/2020	2020R-17149	WD		FARM LANE PROPERTIES LLC	BROCOMBE LLC	03-ARM'S LENGTH	76,923	76,923	40,500	52.65	
05-134-037-00	202	09/16/2020	2020R-17587	WD		FARM LANE PROPERTIES LLC	HAMMOND EXCHANGE LLC	03-ARM'S LENGTH	102,000	102,000	42,400	41.57	
05-280-011-10	201	07/06/2020	2020R-12064	WD		RINCON LLC	CF HOLDINGS LLC	03-ARM'S LENGTH	135,000	135,000	75,500	55.93	
Totals 04/01/2020 - 09/30/2020 Conventional									16	7,359,223	3,624,800	49.26	1.0000
05-008-022-50 + Pcls 05-008-022-40	202	01/11/2021	2021R-01061	WD		CRITCHFIELD RYAN & ANDREA	AAJ 203 PROPERTIES LLC	03-ARM'S LENGTH	230,000	230,000	159,100	69.17	
05-014-083-30	201	02/05/2021	2021R-03099	WD	RET	SHADY ELM PROPERTIES LLC	KLC INVESTMENT PROPERTIES	03-ARM'S LENGTH	1,100,000	1,100,000	415,700	37.79	
05-015-010-00	201	01/29/2021	2021R-02530	WD	OFC	J2K PROPERTIES LLC	BENT DOG LLC	03-ARM'S LENGTH	370,000	370,000	168,300	45.49	
05-016-032-50	202	11/13/2020	2020R-21985	WD		TC CENTER PARTNERS LLC NO VALUE TO IMPROVEMENTS	GARFIELD BUSINESS INVESTM	03-ARM'S LENGTH	580,000	580,000	171,000	29.48	
05-022-001-40 + Pcls 05-022-001-50, 05-022-001-60	202	01/19/2021	2021R-02646	WD		WALTON MICHAEL L & KENT A	TLHC PROPERTIES LLC	03-ARM'S LENGTH	153,000	153,000	103,000	67.32	
05-022-027-35	201	02/04/2021	2021R-04026	WD		AKIND PROPERTIES LLC	TRAVERSE CITY WAREHOUSE L	03-ARM'S LENGTH	750,000	750,000	284,800	37.97	
05-023-039-10	201	10/01/2020	2020R-18325	WD	COMM	TC FACILITIES LLC	EEC CARRIAGE HILL LLC	03-ARM'S LENGTH	590,000	590,000	267,700	45.37	
05-033-007-15	201	12/21/2020	2020R-24666	WD		HODGE GREGORY C	ELMERS REAL ESTATE COMPAN	03-ARM'S LENGTH	650,000	650,000	193,900	29.83	

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05-060-026-00	201	02/08/2021	2021R-03724	WD		POULIN JAMES R	KOSEBA LEO & GRACE	03-ARM'S LENGTH	70,000	70,000	59,300	84.71	
05-060-043-00	201	02/25/2021	2021R-04635	WD		TRADEWINDS COMMERCE PARK	B 814 POLARIS LLC	03-ARM'S LENGTH	333,000	333,000	99,100	29.76	
05-060-054-00 + Pcls 05-033-005-12	201	12/08/2020	2020R-23758	WD		GREAT LAKES STRIPING & SE	TC LANDHOLDINGS LLC	03-ARM'S LENGTH	145,000	145,000	111,000	76.55	
05-096-002-13	207	03/05/2021	2021R-05250	WD		JANET BERARD LLC	LEE LAND HOLDINGS LLC	03-ARM'S LENGTH	285,000	285,000	140,300	49.23	
05-096-002-33	207	12/17/2020	2021R-24732	WD		COPPERVIEW PROPERTIES LLC	GUS & CLARAS PARADISE LLC	03-ARM'S LENGTH	430,000	430,000	191,100	44.44	
05-127-011-00	201	12/04/2020	2020R-23521	WD		RITSEMA ASSOCIATES	NORTHERN STAR STREET LLC	03-ARM'S LENGTH	1,146,000	1,146,000	415,100	36.22	
05-134-033-00	207	12/09/2020	2020R-23748	WD		FARM LANE PROPERTIES LLC	JS PROPS OZ LLC	03-ARM'S LENGTH	77,000	77,000	38,300	49.74	
05-187-008-10	201	03/25/2021	2021R-07128	WD	COMM	MFD ENTERPRISES LLC	TRADEWINDS COMMERCE PARK-	03-ARM'S LENGTH	1,750,000	1,750,000	791,000	45.20	
05-242-004-00	202	01/27/2021	2021R-02309	WD		ZURICH INVESTMENTS INC	BENZIE RESIDENTIAL RENTAL	03-ARM'S LENGTH	75,000	75,000	44,700	59.60	
Totals 10/01/2020 - 03/31/2021									17	8,734,000	3,653,400	41.83	1.0000
Totals 04/01/2020 - 03/31/2021									33	16,093,223	7,278,200	45.23	1.0000

*** Statistics for this group (33 in sample) ***

Statistical Mean= 50.678 Median= 48.792 Maximum= 84.714 Minimum= 27.236

*** Statistics about Mean ***

Normalized Average Deviation = 0.23270 (Coefficient of Dispersion)
Average Squared Deviation = 216.53535 (Variance)
Square Root of Squared Deviation = 14.71514 (Standard Deviation)
Normalized Standard Deviation = 0.29037 (Covariance)
2 Standard Deviation Range (Low) = 21.24744 (High) = 80.10800

*** Statistics about Median ***

Normalized Average Deviation = 0.23756 (Coefficient of Dispersion)
Average Squared Deviation = 220.20239 (Variance)
Square Root of Squared Deviation = 14.83922 (Standard Deviation)
Normalized Standard Deviation = 0.30413 (Covariance)
2 Standard Deviation Range (Low) = 19.11356 (High) = 78.47044

Price Related Differential (PRD): 1.12056 PRD >1 regressive, < 1 progressive.

