

INDUSTRIAL

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
0.816	0.128	0.807	78.19%	38.46%	StdDev=	0.237

Median= 0.431

Avg Deviation= 0.202

Subtotals			\$2,574,570	\$990,300	0.304	\$2,785,387	\$899,600	\$1,674,970	\$2,053,652	0.807	58,049.00	\$50
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CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
GIBRALTAR	36 001 99 0003 703	27007 FORT	12/18/20	\$1,049,570	\$466,000	0.444	\$1,069,202	\$535,234	\$514,336	\$667,460	0.771	16,528	63.50
WYANDOTTE	57 022 10 0020 000	4661 13TH	08/24/21	\$550,000	\$283,300	0.52	\$625,101	\$87,054	462,946	\$552,977	0.837	21,685	\$25.36
WYANDOTTE	57 023 14 0019 303	4500 BIDDLE	11/30/20	\$150,000	\$0	0.00	\$212,512	\$53,223	96,777	\$163,709	0.591	2,294	\$65.39
WYANDOTTE	57 023 17 0001 300	4644 BIDDLE	11/06/20	\$260,000	\$0	0.00	\$278,879	\$43,908	216,092	\$241,491	0.895	4,200	\$61.90
RIVERVIEW	51 013 01 0001 000	18035 KRAUSE	08/20/21	\$375,000	\$156,500	0.42	\$395,235	\$110,464	264,536	\$274,024	0.965	7,192	\$52.14
RIVERVIEW	51 013 01 0003 000	11901 LONGSDORF	02/05/21	\$190,000	\$84,500	0.44	\$204,458	\$69,717	120,283	\$153,990	0.781	6,150	\$30.89

RETAIL

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
0.754	0.457	0.851	31.52%	46.68%	StdDev=	0.152

Median=	0.472
Avg Deviation=	0.125

Subtotals				\$5,592,900	\$2,610,700	0.481	\$5,815,576	\$1,847,778	\$3,745,122	\$4,967,894	0.851	100,511.00	\$76.85
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CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
RIVERVIEW	51 004 99 0012 001	18540 FORT	10/13/20	\$600,000	\$443,100	0.739	\$923,569	\$338,146	\$261,854	\$763,263	0.343	19,460	30.83
RIVERVIEW	51 011 01 0258 000	17076 QUARRY	01/22/21	\$135,000	\$35,800	0.265	\$88,156	\$22,375	\$112,625	\$75,269	1.496	1,400	96.43
SOUTHGATE	53 001 06 1150 001	13378 NORTHLINE	03/04/21	\$55,000	\$37,600	0.684	\$79,007	\$33,876	\$21,124	\$60,497	0.349	488	112.70
SOUTHGATE	53 008 03 0116 301	12100 DIX-TOLEDO	11/04/21	\$250,000	\$141,200	0.565	\$326,400	\$116,411	\$133,589	\$283,318	0.472	3,991	62.64
SOUTHGATE	53 008 03 0294 000	12219 DIX-TOLEDO	03/09/21	\$150,000	\$91,800	0.612	\$209,799	\$37,802	\$112,198	\$230,559	0.487	4,905	30.58
SOUTHGATE	53 009 03 0069 301	13536 DIX-TOLEDO	08/10/21	\$160,000	\$101,300	0.633	\$229,932	\$76,551	\$83,449	\$205,605	0.406	4,516	35.43
SOUTHGATE	53 009 03 0209 000	13466 DIX-TOLEDO	07/01/20	\$125,000	\$37,800	0.302	\$75,864	\$32,012	\$92,988	\$56,877	1.635	1,304	95.86
SOUTHGATE	53 009 03 0449 301	13275 DIX-TOLEDO	03/25/21	\$60,000	\$28,300	0.472	\$62,374	\$36,335	\$23,665	\$34,905	0.678	760	78.95
SOUTHGATE	53 010 99 0005 001	14715 NORTHLINE	11/20/20	\$400,000	\$178,900	0.447	\$372,003	\$149,174	\$250,826	\$298,698	0.840	5,200	76.92
SOUTHGATE	53 011 01 0366 310	14167 DIX-TOLEDO	06/25/21	\$165,000	\$92,300	0.559	\$202,368	\$132,959	\$32,041	\$93,042	0.344	1,291	127.81
SOUTHGATE	53 012 01 0006 000	14336 EUREKA	04/01/20	\$325,000	\$151,700	0.467	\$300,637	\$90,004	\$234,996	\$273,195	0.860	4,350	74.71
SOUTHGATE	53 012 99 0031 001	14400 EUREKA	04/29/21	\$300,000	\$96,200	0.321	\$214,763	\$36,031	\$263,969	\$239,587	1.102	3,010	99.67
SOUTHGATE	53 017 02 0070 300	13248 FORT ST	05/20/21	\$200,000	\$85,100	0.426	\$194,434	\$34,999	\$165,001	\$213,910	0.771	3,920	51.02
SOUTHGATE	53 018 03 0203 000	14100 FORT ST	09/25/20	\$336,000	\$123,100	0.366	\$228,530	\$155,676	\$180,324	\$97,660	1.846	1,984	169.35
SOUTHGATE	53 019 05 0008 300	15320 FORT ST	10/30/20	\$260,000	\$141,800	0.545	\$319,524	\$82,966	\$177,034	\$317,102	0.558	6,000	43.33
WYANDOTTE	57 003 07 0136 004	1325 FORT	05/05/20	\$300,000	\$86,900	0.290	\$203,750	\$54,736	\$245,264	\$169,527	1.447	4,140	72.46
WYANDOTTE	57 003 07 0150 001	1241 FORT	08/23/21	\$122,000	\$64,200	0.526	\$147,727	\$41,570	\$80,430	\$120,770	0.666	2,220	54.95
WYANDOTTE	57 013 06 0027 001	902 OAK	02/12/21	\$435,000	\$102,800	0.236	\$284,891	\$59,739	\$375,261	\$256,146	1.465	4,928	88.27
WYANDOTTE	57 015 30 0008 300	320 EUREKA	05/07/20	\$435,000	\$161,700	0.372	\$371,911	\$105,934	\$329,066	\$302,590	1.087	4,048	107.46
WYANDOTTE	57 017 05 0227 002	2729 FORT	02/28/22	\$75,000	\$47,800	0.637	\$112,497	\$20,669	\$54,331	\$104,469	0.520	1,980	37.88
WYANDOTTE	57 017 05 0363 300	2154 EUREKA	05/18/21	\$385,000	\$186,000	0.483	\$443,755	\$114,454	\$270,546	\$374,631	0.722	13,992	27.52
WYANDOTTE	57 017 05 0393 000	2205 OAK	06/10/21	\$169,900	\$62,900	0.370	\$151,034	\$45,302	\$124,598	\$120,287	1.036	1,024	165.92
WYANDOTTE	57 018 03 0210 300	2189 EUREKA	07/09/21	\$150,000	\$112,400	0.749	\$272,651	\$30,057	\$119,943	\$275,989	0.435	5,600	26.79

