

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
05-013-013-00	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	COMM	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

County: 28- GRAND TRAVERSE
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Parcel Number	Class	Sale Date	Liber/Page	Inst.	Neigh.	Grantor	Grantee	Terms-of-Sale	Sale Price	Adj.Sale Price	Assessment	Ratio	Mult
*** ** 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	
05-014-034-10	201	05/31/2023	2023R-06481	WD		BYLENGA FAMILY LP	PENSKE TRUCK LEASING CO	03-ARM'S LENGTH	1,295,000	1,295,000	871,100	67.27	
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	
05-016-016-95	202	09/15/2023	2023R-11542	WD		ALPHA 31 LLC	NEWMAN RICHARD A TRUST	03-ARM'S LENGTH	290,000	290,000	111,600	38.48	
05-060-008-00	201	07/05/2023	2023R-07927	WD		STRICKER KENNETH L & ALIC	VANDEMARK HOLDINGS LLC	03-ARM'S LENGTH	495,000	495,000	175,400	35.43	
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									12	8,191,400	3,703,200	45.21	1.0000
05-013-013-00	201	10/02/2023	2023R-12455	WD		JMK INVESTMENTS & HOLDING	INTEGRITY PRPERTY HOLDING	03-ARM'S LENGTH	876,000	876,000	334,900	38.23	
05-013-024-00	201	11/07/2023	2023R-13657	WD		SOUTH AIRPORT ROAD AUTO W	JOHN HENRY ENTERPRISES I	03-ARM'S LENGTH	800,000	800,000	381,300	47.66	
05-013-050-00	201	11/21/2023	2023R-14570	WD	14569	SCHALL MARY LEE & THOMAS SCHALL / OUT OF TRUST	3066 N GARFIELD LLC	03-ARM'S LENGTH	550,000	550,000	122,700	22.31	
05-014-083-30	201	01/05/2024	2024R-00363	WD	RET	KLC INVESTMENT PROPERTIES	1133 VENTURES LLC	03-ARM'S LENGTH	1,350,000	1,350,000	531,600	39.38	
05-014-094-10	201	11/02/2023	2023R-13719	WD		TJ OAK TERRACE LIMITED CONV PER AMY	LG OAK TERRACE LDHA LLC	03-ARM'S LENGTH	3,120,000	3,120,000	1,803,500	57.80	
05-017-005-10	201	11/03/2023	2023R-13821	WD		ZION LLC	CENTRAL DAY CARE CENTER	03-ARM'S LENGTH	700,000	700,000	412,200	58.89	
05-022-005-00	201	03/20/2024	2024R-03563	WD		ESTES MICHAEL	2780 CASS LLC	03-ARM'S LENGTH	495,000	495,000	232,300	46.93	
05-022-007-30 + Pcls 05-022-007-50	201	02/13/2024	2024R-02303	WD		TRAVERSE COLD STORAGE LLC	ECS-TRAVERSE PROPCO LLC	19-MULTI PARCEL ARM'	11,935,000	11,935,000	3,440,500	28.83	
05-022-009-05	201	03/20/2024	2024R-03371	WD		WJS OF CROSSING CIRCLE LL	JMK INVESTMENTS & HOLDING	03-ARM'S LENGTH	2,300,000	2,300,000	629,300	27.36	
05-022-027-15	201	01/05/2024	2024R-00540	WD		BARKER CREEK HOLDINGS II	PORTABLE STORAGE SOLUTION	03-ARM'S LENGTH	1,350,000	1,350,000	453,900	33.62	
05-023-042-60	202	03/11/2024	2024R-02940	CD		LAFRANIER LOUIS G & MARVE	HAMMOND LDHA, LP	03-ARM'S LENGTH	875,000	875,000	213,900	24.45	
05-046-092-00	201	11/01/2023	2023R-13756	WD		ALTON LOUIS CHARLES V TRU	3 EAGLES LLC	03-ARM'S LENGTH	240,000	240,000	96,100	40.04	

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05-060-065-00 + Pcls 05-060-064-00, 05-060-062-00	201	10/23/2023	2023R-13356	WD	COMM	WHITEWATER IRRIGATION LLC	SAMUELSON HOLDINGS LLC	19-MULTI PARCEL ARM'	350,000	350,000	226,300	64.66	
05-076-001-00 + Pcls 05-076-002-00, 05-076-003-00	207	02/29/2024	2024R-02675	WD		GLMJ INVESTMENTS LLC	P&G HOLDING CO LLC	03-ARM'S LENGTH	1,225,000	1,225,000	592,600	48.38	
05-137-013-01	207	12/21/2023	2023R-15588	WD		MIDWEST HAMMOND LLC	MANITOU BLUE LLC	03-ARM'S LENGTH	330,000	330,000	140,300	42.52	
05-234-001-00	207	03/12/2024	2024R-03368	WD		KLC INVESTMENT PROPERTIES	SPRUCE AND STONE PROPERTI	03-ARM'S LENGTH	390,000	390,000	166,000	42.56	
05-409-001-00	207	03/06/2024	2024R-02844	WD		TB PROPERTIES LLC	BARKER CREEK HOLDINGS II	03-ARM'S LENGTH	690,000	690,000	371,600	53.86	
Totals 10/01/2023 - 03/31/2024									17	27,576,000	10,149,000	36.80	1.0000
Totals 04/01/2023 - 03/31/2024									29	35,767,400	13,852,200	38.73	1.0000