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05-013-038-00	201	06/25/2021	2021R-14906	WD		GFROERER HEINZ & HELGA	DUELL-GAMBLE LLC	03-ARM'S LENGTH	360,000	360,000	204,100	56.69	
05-014-010-10	201	07/19/2021	2021R-17622	WD		ALPINE DEVELOPMENT CO	MARTELL SERVICES GROUP IN	03-ARM'S LENGTH	780,785	780,785	376,900	48.27	
05-014-056-00	201	07/08/2021	2021R-15509	WD		TEEKAY INVESTMENTS LLC	NOVAK LORI & RONALD	03-ARM'S LENGTH	545,000	545,000	236,500	43.39	
05-014-070-00	201	06/25/2021	2021R-14765	WD		WARES BROS PROPERTIES LLC	TLC SCOOPS LLC	03-ARM'S LENGTH	378,000	378,000	198,800	52.59	
05-014-084-00	201	04/22/2021	2021R-09727	WD		MILLER & MILLER INC VERIFIED BY ASSESSOR	TEMPLETON FAMILY TRUST	03-ARM'S LENGTH	853,752	853,752	350,300	41.03	
05-015-059-42	201	06/10/2021	2021R-13457	WD	OFC	FRANCIS TERI & KEITH	GFD ENTERPRISE LLC	03-ARM'S LENGTH	350,000	350,000	151,500	43.29	
05-015-059-44	201	07/30/2021	2021R-17445	WD		BLTI PROPERTIES LLC \$ ON TAAR	J FRANCIS PROPERTIES LLC	03-ARM'S LENGTH	450,000	450,000	187,900	41.76	
05-016-012-10	201	06/25/2021	2021R-14791	WD		TCBB INC	BB REAL ESTATE DEVELOPMEN	03-ARM'S LENGTH	950,000	950,000	522,900	55.04	
05-016-034-20	201	06/28/2021	2021R-14767	WD		OMLUR WES LEE O	CDH PROPERTY GROUP LLC	03-ARM'S LENGTH	358,000	358,000	156,900	43.83	
05-022-027-33	201	09/09/2021	2021R-20080	WD		CASS ROAD VENTURES LLC	HAMMER PROPERTIES LLC	03-ARM'S LENGTH	698,300	698,300	313,200	44.85	
05-046-083-00	201	05/24/2021	2021R-12094	WD		SPRINGSTEAD BRIAN	DUELL ESTATES	03-ARM'S LENGTH	320,000	320,000	132,100	41.28	
05-046-099-00	201	08/06/2021		WD		KITTENDORF ENTERPRISES	L ANX LLC	03-ARM'S LENGTH	289,000	289,000	100,500	34.78	
05-060-016-00	201	06/07/2021	2021R-12941	WD	COMM	KOSEBA INVESTMENTS LLC	ANDERSON PROPERTIES 2 LLC	03-ARM'S LENGTH	470,000	470,000	186,200	39.62	
05-060-034-00	201	09/23/2021	2021R-21939	WD		GREGORY JONATHAN ET AL.	WILEY PAUL	03-ARM'S LENGTH	272,000	272,000	94,400	34.71	
05-136-001-00 + Pcls 05-136-003-00, 05-136-002-00	207	07/14/2021	2021R-16410	WD		FAMILY PROPERTIES LLC	GIP TRAVERSE CITY LLC	03-ARM'S LENGTH	2,500,000	2,500,000	1,535,500	61.42	
05-137-014-01	207	08/31/2021	2021R-19504	WD		STACY JAMES LLC	LANGE VENDING INC	03-ARM'S LENGTH	360,000	360,000	171,900	47.75	
05-137-016-01	207	09/09/2021	2021R-20214	WD		MIDWEST HAMMOND LLC	WEST BAY WHIPS LLC	03-ARM'S LENGTH	205,000	205,000	101,800	49.66	
05-140-005-10	201	09/15/2021	2021R-20682	WD		DOUBLE A INVESTMENTS LLC	E& H PROPERTY HOLDINGS LL	03-ARM'S LENGTH	700,000	700,000	283,500	40.50	
05-221-005-00	207	04/08/2021	2021R-08790	WD		HILLTOP PROPERTIES OF TC	LEGGETT HOLDINGS LLC	03-ARM'S LENGTH	205,000	205,000	113,000	55.12	
05-234-001-00	207	07/30/2021	2021R-18627	WD		SCHMUCKAL JAMES A & SUSAN	KLC INVESTMENT PROPERTIES	03-ARM'S LENGTH	325,000	325,000	174,100	53.57	
Totals 04/01/2021 - 09/30/2021			Conventional						20	11,369,837	5,592,000	49.18	1.0000
05-004-027-00	201	02/10/2022	2022R-02657	WD		PHYSICIANS REALTY GROUP	L MUNSON MEDICAL CENTER	03-ARM'S LENGTH	6,800,000	6,800,000	2,455,900	36.12	
05-013-010-00	201	01/14/2022	2022R-01217	WD		MEACH ENTERPRISES LLC MLS LISTED 1,150,000	BCP DEVELOPMENT LP	03-ARM'S LENGTH	1,150,000	1,150,000	343,500	29.87	
05-013-016-00	201	12/29/2021	2022R-00400	WD		WOODLAND SHORE PROPERTY	L BTB PROPERTIES LLC	03-ARM'S LENGTH	369,900	369,900	168,200	45.47	

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05-022-001-00	201	02/02/2022	2022R-02843	WD		NORTHERN VISIONS DR LLC	ABOVE DOWN PROPERTIES LLC	03-ARM'S LENGTH	560,000	560,000	234,300	41.84	
05-026-001-51	201	12/03/2021	2021R- 26399	WD		WARBURTON PROPERTIES LLC	THREE ES LLC	03-ARM'S LENGTH	1,390,000	1,390,000	447,100	32.17	
05-032-011-00	202	12/20/2021	2021R-27433	WD		OLESON FOUNDATION	W & B PROPERTIES LLC	03-ARM'S LENGTH	278,747	278,747	337,000	120.90	
05-032-012-00	202	12/10/2021	2021R-26878	WD		OLESON FOUNDATION	CLOVER & FOX PROPERTIES L	03-ARM'S LENGTH	382,500	382,500	376,100	98.33	
05-033-007-90	201	03/01/2022	2022R-03765	WD		ARJAY REAL ESTATE	CAPITAL STONEWORKS LLC	03-ARM'S LENGTH	692,000	692,000	209,400	30.26	
05-097-003-00	207	01/19/2022	2022R-01299	CD		DOC-4033 EASTERN SKY DRIV	UNION STREET PARTNERS LLC	03-ARM'S LENGTH	1,950,000	1,950,000	563,300	28.89	
05-134-027-00	207	03/04/2022	2022R-03960	WD		BROCOMBE LLC	TRAVERSE AREA MACHING IN	03-ARM'S LENGTH	130,000	130,000	45,300	34.85	
05-134-031-00	207	01/17/2022	2022R-01048	WD		FARM LANE PROPERTIES LLC	KNORR DOUGLASS	03-ARM'S LENGTH	105,000	105,000	43,100	41.05	
05-137-026-00	207	11/19/2021	2021R-25316	WD		BIRCHCROFT	VOLANT HOLDINGS LLC	03-ARM'S LENGTH	390,000	390,000	183,200	46.97	
05-148-011-00	201	10/20/2021	2021R-23340	WD	INDTC	BAY GEO PROPERTIES LLC	MEG & MILO LLC	03-ARM'S LENGTH	718,125	718,125	295,300	41.12	
05-179-001-00	207	01/06/2022	2022R-00749	WD	IND	LOCKWOOD EDWARD & COOK GE	EVANS SHANE	03-ARM'S LENGTH	650,000	650,000	301,100	46.32	
05-310-002-00	201	01/10/2022	2022R-00921	WD		TRADEWINDS COMMERCE PARK	ATOMIC PROPERTIES LLC	03-ARM'S LENGTH	435,000	435,000	115,700	26.60	
05-347-011-00	201	10/29/2021	2021R-24371	WD		HANLEY PROPERTIES LLC	TCE HOLDINGS LLC	03-ARM'S LENGTH	3,500,000	3,500,000	1,204,700	34.42	
Totals 10/01/2021 - 03/31/2022									16	19,501,272	7,323,200	37.55	1.0000
Totals 04/01/2021 - 03/31/2022									36	30,871,109	12,915,200	41.84	1.0000

*** ** Statistics for this group (36 in sample) *** **

Statistical Mean= 46.231 Median= 42.563 Maximum= 120.898 Minimum= 26.598

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

Normalized Average Deviation = 0.23030 (Coefficient of Dispersion)
Average Squared Deviation = 319.62603 (Variance)
Square Root of Squared Deviation = 17.87809 (Standard Deviation)
Normalized Standard Deviation = 0.38671 (Covariance)
2 Standard Deviation Range (Low) = 10.47464 (High) = 81.98699

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

Normalized Average Deviation = 0.23667 (Coefficient of Dispersion)
Average Squared Deviation = 333.46705 (Variance)
Square Root of Squared Deviation = 18.26108 (Standard Deviation)
Normalized Standard Deviation = 0.42904 (Covariance)
2 Standard Deviation Range (Low) = 6.04034 (High) = 79.08466

Price Related Differential (PRD): 1.10505 PRD >1 regressive, < 1 progressive.

