

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
05-013-038-00	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	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	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	
05-021-006-00	201	09/29/2021	2021R-21738	WD		HAMPEL KARL N & SANDRA K	MP - 104 MACKEY DR LLC	03-ARM'S LENGTH	419,500	419,500	246,500	58.76	
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	2021R-18028	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						21	11,789,337	5,838,500	49.52	1.0000
05-004-027-00	201	02/10/2022	2022R-02657	WD	INDTC	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	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	
05-032-012-00	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	
05-179-001-00	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									14	18,504,400	6,690,900	36.16	1.0000
Totals 04/01/2021 - 03/31/2022									35	30,293,737	12,529,400	41.36	1.0000

*** ** Statistics for this group (35 in sample) *** **

Statistical Mean= 44.601 Median= 43.286 Maximum= 98.327 Minimum= 26.598

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

Normalized Average Deviation = 0.19449 (Coefficient of Dispersion)
Average Squared Deviation = 166.16646 (Variance)
Square Root of Squared Deviation = 12.89056 (Standard Deviation)
Normalized Standard Deviation = 0.28902 (Covariance)
2 Standard Deviation Range (Low) = 18.82033 (High) = 70.38256

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

Normalized Average Deviation = 0.19692 (Coefficient of Dispersion)
Average Squared Deviation = 167.94854 (Variance)
Square Root of Squared Deviation = 12.95950 (Standard Deviation)
Normalized Standard Deviation = 0.29939 (Covariance)
2 Standard Deviation Range (Low) = 17.36672 (High) = 69.20471

Price Related Differential (PRD): 1.07838 PRD >1 regressive, < 1 progressive.

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05-013-013-00	201	06/24/2022	2022R-10732	WD		ROBINSON GARY L & ANN E	JMK INVESTMENTS & HOLDING	03-ARM'S LENGTH	775,000	775,000	352,700	45.51	
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	
05-023-003-10	201	07/14/2022	2022R-12666	WD		TRAVERSE WELLNESS CENTER	GARCIA SAMANTHA	03-ARM'S LENGTH	325,000	325,000	174,400	53.66	
05-044-005-00	207	09/01/2022	2022R-14936	WD		SPINAKEE LLC	NORTHERN PHYSICIANS ORG	03-ARM'S LENGTH	550,000	550,000	343,600	62.47	
05-060-052-00 + Pcls 05-060-053-00	201	05/31/2022	2022R-09189	WD		WAGGENER REAL ESTATE CO,	KNB ENTERPRISES LLC	19-MULTI PARCEL ARM'	432,500	432,500	206,200	47.68	
05-060-061-00	201	06/29/2022	2022R-11122	WD	INDTC	GLP COMPANY LLC	HEVEL LLC	03-ARM'S LENGTH	250,000	250,000	108,100	43.24	
05-060-064-00	202	07/28/2022	2022R-12467	WD		SAUNDERS ROBERT M (ELE)	WHITEWATER IRRIGATION LL	03-ARM'S LENGTH	83,000	83,000	58,300	70.24	
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	
05-148-026-00	201	06/23/2022	2022R-10714	WD		MUNSON SUPPORT SERVICES	891 HUGHES ASSOCIATES LL	03-ARM'S LENGTH	1,695,000	1,695,000	645,700	38.09	
05-275-008-00	201	06/15/2022	2022R-10344	WD		WHALEY ROBERT G TRUST	1700 SILVER LAKE LLC	03-ARM'S LENGTH	950,000	950,000	441,700	46.49	
05-340-026-10	201	07/28/2022	2022R-12526	WD		ASPEN PINES APARTMENTS L	FLORESTA STREET APARTMENT	03-ARM'S LENGTH	1,300,000	1,300,000	578,400	44.49	
Totals 04/01/2022 - 09/30/2022 Conventional									13	8,275,500	3,696,100	44.66	1.0000
05-014-029-00	201	11/22/2022	2022R-18703	WD	IND	1610 AIRPORT RD LLC	1610 S. AIRPORT TC LLC	03-ARM'S LENGTH	1,900,000	1,900,000	616,100	32.43	
05-023-003-00	201	12/01/2022	2022R-18903	WD		RUTT DONALD R	SPIRE NORTH LLC	03-ARM'S LENGTH	450,000	450,000	135,400	30.09	
05-026-002-20	202	01/20/2023	2023R-00901	WD		FARM LANE PROPERTIES LLC	INDUSTRY PROPERTIES LLC	03-ARM'S LENGTH	490,000	490,000	151,300	30.88	
05-060-012-00 + Pcls 05-060-013-00, 05-060-014-00	202	02/24/2023	2023R-02055	WD		PANGBORN THOMAS C	BENZIE RESIDENTIAL RENTAL	19-MULTI PARCEL ARM'	600,000	600,000	221,800	36.97	
05-310-007-00 + Pcls 05-310-006-00	201	12/15/2022	2022R-19781	WD		G&S PARTNERS LLC	KELLY BULLOCH ENTERPRISES	03-ARM'S LENGTH	3,050,000	3,050,000	1,133,200	37.15	
05-347-005-00	201	03/10/2023	2023R-03029	WD		AFG & M LLC	LIVONIA REAL ESTATE HOLD	03-ARM'S LENGTH	1,900,000	1,900,000	606,500	31.92	
Totals 10/01/2022 - 03/31/2023 Conventional									6	8,390,000	2,864,300	34.14	1.0000
Totals 04/01/2022 - 03/31/2023 Conventional									19	16,665,500	6,560,400	39.37	1.0000