*** ** Statistics for this group (29 in sample) *** **

Statistical Mean= 42.527 Median= 42.515 Maximum= 67.266 Minimum= 22.309

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

Normalized Average Deviation = 0.23217 (Coefficient of Dispersion)

Average Squared Deviation = 150.17358 (Variance)

Square Root of Squared Deviation = 12.25453 (Standard Deviation)

Normalized Standard Deviation = 0.28816 (Covariance)

2 Standard Deviation Range (Low) = 18.01773 (High) = 67.03586

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

Normalized Average Deviation = 0.23222 (Coefficient of Dispersion)

Average Squared Deviation = 150.17372 (Variance)

Square Root of Squared Deviation = 12.25454 (Standard Deviation)

Normalized Standard Deviation = 0.28824 (Covariance)

2 Standard Deviation Range (Low) = 18.00607 (High) = 67.02423

Price Related Differential (PRD): 1.09807 PRD >1 regressive, < 1 progressive.

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05-014-072-20	201	04/24/2024	2024R-05040	WD		LACROSS NORTHRIDGE PRTNS	ZECH 2 LLC	03-ARM'S LENGTH	2,272,000	2,272,000	1,223,100	53.83	
05-015-060-00	201	07/24/2024	2024R-09258	WD		2300 AIRPORT RD. LLC	AIRPORT RD LLC	03-ARM'S LENGTH	1,340,000	1,340,000	600,300	44.80	
05-015-062-20	201	04/12/2024		WD		WYSONG GROUP LC	PATP REAL ESTATE LLC	03-ARM'S LENGTH	500,000	500,000	171,100	34.22	
05-033-009-00	201	04/12/2024	2024R-04769	WD	COMM	CASS COMMERCE LLC	RENEWIT GROUP LLC	03-ARM'S LENGTH	735,000	735,000	340,800	46.37	
05-046-101-00	201	04/30/2024	2024R-05240	WD		TDJ LLC	820 ROBINWOOD LLC	03-ARM'S LENGTH	320,000	320,000	142,700	44.59	
05-060-044-00	201	09/27/2024	2024R-11894	WD		CLARK STEVEN A	INTEGRITY PROPERTY HOLDIN	03-ARM'S LENGTH	380,000	380,000	255,500	67.24	
05-096-002-14	207	05/23/2024	2024R-06638	WD		WAM LLC	TYJUTI CORPORATION INC	03-ARM'S LENGTH	350,420	350,420	186,600	53.25	
05-096-002-17	207	06/10/2024	2024R-07182	WD		COPPER RIDGE LLC	JLLP PROPERTIES LLC	03-ARM'S LENGTH	270,000	270,000	178,200	66.00	
05-096-005-07	201	09/05/2024	2024R-11043	WD		MUNSON MEDICAL CENTER	THIRLBY ASSET GROUP LLC	03-ARM'S LENGTH	2,375,000	2,375,000	1,178,900	49.64	
05-126-008-00	207	06/18/2024	2024R-08761	WD		MW TRAVERSE CITY I, LLC	BIMMEL-PUNTA GORDA LLC	03-ARM'S LENGTH	1,500,000	1,500,000	662,800	44.19	
05-134-022-00 + Pcls 05-134-023-00	207	05/31/2024	2024R-06670	WD		HAGERTY IT CENTER LLC	MATTARELLA BRANDON	19-MULTI PARCEL ARM'	245,000	245,000	148,800	60.73	
05-135-014-00	201	05/30/2024	2024R-06616	PTA		DOLOMITE HOLDINGS LLC	HEADSTRONG HOLDINGS LLC	03-ARM'S LENGTH	850,000	850,000	274,100	32.25	
05-513-002-00	207	06/06/2024	2024R-07308	WD		KNORR PROPERTIES LLC		03-ARM'S LENGTH	264,000	264,000	126,100	47.77	
05-513-003-00	207	05/01/2024	2024R-05507	WD		KNORR PROPERTIES LLC	FRESH ENTERPRISES LLC	03-ARM'S LENGTH	198,000	198,000	99,600	50.30	
Totals 04/01/2024 - 09/30/2024									14	11,599,420	5,588,600	48.18	1.0000
Totals 10/01/2023 - 09/30/2024									31	39,175,420	15,737,600	40.17	1.0000

*** ** Statistics for this group (31 in sample) *** **

Statistical Mean= 45.569 Median= 46.367 Maximum= 67.237 Minimum= 22.309

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

Normalized Average Deviation = 0.20415 (Coefficient of Dispersion)

Average Squared Deviation = 141.84718 (Variance)

Square Root of Squared Deviation = 11.90996 (Standard Deviation)

Normalized Standard Deviation = 0.26136 (Covariance)

2 Standard Deviation Range (Low) = 21.74907 (High) = 69.38892

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

Normalized Average Deviation = 0.20008 (Coefficient of Dispersion)

Average Squared Deviation = 142.50579 (Variance)

Square Root of Squared Deviation = 11.93758 (Standard Deviation)

Normalized Standard Deviation = 0.25746 (Covariance)

2 Standard Deviation Range (Low) = 22.49219 (High) = 70.24251

Price Related Differential (PRD): 1.13434 PRD >1 regressive, < 1 progressive.