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05-014-049-76	202	05/31/2022	2022R-09159	CD	SHOSTAK MARK & ROBERT & D	WILD APPLES LLC	33-TO BE DETERMINED	0	0	54,400	0.00	
05-014-074-00	201	05/26/2022	2022R-09763	WD	TMI BIRCHWOOD RE LLC	BIRCHWOOD PROPERTY HOLDIN	03-ARM'S LENGTH	8,482,795	8,482,795	2,866,600	33.79	
05-014-081-00	201	04/05/2022	2022R-06270	WD	TABLE 12 MINISTRIES INC	TABLE 12 MINISTRIES INC	03-ARM'S LENGTH	300,000	300,000	50,200	16.73	
05-022-033-10	201	05/05/2022	2022R-07987	WD	FOUR SEASONS STORAGE LLC	HARTMAN HOLDINGS LLC	03-ARM'S LENGTH	460,000	460,000	159,200	34.61	
05-022-033-35	202	05/05/2022	2022R-07984	WD	FOUR SEASONS STORAGE LLC	INTERMODAL INDUSTRIES LL	03-ARM'S LENGTH	80,000	80,000	65,100	81.38	
05-023-022-10	201	05/26/2022	2022R-09506	WD	TMI TRAVERSE CITY RE LLC	TRAVERSE CITY PROP HOLDIN	03-ARM'S LENGTH	4,738,874	4,738,874	3,114,400	65.72	
05-031-037-30	201	05/02/2022	2022R-07689	WD	CULVER MEADOW LEASING LL	SILVER LAKE SERENITY & CA	03-ARM'S LENGTH	1,300,000	1,300,000	272,900	20.99	
05-060-052-00	201	05/31/2022	2022R-09189	WD	WAGGENER REAL ESTATE CO	KNB ENTERPRISES LLC	03-ARM'S LENGTH	432,500	432,500	177,800	41.11	
05-083-002-00	207	06/01/2022	2022R-09372	WD	NMVC REAL ESTATE HOLDING	BLACK SQUIRREL HOLDING CO	03-ARM'S LENGTH	1,200,000	1,200,000	491,500	40.96	
05-134-019-00	207	04/22/2022	2022R-07004	WD	FARM LANE PROPERTIES LLC	MEADOW WAY PROPERTIES LL	03-ARM'S LENGTH	175,000	175,000	71,200	40.69	
Totals 04/01/2022 - 09/30/2022								10	17,169,169	7,323,300	42.65	1.0000
Totals 10/01/2021 - 09/30/2022								26	36,670,441	14,646,500	39.94	1.0000

*** Statistics for this group (26 in sample) ***

Statistical Mean= 42.736 Median= 38.401 Maximum= 120.898 Minimum= 0.000

*** Statistics about Mean ***

Normalized Average Deviation = 0.37067 (Coefficient of Dispersion)
Average Squared Deviation = 618.28828 (Variance)
Square Root of Squared Deviation = 24.86540 (Standard Deviation)
Normalized Standard Deviation = 0.58183 (Covariance)
2 Standard Deviation Range (Low) = -6.99462 (High) = 92.46700

*** Statistics about Median ***

Normalized Average Deviation = 0.39318 (Coefficient of Dispersion)
Average Squared Deviation = 637.83440 (Variance)
Square Root of Squared Deviation = 25.25538 (Standard Deviation)
Normalized Standard Deviation = 0.65768 (Covariance)
2 Standard Deviation Range (Low) = -12.10982 (High) = 88.91171

Price Related Differential (PRD): 1.06999 PRD >1 regressive, < 1 progressive.

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Totals 04/01/2020 - 03/31/2022							69	46,964,332	20,193,400	43.00	1.0000

*** ** Statistics for this group (69 in sample) *** **

Statistical Mean= 48.358 Median= 45.373 Maximum= 120.898 Minimum= 26.598

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

Normalized Average Deviation = 0.23847 (Coefficient of Dispersion)

Average Squared Deviation = 271.41933 (Variance)

Square Root of Squared Deviation = 16.47481 (Standard Deviation)

Normalized Standard Deviation = 0.34069 (Covariance)

2 Standard Deviation Range (Low) = 15.40798 (High) = 81.30721

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

Normalized Average Deviation = 0.24531 (Coefficient of Dispersion)

Average Squared Deviation = 280.45884 (Variance)

Square Root of Squared Deviation = 16.74691 (Standard Deviation)

Normalized Standard Deviation = 0.36910 (Covariance)

2 Standard Deviation Range (Low) = 11.87907 (High) = 78.86669

Price Related Differential (PRD): 1.12467 PRD >1 regressive, < 1 progressive.

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05-015-025-16	201	08/27/2020	2020R-16236	LC	OFC	MAC DEVELOPMENT LLC CONVENTIONAL TERMS	RED CAMP INVESTMENTS LLC	03-ARM'S LENGTH	463,000	463,000	158,800	34.30	
05-187-011-00	201	06/01/2020	2020R-09710	LC		WEST ARM COMPANY	NORTHWEST PROPERTIES OF T	03-ARM'S LENGTH	317,467	317,467	178,200	56.13	
05-238-001-00	207	05/18/2020	2020R-08683	LC		FOCHTMAN LUKE CROSBY	FOCHTMAN VINCENT	09-FAMILY	136,000	136,000	53,900	39.63	
Totals 04/01/2020 - 09/30/2020									3	916,467	390,900	42.65	1.0000
05-032-009-10	201	10/09/2020	2020R-21902	LC		STANHOPE JAMES A & KATHLE	STAMMERS ERICH	03-ARM'S LENGTH	374,000	374,000	280,700	75.05	
05-060-006-00	201	03/30/2021	2021R-08430	LC	COMM	HALL CHRISTOPHER L VERIFIED BY ASSESSOR	LOT 6 BLUE STAR ESTATES L	03-ARM'S LENGTH	425,000	425,000	95,700	22.52	
05-134-029-00 + Pcls 05-134-030-00	207	12/31/2020	2021R-00652	LC		FARM LANE PROPERTIES LLC	TRAVERSE CITY INTERNATION	19-MULTI PARCEL ARM'S LENGTH	365,000		365,000	103,000	28.22
Totals 10/01/2020 - 03/31/2021									3	1,164,000	479,400	41.19	1.0000
Totals 04/01/2020 - 03/31/2021									6	2,080,467	870,300	41.83	0.9729

*** ** Statistics for this group (6 in sample) *** **

Statistical Mean= 42.642 Median= 36.965 Maximum= 75.053 Minimum= 22.518

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

Normalized Average Deviation = 0.35881 (Coefficient of Dispersion)

Average Squared Deviation = 384.83312 (Variance)

Square Root of Squared Deviation = 19.61716 (Standard Deviation)

Normalized Standard Deviation = 0.46004 (Covariance)

2 Standard Deviation Range (Low) = 3.40776 (High) = 81.87642

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

Normalized Average Deviation = 0.38677 (Coefficient of Dispersion)

Average Squared Deviation = 423.50550 (Variance)

Square Root of Squared Deviation = 20.57925 (Standard Deviation)

Normalized Standard Deviation = 0.55672 (Covariance)

2 Standard Deviation Range (Low) = -4.19329 (High) = 78.12370

Price Related Differential (PRD): 1.01937 PRD >1 regressive, < 1 progressive.