RESTAURANT

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
0.922	0.212	1.024	47.09%	43.73%	StdDev=	0.204

Median= 0.434

Avg Deviation= 0.124

Subtotals				\$3,744,500	\$1,637,500	0.434	\$3,750,005	\$1,219,484	\$2,525,016	\$2,738,775	1.024	22,668.00	\$199.93
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CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
SOUTHGATE	53 026 99 0001 003	14791 EUREKA	10/29/20	\$522,000	\$282,700	0.542	\$587,207	\$134,055	\$387,945	\$472,526	0.821	2,970	175.76
SOUTHGATE	53 021 01 0378 001	15067 EUREKA	01/21/22	\$390,000	\$169,800	0.435	\$351,464	\$106,104	\$283,896	\$255,850	1.110	1,589	245.44
SOUTHGATE	53 020 01 0307 303	16240 FORT ST	06/09/20	\$1,050,000	\$80,100	0.076	\$903,811	\$240,560	\$809,440	\$691,607	1.170	3,380	310.65
SOUTHGATE	53 003 99 0010 003	11205 ALLEN RD	10/30/20	\$217,500	\$94,100	0.433	\$183,411	\$69,057	\$148,443	\$119,243	1.245	983	221.26
WYANDOTTE	57 003 07 0139 300	1297 FORT	11/24/21	\$290,000	\$122,200	0.421	\$263,555	\$154,276	\$135,724	\$124,322	1.092	2,120	136.79
WYANDOTTE	57 010 99 0003 701	1 JAMES DESANA DR	12/17/21	\$1,275,000	\$888,600	0.697	\$1,460,557	\$515,432	\$759,568	\$1,075,228	0.706	11,626	109.67

OFFICE

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
0.736	0.240	0.761	27.26%	50.47%	StdDev=	0.132

