

North Pointe Commons ECF Analysis 1 Story

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
41 171 003 00	12419 MATTHEWS ST	09/01/23	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$115,900
41 171 007 00	12333 MATTHEWS ST	10/23/24	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$121,600
41 171 016 00	12226 HANNAH LN	08/20/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$116,700
41 171 038 00	12391 SPENSER	12/20/24	\$307,900	WD	03-ARM'S LENGTH	\$307,900	\$121,300
41 171 061 00	12277 HANNAH LN	06/26/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$104,100
41 171 075 00	12370 SPENSER	07/30/24	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$119,800
Totals:			\$1,711,400			\$1,711,400	\$699,400

Sale. Ratio =>
Std. Dev. =>

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41 171 040 00	12361 SPENSER	03/07/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$142,300
41 171 076 00	12346 SPENSER	12/11/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$145,400
Totals:			\$720,000			\$720,000	\$287,700

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41.84	\$291,378	\$15,699	\$261,301	\$228,211	1.145	1,384	\$188.80	171
44.71	\$288,744	\$13,430	\$258,570	\$227,909	1.135	1,334	\$193.83	171
39.56	\$300,695	\$13,430	\$281,570	\$237,802	1.184	1,397	\$201.55	171
39.40	\$287,919	\$13,795	\$294,105	\$226,924	1.296	1,383	\$212.66	171
41.31	\$258,258	\$13,743	\$238,257	\$202,413	1.177	1,340	\$177.80	171
38.96	\$284,459	\$13,743	\$293,757	\$224,103	1.311	1,383	\$212.41	171
	\$1,711,453		\$1,627,560	\$1,347,362			\$197.84	
40.87					E.C.F. => 1.208		Std. Deviation=>	0.07644627
2.16					Ave. E.C.F. => 1.208		Ave. Variance=>	6.3674

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
38.99	\$352,864	\$13,795	\$351,205	\$305,743	1.149	2,147	\$163.58	171
40.96	\$367,423	\$17,474	\$337,526	\$315,554	1.070	2,212	\$152.59	171
	\$720,287		\$688,731	\$621,297			\$158.08	
39.96					E.C.F. => 1.109		Std. Deviation=>	0.05590558
1.39					Ave. E.C.F. => 1.109		Ave. Variance=>	3.9531

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
6.2925	1-STORY	\$11,186	NORTH POINT COMMONS	407	81
7.3390	1-STORY	\$10,930	NORTH POINT COMMONS	407	81
2.3870	1-STORY	\$10,930	NORTH POINT COMMONS	407	81
8.8130	1-STORY	\$11,295	NORTH POINT COMMONS	407	82
3.0839	1-STORY	\$11,243	NORTH POINT COMMONS	407	82
10.2893	1-STORY	\$11,243	NORTH POINT COMMONS	407	82
0.0039					

Coefficient of Var=> 5.271391388

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
3.9531	2-STORY	\$11,295	NORTH POINT COMMONS	407	81
3.9531	2-STORY	\$11,243	NORTH POINT COMMONS	407	81
0.0624					

Coefficient of Var=> 3.564060227

North Pointe Commons Land Analysis

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41 171 076 00	12346 SPENSER	12/11/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$145,400
Totals:			\$2,431,400			\$2,431,400	\$987,100

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
41.84	\$291,378	(\$3,192)	\$11,186	49.7	117.0	0.18	0.18	(\$64)	(\$18,240)
44.71	\$288,744	(\$5,814)	\$10,930	48.6	110.0	0.17	0.17	(\$120)	(\$35,236)
39.56	\$300,695	\$5,235	\$10,930	48.6	110.0	0.17	0.17	\$108	\$31,727
39.40	\$287,919	\$31,276	\$11,295	50.2	102.9	0.17	0.17	\$623	\$189,552
38.99	\$352,864	\$23,431	\$11,295	50.2	102.9	0.17	0.17	\$467	\$142,006
41.31	\$258,258	\$4,985	\$11,243	50.0	108.0	0.17	0.17	\$100	\$29,497
38.96	\$284,459	\$34,284	\$11,243	50.0	108.0	0.17	0.17	\$686	\$202,864
40.96	\$367,423	(\$1,180)	\$11,243	50.0	108.0	0.17	0.17	(\$24)	(\$6,982)
	\$2,431,740	\$89,025	\$89,365	397.2		1.34	1.34		
40.60		Average							
1.95		per FF=>		\$224		Average per Net Acre=>		66,337.56	Average per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Librer/ Page	Land Table	Class	Rate Group 1
(\$0.42)	65.00	171	2023R13625	NORTH POINT COMMONS	407	\$225/FF
(\$0.81)	65.50	171	2024R16141	NORTH POINT COMMONS	407	\$225/FF
\$0.73	65.50	171	2024R13755	NORTH POINT COMMONS	407	\$225/FF
\$4.35	70.00	171	2024R19157	NORTH POINT COMMONS	407	\$225/FF
\$3.26	70.00	171	202403263	NORTH POINT COMMONS	407	\$225/FF
\$0.68	68.00	171	2023R10268	NORTH POINT COMMONS	407	\$225/FF
\$4.66	68.00	171	2024R11333	NORTH POINT COMMONS	407	\$225/FF
(\$0.16)	68.00	171	2023R18320	NORTH POINT COMMONS	407	\$225/FF

\$1.52