County: 28- GRAND TRAVERSE

Unit: GARFIELD CHTR TWP (05)

Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-033-007-10	201	09/10/2021	2021R-20600	LC	K&K PROPERTIES DEVELOPMEN	MIDWEST SUPPLY HOLDINGS L	03-ARM'S LENGTH	500,000	500,000	203,900	40.78	
Totals 04/01/2021 - 09/30/2021								1	500,000	203,900	40.78	1.0000
05-060-009-00	201	11/03/2021	2021R-24230	MLC	MATT & KORIE PROPERTIES	GRAND TRAVERSE DOCK & HOI	03-ARM'S LENGTH	325,000	310,000	94,700	30.55	
05-074-011-00	207	12/30/2021	2022R-00187	MLC	CASS BUSINESS PROPERTIES	TCR INVESTMENTS LLC	03-ARM'S LENGTH	1,700,000	1,700,000	791,500	46.56	
+ Pcls 05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00												
05-134-032-00	207	10/29/2021	2021R-24067	MLC	FARM LANE PROPERTIES LLC	CODA HOLDINGS LLC	03-ARM'S LENGTH	90,000	90,000	37,200	41.33	
Totals 10/01/2021 - 03/31/2022								3	2,100,000	923,400	43.97	0.0000
Totals 04/01/2021 - 03/31/2022								4	2,600,000	1,127,300	43.36	1.0000

*** ** Statistics for this group (4 in sample) *** **

Statistical Mean= 39.805 Median= 41.057 Maximum= 46.559 Minimum= 30.548

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

Normalized Average Deviation = 0.11628 (Coefficient of Dispersion)

Average Squared Deviation = 44.86181 (Variance)

Square Root of Squared Deviation = 6.69790 (Standard Deviation)

Normalized Standard Deviation = 0.16827 (Covariance)

2 Standard Deviation Range (Low) = 26.40934 (High) = 53.20093

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

Normalized Average Deviation = 0.10086 (Coefficient of Dispersion)

Average Squared Deviation = 46.95024 (Variance)

Square Root of Squared Deviation = 6.85202 (Standard Deviation)

Normalized Standard Deviation = 0.16689 (Covariance)

2 Standard Deviation Range (Low) = 27.35262 (High) = 54.76071

Price Related Differential (PRD): 0.91806 PRD >1 regressive, < 1 progressive.

County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-242-005-00	201	05/19/2022	2022R-09015	MLC		LE AN PROPERTIES LLC	MEMORIAL SOUTH COMMONS	L 33-TO BE DETERMINED	0	0	110,000	0.00	
Totals 04/01/2022 - 09/30/2022									1	0	110,000	50.00	0.0000
Totals 10/01/2021 - 09/30/2022									4	2,100,000	1,033,400	49.21	1.0000

*** ** Statistics for this group (4 in sample) *** **

Statistical Mean= 29.610 Median= 35.941 Maximum= 46.559 Minimum= 0.000

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

Normalized Average Deviation = 0.50000 (Coefficient of Dispersion)
Average Squared Deviation = 434.11059 (Variance)
Square Root of Squared Deviation = 20.83532 (Standard Deviation)
Normalized Standard Deviation = 0.70366 (Covariance)
2 Standard Deviation Range (Low) = -12.06051 (High) = 71.28078

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

Normalized Average Deviation = 0.39888 (Coefficient of Dispersion)
Average Squared Deviation = 487.54802 (Variance)
Square Root of Squared Deviation = 22.08049 (Standard Deviation)
Normalized Standard Deviation = 0.61436 (Covariance)
2 Standard Deviation Range (Low) = -8.22012 (High) = 80.10184

Price Related Differential (PRD): 0.60172 PRD >1 regressive, < 1 progressive.

County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
Totals 04/01/2020 - 03/31/2022							10	4,680,467	1,997,600	42.68	0.9926

*** ** Statistics for this group (10 in sample) *** **

Statistical Mean= 41.507 Median= 40.206 Maximum= 75.053 Minimum= 22.518

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

Normalized Average Deviation = 0.25645 (Coefficient of Dispersion)

Average Squared Deviation = 230.89632 (Variance)

Square Root of Squared Deviation = 15.19527 (Standard Deviation)

Normalized Standard Deviation = 0.36609 (Covariance)

2 Standard Deviation Range (Low) = 11.11676 (High) = 71.89785

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

Normalized Average Deviation = 0.26026 (Coefficient of Dispersion)

Average Squared Deviation = 232.77737 (Variance)

Square Root of Squared Deviation = 15.25704 (Standard Deviation)

Normalized Standard Deviation = 0.37947 (Covariance)

2 Standard Deviation Range (Low) = 9.69209 (High) = 70.72026

Price Related Differential (PRD): 0.97253 PRD >1 regressive, < 1 progressive.

County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-014-049-00 + Pcls 05-014-049-02, 05-014-049-03, 05-014-049-08	201	05/15/2020	2020R-09776	QC		VEMULAPALLI SASIKALA \$1 SALE PRICE? MULTI PARCEL	CHERRYLAND CENTER LLC	05-CORRECTING TITLE	0	0	2,524,700	0.00	
05-014-049-02 + Pcls 05-014-049-00, 05-014-049-03, 05-014-049-08	201	05/15/2020	2020R-09776	QC		VEMULAPALLI SASIKALA \$1 SALE PRICE? MULTI PARCEL	CHERRYLAND CENTER LLC	05-CORRECTING TITLE	0	0	2,524,700	0.00	
05-014-049-03 + Pcls 05-014-049-02, 05-014-049-00, 05-014-049-08	201	05/15/2020	2020R-09776	QC		VEMULAPALLI SASIKALA \$1 SALE PRICE? MULTI PARCEL	CHERRYLAND CENTER LLC	05-CORRECTING TITLE	0	0	2,524,700	0.00	
05-014-049-08 + Pcls 05-014-049-02, 05-014-049-03, 05-014-049-00	201	05/15/2020	2020R-09776	QC		VEMULAPALLI SASIKALA \$1 SALE PRICE? MULTI PARCEL	CHERRYLAND CENTER LLC	05-CORRECTING TITLE	0	0	2,524,700	0.00	
05-014-075-00	201	04/01/2020	2020R-16970	OTH		FECK NEIL E		07-DEATH CERTIFICATE	0	0	78,900	0.00	
05-021-011-00	201	04/24/2020	2021R-11966	QC		2700N US 31 LLC		21-NOT USED/OTHER	1,250,000	1,250,000	609,900	48.79	
05-021-011-00	201	04/30/2020	2020R-07555	QC		ADVALCO LLC	2700N US 31 LLC	21-NOT USED/OTHER	0	0	609,900	0.00	
05-022-012-20	202	09/25/2020	2020R-17831	WD		WESTERN CONCRETE PROPERTI EXTREME OUTLIER	ACCURATE OUTDOOR LLC	22-OUTLIER	20,000	20,000	58,700	293.50	
05-022-028-00	201	09/23/2020	2020R-18286	WD		WILSON ROBERT L & MARY A	WILSON ROBERT L & MARY A	14-INTO/OUT OF TRUST	0	0	172,600	0.00	
05-022-028-00	201	09/23/2020	2020R-18290	WD		WILSON ROBERT L & MARY A	WILSON ROBERT L & MARY A	14-INTO/OUT OF TRUST	0	0	172,600	0.00	
05-023-018-00 + Pcls 05-023-027-00, 05-023-032-00	201	08/26/2020	2020R-19340	QC		SUN KINGS COURT 2 LLC	SUN KINGS COURT LLC	21-NOT USED/OTHER	0	0	4,060,300	0.00	
05-023-027-00 + Pcls 05-023-018-00, 05-023-032-00	201	08/26/2020	2020R-19340	QC		SUN KINGS COURT 2 LLC	SUN KINGS COURT LLC	21-NOT USED/OTHER	0	0	4,060,300	0.00	
05-023-032-00 + Pcls 05-023-027-00, 05-023-018-00	201	08/26/2020	2020R-19340	QC		SUN KINGS COURT 2 LLC	SUN KINGS COURT LLC	21-NOT USED/OTHER	0	0	4,060,300	0.00	
05-032-021-00	201	04/03/2020	2020R-06398	CD		BELLS AND BIRDS INC. LEASED FEE VALUE	MDC COAST 7 LLC	21-NOT USED/OTHER	1,180,000	1,180,000	382,400	32.41	
05-040-009-00	201	05/01/2020	2020R-09088	WD		COUNTRY FRESH LLC	DEAN DAIRY FLUID LLC	26-PARTIAL INTEREST	274,500	274,500	299,100	108.96	
05-078-004-00	201	04/29/2020	2020R-10120	QC		SALINE DEVELOPMENT GROUP	TC VA DEVELOPMENT LLC	21-NOT USED/OTHER	0	0	371,800	0.00	
05-096-005-06 + Pcls 05-096-005-05	207	07/31/2020	2020R-13652	WD		4110 COPPER RIDGE LLC MULTI PARCEL	4110 COPPER RIDGE LLC	21-NOT USED/OTHER	615,000	615,000	241,300	39.24	
Totals 04/01/2020 - 09/30/2020									17	3,339,500	25,276,900	756.91	1.0000
05-008-022-40 + Pcls 05-008-022-50	202	01/11/2021	2021R-01061	WD		CRITCHFIELD RYAN & ANDREA MULTI PARCEL	AAJ 203 PROPERTIES LLC	21-NOT USED/OTHER	230,000	230,000	159,100	69.17	
05-015-035-30	201	10/05/2020	2020R-18588	WD		TRADEWINDS COMMERCE PARK	MSC LEASING LLC	24-PARTIAL ASSESSMENT	1,090,000	1,090,000	294,400	27.01	
05-015-046-10	201	01/27/2021	2021R-04526	WD		SAFE HARBOR ENTERPRISES I TIC 37.5 TO FRANK		14-INTO/OUT OF TRUST	0	0	700,700	0.00	