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*** ** Statistics about Mean *** **													
Normalized Average Deviation		=		0.22301	(Coefficient of Dispersion)								
Average Squared Deviation		=		189.96091	(Variance)								
Square Root of Squared Deviation		=		13.78263	(Standard Deviation)								
Normalized Standard Deviation		=		0.30847	(Covariance)								
2 Standard Deviation Range (Low)		=	17.11605	(High)	=	72.24658							
*** ** Statistics about Median *** **													
Normalized Average Deviation		=		0.23431	(Coefficient of Dispersion)								
Average Squared Deviation		=		204.59154	(Variance)								
Square Root of Squared Deviation		=		14.30355	(Standard Deviation)								
Normalized Standard Deviation		=		0.34922	(Covariance)								
2 Standard Deviation Range (Low)		=	12.35123	(High)	=	69.56543							
Price Related Differential (PRD): 1.13505 PRD >1 regressive, < 1 progressive.													

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05-006-001-10	201	04/04/2023	2023R-03586	WD		RITTER JERRY T & MARGARET	ZECH 856 LLC	03-ARM'S LENGTH	1,250,000	1,250,000	400,400	32.03	
05-014-057-00	201	06/30/2023	2023R-07935	WD		NIP LLC	AARON BOYSEN COMPANY LLC	03-ARM'S LENGTH	700,000	700,000	191,400	27.34	
05-015-059-44	201	08/22/2023	2023R-10047	WD		J FRANCIS PROPERTIES LLC	JDM & CO HOLDINGS LLC	03-ARM'S LENGTH	552,000	552,000	221,800	40.18	
05-060-051-20	201	07/17/2023	2023R-08709	WD		BLUE STAR TC LLC	DAJO PROPERTIES LLC	03-ARM'S LENGTH	362,000	362,000	159,100	43.95	
05-074-014-00	207	06/01/2023	2023R-07601	WD		JOLLIE INVESTMENTS LLC	COX INVESTMENT PROPERTIES	03-ARM'S LENGTH	122,500	122,500	70,900	57.88	
05-083-001-00	207	04/26/2023	2023R-04963	WD		GH&S LLC	MUNSON MEDICAL CENTER	03-ARM'S LENGTH	1,345,000	1,345,000	673,400	50.07	
05-193-001-00 + Pcls 05-193-002-00, 05-193-003-00, 05-193-004-00	207	04/10/2023	2023R-03845	WD		HOCTOR REALTY INVESTMENT	DEPCCO LLC	19-MULTI PARCEL ARM'	875,000	875,000	442,500	50.57	
05-238-001-00	207	05/15/2023	2023R-06221	WD		FOCHTMAN VINCENT	SCOTT DAVID M	03-ARM'S LENGTH	209,900	209,900	51,500	24.54	
05-347-006-00	201	08/18/2023	2023R-09936	WD		NORTHWOOD COMPLEX LLC	NORTHERN COAST HOLDINGS	03-ARM'S LENGTH	695,000	695,000	334,100	48.07	