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Totals 04/01/2022 - 03/31/2024							48	52,432,900	20,412,600	38.93	1.0000

*** ** Statistics for this group (48 in sample) *** **

Statistical Mean= 43.380 Median= 41.737 Maximum= 81.375 Minimum= 22.309

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

Normalized Average Deviation = 0.22757 (Coefficient of Dispersion)
Average Squared Deviation = 163.34984 (Variance)
Square Root of Squared Deviation = 12.78084 (Standard Deviation)
Normalized Standard Deviation = 0.29463 (Covariance)
2 Standard Deviation Range (Low) = 17.81795 (High) = 68.94130

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

Normalized Average Deviation = 0.23471 (Coefficient of Dispersion)
Average Squared Deviation = 166.10633 (Variance)
Square Root of Squared Deviation = 12.88822 (Standard Deviation)
Normalized Standard Deviation = 0.30880 (Covariance)
2 Standard Deviation Range (Low) = 15.96029 (High) = 67.51319

Price Related Differential (PRD): 1.11427 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	1.0000
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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05-134-026-00	201	09/01/2023	2023R-10608	MLC		BROCOMBE LLC	LHK HOLDINGS LLC	03-ARM'S LENGTH	972,000	972,000	341,800	35.16	
Totals 04/01/2023 - 09/30/2023									1	972,000	341,800	35.16	1.0000
Totals 04/01/2023 - 03/31/2024									1	972,000	341,800	35.16	0.9033

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

Statistical Mean= 35.165 Median= 35.165 Maximum= 35.165 Minimum= 35.165

*** ** 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) = 35.16461 (High) = 35.16461

*** ** 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) = 35.16461 (High) = 35.16461

Price Related Differential (PRD): 1.00000 PRD >1 regressive, < 1 progressive.

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05-221-011-00	207	04/08/2024	2024R-04517	MLC		1040 LLC	IVY TRAVERSE CITY LLC	03-ARM'S LENGTH	200,000	200,000	125,000	62.50	
Totals 04/01/2024 - 09/30/2024									1	200,000	125,000	62.50	0.0000
Totals 10/01/2023 - 09/30/2024									1	200,000	125,000	62.50	1.0000

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

Statistical Mean= 62.500 Median= 62.500 Maximum= 62.500 Minimum= 62.500

*** ** 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) = 62.50000 (High) = 62.50000

*** ** 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) = 62.50000 (High) = 62.50000

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 04/01/2022 - 03/31/2024							3	2,512,000	1,004,900	40.00	1.0000

*** ** Statistics for this group (3 in sample) *** **

Statistical Mean= 38.292 Median= 35.165 Maximum= 45.336 Minimum= 34.375

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

Normalized Average Deviation = 0.12264 (Coefficient of Dispersion)
Average Squared Deviation = 37.37118 (Variance)
Square Root of Squared Deviation = 6.11320 (Standard Deviation)
Normalized Standard Deviation = 0.15965 (Covariance)
2 Standard Deviation Range (Low) = 26.06550 (High) = 50.51829

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

Normalized Average Deviation = 0.10390 (Coefficient of Dispersion)
Average Squared Deviation = 52.04103 (Variance)
Square Root of Squared Deviation = 7.21395 (Standard Deviation)
Normalized Standard Deviation = 0.20515 (Covariance)
2 Standard Deviation Range (Low) = 20.73671 (High) = 49.59250

Price Related Differential (PRD): 0.95720 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		62		26,001,200	64,032,320	40.61				
Creative		4		1,129,900	2,222,294	41.66	(Before discounting, sales were = 2,712,000)			
Totals:		66		27,131,100	66,254,614	41.13	(Weighted)			
*** ** Statistics for this group (66 in sample) *** **										
Statistical Mean= 44.769 Median= 44.339 Maximum= 81.375 Minimum= 22.309										
*** ** Statistics about Mean *** **										
Normalized Average Deviation	=			0.21617	(Coefficient of Dispersion)					
Average Squared Deviation	=			153.59950	(Variance)					
Square Root of Squared Deviation	=			12.39353	(Standard Deviation)					
Normalized Standard Deviation	=			0.27683	(Covariance)					
2 Standard Deviation Range (Low)	=	19.98223	(High)	=	69.55634					
*** ** Statistics about Median *** **										
Normalized Average Deviation	=			0.21796	(Coefficient of Dispersion)					
Average Squared Deviation	=			153.78707	(Variance)					
Square Root of Squared Deviation	=			12.40109	(Standard Deviation)					
Normalized Standard Deviation	=			0.27969	(Covariance)					
2 Standard Deviation Range (Low)	=	19.53731	(High)	=	69.14167					