County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-015-046-10	201	01/27/2021	2021R-04527	WD		SAFE HARBOR ENTERPRISES I TIC 37.5 TO PATRICIA	NOVERR PATRICIA	14-INTO/OUT OF TRUST	0	0	700,700	0.00	
05-015-046-10	201	01/27/2021	2021R-04528	WD		SAFE HARBOR ENTERPRISES I EXEMPT, UNUSUAL PRICE	TRAVERSE CITY SAFE HARBOR	03-ARM'S LENGTH	1,056,125	1,056,125	700,700	66.35	
05-015-046-10	201	01/29/2021	2021R-04529	WD		NOVERR FRANK EXEMPT, UNUSUAL PRICE	TRAVERSE CITY SAFE HARBOR	03-ARM'S LENGTH	1,584,188	1,584,188	700,700	44.23	
05-015-046-10	201	01/30/2021	2021R-04530	WD		NOVERR PATRICIA EXEMPT, UNUSUAL PRICE	TRAVERSE CITY SAFE HARBOR	03-ARM'S LENGTH	1,584,188	1,584,188	700,700	44.23	
05-016-016-10	201	02/11/2021	2021R-04020	WD		SOVEREIGN LANGLEY NO SALE DETAILS	3510 LAND GROUP LLC	21-NOT USED/OTHER	0	0	530,700	0.00	
05-021-015-35	201	01/30/2021	2021R-05928	CD		JC PENNEY COMPANY INC 234 S	STEMMONS FREEWAY	21-NOT USED/OTHER	0	0	751,800	0.00	
05-021-015-80	201	11/13/2020	2020R-21987	WD		TRAVERSE CITY RETAIL MANA LEASED FEE VALUE	SARAFJA LLC	21-NOT USED/OTHER	3,370,000	3,370,000	726,300	21.55	
05-021-036-10	201	12/30/2020	2021R-00970	CD		NATIONAL CITY BANK OF MI	TRAVERSE CITY RETAIL MANA	11-FROM LENDING INSTITUTION EXPOSED		375,000	375,000		205,900 54.91
05-022-001-50 + Pcls 05-022-001-40, 05-022-001-60	202	01/19/2021	2021R-02646	WD		WALTON MICHAEL L & KENT A MULTI-PARCEL	TLHC PROPERTIES LLC	03-ARM'S LENGTH	153,000	153,000	33,500	21.90	
05-022-001-60 + Pcls 05-022-001-50, 05-022-001-40	202	01/19/2021	2021R-02646	WD		WALTON MICHAEL L & KENT A	TLHC PROPERTIES LLC	03-ARM'S LENGTH	153,000	153,000	33,500	21.90	
05-022-009-30 + Pcls 05-022-009-35	202	02/04/2021	2021R-04644	OTH	COMM	EMERALD CREEK PARTNERS LL MULTI PARCEL NO INFO	MIMG CLXXX EMERALD CREEK	03-ARM'S LENGTH	0	0	61,800	0.00	
05-022-009-35 + Pcls 05-022-009-30	202	02/04/2021	2021R-04644	OTH	COMM	EMERALD CREEK PARTNERS LL MULTI PARCEL NO INFO	MIMG CLXXX EMERALD CREEK	03-ARM'S LENGTH	0	0	61,800	0.00	
05-025-014-30	201	12/22/2020	2020R-25213	QC		MCCARDEL KEITH	KEITH MCCARDEL PROPERTIES	21-NOT USED/OTHER	0	0	775,800	0.00	
05-025-014-42	260	12/15/2020	2021R-11958	WD		TRADEWINDS COMMERCE PARK	GARFIELD TOWNSHIP	13-GOVERNMENT	0	0	17,900	0.00	
05-032-001-10	201	10/21/2020	2020R-20075	CD		MITR MEADOW MHP LLC NO SALE PRICE + PERS PROPERTY	MEADOWLANE LLC	21-NOT USED/OTHER	0	0	5,125,500	0.00	
05-032-001-30	201	11/16/2020	2020R-22600	QC		MEADOW LANE ASSOCIATES	FEDRIGON DONALD & RENEE	08-ESTATE	0	0	540,400	0.00	
05-033-005-10	202	02/18/2021	2021R-04351	WD		SCHMUCKAL JAMES	WILEY PAUL K	16-LC PAYOFF	0	0	30,600	0.00	
05-033-005-12	202	12/08/2020	2020R-23758	WD		GREAT LAKES STRIPING & SE NO DETAILS	TC LANDHOLDINGS LLC	21-NOT USED/OTHER	0	0	51,000	0.00	
05-041-022-00	201	02/02/2021	2021R-17265	OTH		MURDICK DORIS A		07-DEATH CERTIFICATE	0	0	226,500	0.00	
05-060-054-00 + Pcls 05-033-005-12	201	12/08/2020	2020R-23757	WD		FOUR SEASONS STORAGE	GREAT LAKES STRIPING & SE	16-LC PAYOFF	150,000	150,000	60,000	40.00	
05-060-066-00	201	12/31/2020	2021R-00081	WD		WEISS RONALD M TRUST	WEISS BEVERLY	14-INTO/OUT OF TRUST	0	0	62,800	0.00	