Totals 04/01/2023 - 09/30/2023	Conventional	9	6,111,400	2,545,100	41.65	1.0000
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Totals 10/01/2022 - 09/30/2023	Conventional	15	14,501,400	5,409,400	37.30	1.0000
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*** ** Statistics for this group (15 in sample) *** **

Statistical Mean= 38.271 Median= 36.967 Maximum= 57.878 Minimum= 24.535

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

Normalized Average Deviation = 0.21285 (Coefficient of Dispersion)
Average Squared Deviation = 96.63406 (Variance)
Square Root of Squared Deviation = 9.83026 (Standard Deviation)
Normalized Standard Deviation = 0.25686 (Covariance)
2 Standard Deviation Range (Low) = 18.61042 (High) = 57.93147

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

Normalized Average Deviation = 0.21398 (Coefficient of Dispersion)
Average Squared Deviation = 98.45672 (Variance)
Square Root of Squared Deviation = 9.92254 (Standard Deviation)
Normalized Standard Deviation = 0.26842 (Covariance)
2 Standard Deviation Range (Low) = 17.12160 (High) = 56.81174

Price Related Differential (PRD): 1.02596 PRD >1 regressive, < 1 progressive.

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Totals 04/01/2021 - 03/31/2023							54	46,959,237	19,089,800	40.65	1.0000

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

Statistical Mean= 44.630 Median= 42.540 Maximum= 98.327 Minimum= 26.598

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

Normalized Average Deviation = 0.20449 (Coefficient of Dispersion)

Average Squared Deviation = 171.11386 (Variance)

Square Root of Squared Deviation = 13.08105 (Standard Deviation)

Normalized Standard Deviation = 0.29310 (Covariance)

2 Standard Deviation Range (Low) = 18.46745 (High) = 70.79165

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

Normalized Average Deviation = 0.21026 (Coefficient of Dispersion)

Average Squared Deviation = 175.56398 (Variance)

Square Root of Squared Deviation = 13.25006 (Standard Deviation)

Normalized Standard Deviation = 0.31148 (Covariance)

2 Standard Deviation Range (Low) = 16.03953 (High) = 69.03976

Price Related Differential (PRD): 1.09785 PRD >1 regressive, < 1 progressive.

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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	855,000	50.29	
+ 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	986,900	47.00	1.0000
Totals 04/01/2021 - 03/31/2022								4	2,600,000	1,190,800	45.80	1.0000

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

Statistical Mean= 40.739 Median= 41.057 Maximum= 50.294 Minimum= 30.548

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

Normalized Average Deviation = 0.12507 (Coefficient of Dispersion)

Average Squared Deviation = 65.16792 (Variance)

Square Root of Squared Deviation = 8.07266 (Standard Deviation)

Normalized Standard Deviation = 0.19816 (Covariance)

2 Standard Deviation Range (Low) = 24.59363 (High) = 56.88429

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

Normalized Average Deviation = 0.12360 (Coefficient of Dispersion)

Average Squared Deviation = 65.30250 (Variance)

Square Root of Squared Deviation = 8.08100 (Standard Deviation)

Normalized Standard Deviation = 0.19683 (Covariance)

2 Standard Deviation Range (Low) = 24.89467 (High) = 57.21866

Price Related Differential (PRD): 0.88950 PRD >1 regressive, < 1 progressive.

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05-242-005-00	201	05/19/2022	2022R-09015	MLC		LE AN PROPERTIES LLC	MEMORIAL SOUTH COMMONS	L 03-ARM'S LENGTH	320,000	320,000	110,000	34.38	
Totals 04/01/2022 - 09/30/2022									1	320,000	110,000	34.38	1.0000
05-212-001-00	207	01/31/2023	2023R-01353	MLC		DDQ LLC	231 PROPERTIES LLC	03-ARM'S LENGTH	1,220,000	1,220,000	553,100	45.34	
Totals 10/01/2022 - 03/31/2023									1	1,220,000	553,100	45.34	0.0000
Totals 04/01/2022 - 03/31/2023									2	1,540,000	663,100	43.06	1.0000