County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-060-066-00	201	12/31/2020	2021R-00082	WD		WEISS BEVERLY	WEISS GREGORY	09-FAMILY	150,000	150,000	62,800	41.87	
05-060-066-00	201	12/31/2020	2021R-00083	WD		WEISS GREGORY	WEISS TRUST	14-INTO/OUT OF TRUST	0	0	62,800	0.00	
05-060-094-00	201	10/15/2020	2020R-19676	WD		KT LAND	MKS LAND LLC	16-LC PAYOFF	0	0	102,500	0.00	
05-074-003-00 + Pcls 05-074-004-00, 05-074-006-00, 05-074-007-00	207	11/19/2020	2020R-22349	WD		CASS BUSINESS PROPERTIES MULTI-SALE, TOO MANY PARCELS	BC MANAGEMENT LLC	21-NOT USED/OTHER	1,537,720	1,537,720	747,600	48.62	
05-074-004-00 + Pcls 05-074-003-00, 05-074-006-00, 05-074-007-00, 05-074-008-00, 05-074-009-00	207	11/19/2020	2020R-22349	WD		CASS BUSINESS PROPERTIES MULTI PARCEL 7 TOTAL	BC MANAGEMENT LLC	03-ARM'S LENGTH	1,537,720	1,537,720	646,300	42.03	
05-074-006-00 + Pcls 05-074-004-00, 05-074-003-00, 05-074-007-00, 05-074-008-00, 05-074-009-00	207	11/19/2020	2020R-22349	WD		CASS BUSINESS PROPERTIES MULTI PARCEL 7 TOTAL	BC MANAGEMENT LLC	03-ARM'S LENGTH	1,537,720	1,537,720	646,300	42.03	
05-074-007-00 + Pcls 05-074-004-00, 05-074-006-00, 05-074-003-00, 05-074-008-00, 05-074-009-00	207	11/19/2020	2020R-22349	WD		CASS BUSINESS PROPERTIES MULTI PARCEL 7 TOTAL	BC MANAGEMENT LLC	03-ARM'S LENGTH	1,537,720	1,537,720	646,300	42.03	
05-074-008-00 + Pcls 05-074-004-00, 05-074-006-00, 05-074-007-00, 05-074-003-00, 05-074-009-00	207	11/19/2020	2020R-22349	WD		CASS BUSINESS PROPERTIES MULTI PARCEL 7 TOTAL	BC MANAGEMENT LLC	03-ARM'S LENGTH	1,537,720	1,537,720	646,300	42.03	
05-074-009-00 + Pcls 05-074-004-00, 05-074-006-00, 05-074-007-00, 05-074-008-00, 05-074-003-00	207	11/19/2020	2020R-22349	WD		CASS BUSINESS PROPERTIES MULTI PARCEL 7 TOTAL	BC MANAGEMENT LLC	03-ARM'S LENGTH	1,537,720	1,537,720	646,300	42.03	
05-074-010-00 + Pcls 05-074-003-00, 05-074-006-00, 05-074-007-00, 05-074-008-00, 05-074-004-00	207	11/19/2020	2020R-22349	WD		CASS BUSINESS PROPERTIES ATTACHED TO BIG SALE 7 PARCELS	BC MANAGEMENT LLC	03-ARM'S LENGTH	1,537,720	1,537,720	673,900	43.82	
05-134-030-00 + Pcls 05-134-029-00	207	12/31/2020	2021R-00652	LC		FARM LANE PROPERTIES LLC NO SALE INFO	TRAVERSE CITY INTERNATION	21-NOT USED/OTHER	0	0	54,200	0.00	
05-221-007-00	207	12/17/2020	2021R-00563	WD		WILDE ROBERT C	WILDE ROBERT C TRUST	14-INTO/OUT OF TRUST	0	0	183,700	0.00	
05-242-001-00	201	10/14/2020	2020R-19336	WD		RAUTIO JAMES H PP AND INTANGIBLES	WALSTROM MARINE INC	03-ARM'S LENGTH	2,350,000	2,350,000	764,000	32.51	
Totals 10/01/2020 - 03/31/2021									37	23,009,541	19,135,800	83.16	1.0000
Totals 04/01/2020 - 03/31/2021									54	26,349,041	44,412,700	168.56	1.0000

*** Statistics for this group (54 in sample) ***

Statistical Mean= 24.280 Median= 0.000 Maximum= 293.500 Minimum= 0.000

*** Statistics about Mean ***

Normalized Average Deviation	=	1.12255	(Coefficient of Dispersion)
Average Squared Deviation	=	2,017.84168	(Variance)
Square Root of Squared Deviation	=	44.92039	(Standard Deviation)
Normalized Standard Deviation	=	1.85012	(Covariance)
2 Standard Deviation Range (Low)	=	-65.56106	(High) = 114.12051

*** Statistics about Median ***

Normalized Average Deviation	=	1,311.10502	(Coefficient of Dispersion)
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County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
Average Squared Deviation		=	138,778	87537	(Variance)						
Square Root of Squared Deviation		=	0.00000	(Standard Deviation)							
Normalized Standard Deviation		=	0.00000	(Covariance)							
2 Standard Deviation Range (Low)		=	0.00000	(High)	=	0.00000					
Price Related Differential (PRD): 0.14405 PRD >1 regressive, < 1 progressive.											

County: 28- GRAND TRAVERSE

Unit: GARFIELD CHTR TWP (05)

Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-013-034-00	201	09/21/2021	2021R-21709	WD		LEASEWELL INC	COUNTY OF GRAND TRAVERSE	13-GOVERNMENT	0	0	345,500	0.00	
05-014-049-76	202	08/09/2021	2021R-18278	WD		SHOSTAK JEROME L ESTATE	SHOSTAK MARK & ROBERT	09-FAMILY	0	0	59,400	0.00	
05-014-075-00	201	05/26/2021	2021R-12812	OTH		FECK NEIL E ESTATE NOT EXPOSED	FECK GLORIA	08-ESTATE	0	0	85,600	0.00	
05-015-025-16	201	06/16/2021	2021R-14585	WD	OFC	MAC DEVELOPMENT LLC	RED CAMP INVESTMENTS LLC	16-LC PAYOFF	463,000	463,000	170,300	36.78	
05-016-030-50	201	07/28/2021	2021R-17674	CD		TRAVERSE CITY RESIDENCE L \$10 SALE	CHURCHILL PROPERTY PROTFO	21-NOT USED/OTHER	0	0	4,240,600	0.00	
05-016-034-20	201	04/12/2021	2021R-05661	WD		SUNSET WEST LLC	OMLUR WES LEE O	16-LC PAYOFF	275,000	275,000	156,900	57.05	
05-018-013-00	202	09/14/2021	2021R-20972	WD		OTTC LLC	JHT HOLDINGS TRAVERSE CIT	25-PARTIAL CONSTRUCTION	1,475,000	1,475,000	178,100	12.07	
05-021-006-00	201	09/21/2021	2021R-21737	WD		MYERS DAVID	HAMPEL KARL N & SANDRA K	16-LC PAYOFF	400,000	400,000	246,500	61.63	
05-021-011-00	201	05/24/2021	2021R-11966	QC		FORTON MARICA ESTATE	ADVALCO LLC	21-NOT USED/OTHER	1,250,000	1,250,000	600,100	48.01	
05-022-032-20	201	09/24/2021	2021R-21682	WD		BROAD GEORGE E MULTI PARCEL DEVELOPER SALE	2180 CASS LLC	20-MULTI PARCEL SALE REF	500,000	500,000	139,700	27.94	
05-022-032-20 + Pcls 05-022-034-00	201	09/24/2021	2021R-21682	WD		BROAD GEORGE E TENANT PURCHASE	2180 CASS LLC	20-MULTI PARCEL SALE REF	500,000	500,000	389,200	77.84	
05-022-034-00 + Pcls 05-022-032-20	201	09/24/2021	2021R-21682	WD		BROAD GEORGE E TENANT PURCHASE	2180 CASS LLC	20-MULTI PARCEL SALE REF	500,000	500,000	389,200	77.84	
05-023-009-06	201	04/30/2021	2021R-10147	CD		GARFIELD TOWNSHIP NO SALE INFO	POST VILLAGE	13-GOVERNMENT	0	0	6,901,600	0.00	
05-023-026-50	201	06/03/2021	2021R-12566	WD		FOX DAVID	HAMMOND INVESTMENT PROPER	24-PARTIAL ASSESSMENT	0	0	454,000	0.00	
05-032-001-30	201	09/20/2021	2021R-2107	WD		FEDRIGON DONALD & RENEE LISTED AT 1,495,000	AMERCO REAL ESTATE COMPAN	03-ARM'S LENGTH	2,100,000	2,100,000	540,400	25.73	
05-041-022-00	201	06/29/2021	2021R-17266	WD		MURDICK DOUGLAS K (ELE)	JAMIESON DEBBIE & MURDICK	18-LIFE ESTATE	0	0	209,900	0.00	
05-134-035-00 + Pcls 05-134-034-00	207	04/15/2021	2021R-08607	WD		FARM LANE PROPERTIES LLC MULTI PARCEL	BROCOMBE LLC	03-ARM'S LENGTH	120,000	120,000	71,000	59.17	
05-136-002-00 + Pcls 05-136-003-00, 05-136-001-00	207	07/14/2021	2021R-16410	WD		FAMILY PROPERTIES LLC AFFILIATED GROUPS	GIP TRAVERSE CITY LLC	21-NOT USED/OTHER	0	0	565,800	0.00	
05-136-003-00 + Pcls 05-136-001-00, 05-136-002-00	207	07/14/2021	2021R-16410	WD		FAMILY PROPERTIES LLC AFFILIATED GROUPS	GIP TRAVERSE CITY LLC	21-NOT USED/OTHER	0	0	565,800	0.00	
Totals 04/01/2021 - 09/30/2021									19	7,583,000	16,309,600	215.08	1.0000
05-006-021-00	202	12/16/2021	2021R-27630	WD		SCANLAN THOMAS & SUE TRU OUTLIER TO DEVELOPER	HRUSKA HOMES LLC	21-NOT USED/OTHER	110,000	110,000	117,800	107.09	

County: 28- GRAND TRAVERSE

Unit: GARFIELD CHTR TWP (05)

Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-006-021-00	202	12/16/2021	2021R-27935	WD		HRUSKA HOMES LLC OUTLIER	YOUNG KEVIN & TRISHA	21-NOT USED/OTHER	137,000	137,000	117,800	85.99	
05-013-015-00	201	12/07/2021		QC		HOLDEN REALTY CO LLC NO DATA		21-NOT USED/OTHER	0	0	236,100	0.00	
05-013-034-00	201	10/01/2021	2021R-22350	QC		COUNTY OF GRAND TRAVERSE	NORTHWESTERN REGIONAL AIR	13-GOVERNMENT	0	0	345,500	0.00	
05-013-062-00	201	03/30/2022	2022R-05762	QC		EASTWOOD CUSTOM HOMES INC	CLOUS RON C	21-NOT USED/OTHER	10	10	331,000	3310000.00	
05-014-108-00	202	12/22/2021	2021R-25578	QC		PREMIER PLACE LLC \$1	WOODMERE CROSSING LLC	21-NOT USED/OTHER	0	0	245,200	0.00	
05-015-021-00	201	12/31/2021	2022R-00981	QC		NORTHSHORE EXTERIORS LLC AFFILIATED	3417 CASS ROD LLC	21-NOT USED/OTHER	0	0	112,900	0.00	
05-018-013-00	202	12/01/2021	2021R-26146	CD		JHT HOLDINGS TRAVERSE CIT	OAKLEAF VILLAGE OF TC LLC	25-PARTIAL CONSTRUCTION	1,475,000	1,475,000	178,100	12.07	
05-022-005-05 + Pcls 05-022-005-20	201	12/14/2021	2021R-27089	WD	COMM	COREPARK TRAVERSE CITY MULTI PARCEL AFFILIATED	L BRI HOLDINGS	21-NOT USED/OTHER	0	0	326,600	0.00	
05-022-005-20 + Pcls 05-022-005-05	201	12/14/2021	2021R-27089	WD	COMM	COREPARK TRAVERSE CITY MULTI PARCEL AFFILIATED	L BRI HOLDINGS	21-NOT USED/OTHER	0	0	275,300	0.00	
05-022-028-10	201	02/09/2022	2022R-02699	WD		2294 CASS LLC	2180 CASS LLC	21-NOT USED/OTHER	0	0	548,100	0.00	
05-023-026-40	201	11/11/2021	2021R-24978	WD		MIDWEST MFD - SOUTH LLC AFFILIATED	HAMMOND INVESTMENT PROPER	21-NOT USED/OTHER	0	0	6,771,300	0.00	
05-023-026-50	201	11/11/2021	2021R-24977	WD		HAMMOND INVESTMENT PROPER AFFILIATED	MIDWEST MFD SOUTH LLC	21-NOT USED/OTHER	0	0	454,000	0.00	
05-023-026-50	201	11/11/2021	2021R-24979	QC		HAMMOND INVESTMENT PROPER	MIDWEST MFD SOUTH LLC	24-PARTIAL ASSESSMENT	0	0	454,000	0.00	
05-023-026-50	201	11/11/2021	2021R-24980	QC		MIDWEST MFD SOUTH LLC	HAMMOND INVESTMENT PROPER	24-PARTIAL ASSESSMENT	0	0	454,000	0.00	
05-032-001-02	202	03/23/2022	2022R-05493	WD		OLESON FOUNDATION SPECAIL WARRANTY DEED	FRHP LINCOLNSHIRE LLC	21-NOT USED/OTHER	0	0	1,947,700	0.00	
05-033-007-40	201	12/02/2021	2021R-26275	WD		NORTH WOODS INVESTMENTS I TENANT PURCHASE	NCI HOLDINGS LLC	21-NOT USED/OTHER	1,100,000	1,100,000	273,500	24.86	
05-074-013-00 + Pcls 05-074-011-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-018-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES MULTI PARCEL, NO DETAILS	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	99,000	0.00	
05-074-015-00 + Pcls 05-074-013-00, 05-074-011-00, 05-074-016-00, 05-074-017-00, 05-074-018-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES MULTI PARCEL, NO DETAILS	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	65,100	0.00	
05-074-016-00 + Pcls 05-074-013-00, 05-074-015-00, 05-074-011-00, 05-074-017-00, 05-074-018-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES MULTI PARCEL, NO DETAILS	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	88,000	0.00	
05-074-017-00 + Pcls 05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-011-00, 05-074-018-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES MULTI PARCEL, NO DETAILS	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	64,700	0.00	

County: 28- GRAND TRAVERSE

Unit: GARFIELD CHTR TWP (05)

Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-074-018-00 + Pcls 05-074-013-00, 05-074-015-00, 05-074-016-00, 05-074-017-00, 05-074-011-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	93,400	0.00	
05-074-019-00 + Pcls 05-074-020-00, 05-074-021-00, 05-074-022-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	87,200	0.00	
05-074-020-00 + Pcls 05-074-019-00, 05-074-021-00, 05-074-022-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	64,500	0.00	
05-074-021-00 + Pcls 05-074-020-00, 05-074-019-00, 05-074-022-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	87,400	0.00	
05-074-022-00 + Pcls 05-074-020-00, 05-074-021-00, 05-074-019-00	207	12/30/2021	2022R-00187	MLC		CASS BUSINESS PROPERTIES	TCR INVESTMENTS LLC	21-NOT USED/OTHER	0	0	65,900	0.00	
05-074-024-00 + Pcls 05-074-023-00	207	12/30/2021	2022R-00201	WD		CASS BUSINESS PROPERTIES	SCHMUCKAL JAMES	21-NOT USED/OTHER	273,400	273,400	152,100	55.63	
05-179-001-00	207	01/04/2022	2022R-00748	WD	IND	GREILICKVILLE LLC	LOCKWOOD EDWARD & COOK GE	21-NOT USED/OTHER	1	1	301,100	30110000.00	
05-179-001-00	207	01/24/2022	2022R-03291	QC	IND	EVANS SHANE	41 HUGHES LLC	21-NOT USED/OTHER	0	0	301,100	0.00	
05-179-002-00	207	02/18/2022	2022R-03200	WD	IND	CORBAN INDUSTRIAL REAL ES	M & H DEVELOPMENT LLC	25-PARTIAL CONSTRUCTION	142,000	142,000	48,700	34.30	
05-187-010-10	201	03/03/2022	2022R-04360	WD		DENMAN CLAY A	REBLA INC	21-NOT USED/OTHER	1	1	272,700	27270000.00	
05-187-010-10	201	03/11/2022	2022R-04359	WD		DENMAN CLAY A TRUST	DENMAN CLAY A	14-INTO/OUT OF TRUST	1	1	272,700	27270000.00	
05-309-001-00	207	03/21/2022	2022R-04816	QC		JOHNSON JANET L	JOHNSON FAMILY TRUST	14-INTO/OUT OF TRUST	0	0	220,000	0.00	
Totals 10/01/2021 - 03/31/2022									33	3,237,413	15,472,500	477.93	1.0000
Totals 04/01/2021 - 03/31/2022									52	10,820,413	31,782,100	293.72	1.0000