*** ** Statistics for this group (2 in sample) *** **

Statistical Mean= 39.856 Median= 39.856 Maximum= 45.336 Minimum= 34.375

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

Normalized Average Deviation = 0.13751 (Coefficient of Dispersion)

Average Squared Deviation = 60.07250 (Variance)

Square Root of Squared Deviation = 7.75064 (Standard Deviation)

Normalized Standard Deviation = 0.19447 (Covariance)

2 Standard Deviation Range (Low) = 24.35424 (High) = 55.35682

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

Normalized Average Deviation = 0.13751 (Coefficient of Dispersion)

Average Squared Deviation = 60.07250 (Variance)

Square Root of Squared Deviation = 7.75064 (Standard Deviation)

Normalized Standard Deviation = 0.19447 (Covariance)

2 Standard Deviation Range (Low) = 24.35424 (High) = 55.35682

Price Related Differential (PRD): 0.92561 PRD >1 regressive, < 1 progressive.

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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 10/01/2022 - 09/30/2023							1	1,220,000	553,100	45.34	1.0000

*** ** Statistics for this group (1 in sample) *** **

Statistical Mean= 45.336 Median= 45.336 Maximum= 45.336 Minimum= 45.336

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

Normalized Average Deviation = 0.00000 (Coefficient of Dispersion)

Average Squared Deviation = 0.00000 (Variance)

Square Root of Squared Deviation = 0.00000 (Standard Deviation)

Normalized Standard Deviation = 0.00000 (Covariance)

2 Standard Deviation Range (Low) = 45.33607 (High) = 45.33607

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

Normalized Average Deviation = 0.00000 (Coefficient of Dispersion)

Average Squared Deviation = 0.00000 (Variance)

Square Root of Squared Deviation = 0.00000 (Standard Deviation)

Normalized Standard Deviation = 0.00000 (Covariance)

2 Standard Deviation Range (Low) = 45.33607 (High) = 45.33607

Price Related Differential (PRD): 1.00000 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 04/01/2021 - 03/31/2023							6	4,140,000	1,853,900	44.78	1.0000

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

Statistical Mean= 40.444 Median= 41.057 Maximum= 50.294 Minimum= 30.548

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

Normalized Average Deviation = 0.13158 (Coefficient of Dispersion)

Average Squared Deviation = 51.32337 (Variance)

Square Root of Squared Deviation = 7.16403 (Standard Deviation)

Normalized Standard Deviation = 0.17713 (Covariance)

2 Standard Deviation Range (Low) = 26.11642 (High) = 54.77255

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

Normalized Average Deviation = 0.12690 (Coefficient of Dispersion)

Average Squared Deviation = 51.77309 (Variance)

Square Root of Squared Deviation = 7.19535 (Standard Deviation)

Normalized Standard Deviation = 0.17525 (Covariance)

2 Standard Deviation Range (Low) = 26.66596 (High) = 55.44737

Price Related Differential (PRD): 0.90318 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 for this Analysis >	# of Sales		Assessments	Sale Prices	Ratio					
Conventional	63		21,634,900	53,070,637	40.77					
Creative	6		1,853,900	3,977,972	44.78	(Before discounting, sales were = 4,140,000)				
Totals:	69		23,488,800	57,048,609	42.77	(Weighted)				
*** ** Statistics for this group (69 in sample) *** **										
Statistical Mean= 43.874 Median= 41.839 Maximum= 98.327 Minimum= 24.535										
*** ** Statistics about Mean *** **										
Normalized Average Deviation = 0.19999 (Coefficient of Dispersion)										
Average Squared Deviation = 154.78102 (Variance)										
Square Root of Squared Deviation = 12.44110 (Standard Deviation)										
Normalized Standard Deviation = 0.28357 (Covariance)										
2 Standard Deviation Range (Low) = 18.99160 (High) = 68.75600										
*** ** Statistics about Median *** **										
Normalized Average Deviation = 0.20779 (Coefficient of Dispersion)										
Average Squared Deviation = 158.98114 (Variance)										
Square Root of Squared Deviation = 12.60877 (Standard Deviation)										
Normalized Standard Deviation = 0.30136 (Covariance)										
2 Standard Deviation Range (Low) = 16.62174 (High) = 67.05683										