*** ** Statistics for this group (52 in sample) *** **

Statistical Mean= 1,691,553.923 Median= 0.000 Maximum= 30,110,000.000 Minimum= 0.000

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

Normalized Average Deviation = 1.84614 (Coefficient of Dispersion)

Average Squared Deviation = 44,236,932,489,112.80000 (Variance)

Square Root of Squared Deviation = 6,651,085.06103 (Standard Deviation)

Normalized Standard Deviation = 3.93194 (Covariance)

2 Standard Deviation Range (Low) = -11,610,616.19886 (High) = 14,993,724.04528

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

Normalized Average Deviation = 87,960,804.00705 (Coefficient of Dispersion)

Average Squared Deviation = 2,404,874,000,051,820.00000 (Variance)

Square Root of Squared Deviation = 0.00000 (Standard Deviation)

Normalized Standard Deviation = 0.00000 (Covariance)

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County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
2 Standard Deviation Range (Low) = 0.00000 (High) = 0.00000											
Price Related Differential (PRD): 5759.00021 PRD >1 regressive, < 1 progressive.											

County: 28- GRAND TRAVERSE

Unit: GARFIELD CHTR TWP (05)

Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-014-049-20	201	06/08/2022	2022R-09853	QC		CHERRYMART ASSOCIATES LLC	TRAVERSE CITY CURLING CLU	33-TO BE DETERMINED	0	0	964,200	0.00	
05-016-016-15	201	04/01/2022	2022R-05604	WD	COMM	EAST PARIS HOLDINGS LLC	GREEN CASTLE PROPERTIES	33-TO BE DETERMINED	0	0	846,200	0.00	
05-021-036-10	201	04/20/2022	2022R-07056	CD		TRAVERSE CITY RETAIL MANA	2537 N US 31 SOUTH LLC	33-TO BE DETERMINED	0	0	198,000	0.00	
05-021-043-05 + Pcls 05-021-043-10	201	05/18/2022	2022R-08773	WD		KPK RENTALS LLC	TIMOTEO OF MICHIGAN LLC	24-PARTIAL ASSESSMENT	0	0	704,800	0.00	
05-021-043-10 + Pcls 05-021-043-05	201	05/18/2022	2022R-08773	WD		KPK RENTALS LLC	TIMOTEO OF MICHIGAN LLC	24-PARTIAL ASSESSMENT	0	0	704,800	0.00	
05-024-004-30	201	04/22/2022	2022R-07274	WD		HOLCOMB HEATH	DOUBLE H HOLDINGS LLC	21-NOT USED/OTHER	0	0	127,300	0.00	
05-031-037-30	201	05/03/2022	2022R-07688	QC		JEWETT BRAD L & TRINA	CULVER MEADOW LEASING LL	21-NOT USED/OTHER	1	1	272,900	27290000.00	
05-134-004-00	207	05/02/2022	2022R-07554	QC		FARM LANE PROPERTIES LLC	BROCOMBE LLC	33-TO BE DETERMINED	0	0	96,100	0.00	
05-134-017-00	207	05/02/2022	2022R-07555	QC		FARM LANE PROPERTIES LLC	BROAD RENTALS LLC	33-TO BE DETERMINED	0	0	59,200	0.00	
Totals 04/01/2022 - 09/30/2022									9	1	3,973,500	397350000.00	1.0000
Totals 10/01/2021 - 09/30/2022									42	3,237,414	19,446,000	600.66	1.0000

*** ** Statistics for this group (42 in sample) *** **

Statistical Mean= 2,744,055.237 Median= 0.000 Maximum= 30,110,000.000 Minimum= 0.000

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

Normalized Average Deviation = 1.76190 (Coefficient of Dispersion)

Average Squared Deviation = 69,106,459,903,612.90000 (Variance)

Square Root of Squared Deviation = 8,313,029.52621 (Standard Deviation)

Normalized Standard Deviation = 3.02947 (Covariance)

2 Standard Deviation Range (Low) = -13,882,003.81568 (High) = 19,370,114.28916

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

Normalized Average Deviation = 115,250,319.94308 (Coefficient of Dispersion)

Average Squared Deviation = 3,149,618,100,023,900.00000 (Variance)

Square Root of Squared Deviation = 0.00000 (Standard Deviation)

Normalized Standard Deviation = 0.00000 (Covariance)

2 Standard Deviation Range (Low) = 0.00000 (High) = 0.00000

Price Related Differential (PRD): 4568.36513 PRD >1 regressive, < 1 progressive.

County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
Totals 04/01/2020 - 03/31/2022							106	37,169,454	76,194,800	204.99	1.0000

*** ** Statistics for this group (115 in sample) *** **

Statistical Mean= 1,002,192.305 Median= 0.000 Maximum= 30,110,000.000 Minimum= 0.000

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

Normalized Average Deviation = 1.91301 (Coefficient of Dispersion)

Average Squared Deviation = 26,615,029,098,711.80000 (Variance)

Square Root of Squared Deviation = 5,158,975.58617 (Standard Deviation)

Normalized Standard Deviation = 5.14769 (Covariance)

2 Standard Deviation Range (Low) = -9,315,758.86702 (High) = 11,320,143.47767

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

Normalized Average Deviation = 115,252,115.11207 (Coefficient of Dispersion)

Average Squared Deviation = 3,149,618,100,190,590.00000 (Variance)

Square Root of Squared Deviation = 0.00000 (Standard Deviation)

Normalized Standard Deviation = 0.00000 (Covariance)

2 Standard Deviation Range (Low) = 0.00000 (High) = 0.00000

Price Related Differential (PRD): 4888.90853 PRD >1 regressive, < 1 progressive.

County: 28- GRAND TRAVERSE
Unit: GARFIELD CHTR TWP (05)
Class: Commercial

Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
05-074-023-00 + Pcls 05-074-024-00	207	12/30/2021	2022R-00201	WD		CASS BUSINESS PROPERTIES MULTI PARCEL	SCHMUCKAL JAMES	21-NOT USED/OTHER	273,400	273,400	152,100	55.63	
Totals 10/01/2021 - 03/31/2022									3	2,100,000	923,400	43.97	1.0000

< Totals for this Analysis >	# of Sales	Assessments	Sale Prices	Ratio	
Conventional	79	27,516,700	64,133,501	42.91	
Creative	11	2,107,600	4,454,335	45.03	(Before discounting, sales were = 4,680,467)
Totals:	90	29,624,300	68,587,836	43.97	(Weighted)

*** ** Statistics for this group (205 in sample) *** **

Statistical Mean= 562,225.575 Median= 34.706 Maximum= 30,110,000.000 Minimum= 0.000

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

Normalized Average Deviation = 1.95111 (Coefficient of Dispersion)

Average Squared Deviation = 15,121,657,318,775.10000 (Variance)

Square Root of Squared Deviation = 3,888,657.52140 (Standard Deviation)

Normalized Standard Deviation = 6.91654 (Covariance)

2 Standard Deviation Range (Low) = -7,215,089.46800 (High) = 8,339,540.61762

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

Normalized Average Deviation = 16,199.48581 (Coefficient of Dispersion)

Average Squared Deviation = 15,439,265,198,609.30000 (Variance)

Square Root of Squared Deviation = 3,929,283.03875 (Standard Deviation)

Normalized Standard Deviation = 113,216.62773 (Covariance)

2 Standard Deviation Range (Low) = -7,858,531.37162 (High) = 7,858,600.78338