Median= 0.465

Avg Deviation= 0.103

Subtotals				\$5,588,900	\$2,820,700	0.486	\$5,804,941	\$1,314,383	\$4,274,517	\$5,810,335	0.761	64,952.00	\$95.58
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CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
RIVERVIEW	51 012 01 0064 004	12200 SIBLEY	04/13/20	\$100,000	\$45,600	0.456	\$107,610	\$17,104	\$82,896	\$116,481	0.712	1,500	66.67
RIVERVIEW	51 015 99 0023 000	20965 GRANGE	04/29/21	\$282,000	\$121,200	0.430	\$288,184	\$67,501	\$214,499	\$284,019	0.755	1,935	145.74
RIVERVIEW	51 018 01 0001 000	14450 KING	03/24/22	\$500,000	\$227,300	0.455	\$539,358	\$87,372	\$412,628	\$581,707	0.709	4,872	102.63
SOUTHGATE	53 009 03 0318 000	13344 DIX-TOLEDO	02/10/22	\$187,000	\$129,900	0.695	\$293,730	\$53,188	\$133,812	\$311,583	0.429	2,523	74.12
SOUTHGATE	53 015 02 0005 002	14703 ALLEN RD	09/18/20	\$380,000	\$245,700	0.647	\$569,899	\$62,649	\$317,351	\$657,060	0.483	7,080	53.67
SOUTHGATE	53 002 99 0001 704	11355 REECK RD	04/14/21	\$349,000	\$181,800	0.521	\$396,235	\$101,305	\$247,695	\$382,034	0.648	4,761	73.30
SOUTHGATE	53 001 06 1083 000	12880 NORTHLINE	02/18/22	\$335,000	\$167,700	0.501	\$374,611	\$80,918	\$254,082	\$380,431	0.668	4,740	70.68
SOUTHGATE	53 008 03 0354 000	12855 DIX-TOLEDO	09/24/21	\$205,000	\$101,600	0.496	\$226,390	\$54,655	\$150,345	\$222,455	0.676	3,080	66.56
SOUTHGATE	53 009 01 1957 004	13703 NORTHLINE	08/11/21	\$185,000	\$89,900	0.486	\$201,340	\$30,490	\$154,510	\$221,308	0.698	2,400	77.08
SOUTHGATE	53 005 99 0001 713	15750 NORTHLINE	05/20/21	\$850,000	\$643,800	0.757	\$865,372	\$324,699	\$525,301	\$700,354	0.750	6,705	126.77
SOUTHGATE	53 010 02 0191 301	14535 NORTHLINE	11/11/21	\$250,000	\$99,000	0.396	\$225,044	\$40,990	\$209,010	\$238,412	0.877	1,672	149.52
SOUTHGATE	53 009 03 0526 000	13247 DIX-TOLEDO	12/17/21	\$90,000	\$32,600	0.362	\$73,549	\$22,257	\$67,743	\$66,352	1.021	800	112.50
SOUTHGATE	53 009 01 1957 004	13703 NORTHLINE	01/20/22	\$283,900	\$89,900	0.317	\$201,340	\$30,490	\$253,410	\$221,308	1.145	2,400	118.29
SOUTHGATE	53 013 03 0004 000	13349 REECK CT	09/28/21	\$250,000	\$71,100	0.284	\$161,647	\$18,762	\$231,238	\$185,084	1.249	1,790	139.66
WYANDOTTE	57 003 08 0010 000	1645 FORT	11/30/21	\$142,000	\$93,700	0.660	\$201,190	\$77,541	\$64,459	\$160,167	0.402	1,230	115.45
WYANDOTTE	57 006 05 0176 300	1200 FORD	03/01/22	\$270,000	\$99,300	0.368	\$225,770	\$30,187	\$239,813	\$253,346	0.947	2,630	102.66
WYANDOTTE	57 015 11 0014 000	562 OAK	09/08/20	\$125,000	\$73,100	0.585	\$176,321	\$29,969	\$95,031	\$189,575	0.501	7,302	17.12
WYANDOTTE	57 016 05 0096 002	2211 FORT	02/22/22	\$575,000	\$200,600	0.349	\$432,845	\$94,110	\$480,890	\$438,776	1.096	4,494	127.95
WYANDOTTE	57 017 05 0438 302	2232 EUREKA	09/24/21	\$230,000	\$106,900	0.465	\$244,506	\$90,196	\$139,804	\$199,883	0.699	3,038	75.71

MULTI-RES

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
1.350	0.244	1.417	14.34%	38.01%	StdDev=	0.055

Median= 0.365

Avg Deviation= 0.045

Subtotals				\$4,162,500	\$1,582,000	0.382	\$3,773,154	\$454,154	\$3,708,346	\$2,747,029	1.417	61,104.00	\$72.21
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CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
FLAT ROCK	58 138 03 0003 002	29019 SHEEKS	03/15/22	\$175,000	\$59,900	0.342	\$138,071	\$9,800	\$165,200	\$107,881	1.531	2,197	79.65
WYANDOTTE	57 006 01 0002 000	1212 5TH	05/05/20	\$560,000	\$178,100	0.318	\$454,031	\$51,185	\$508,815	\$333,206	1.527	7,191	77.88
WYANDOTTE	57 007 99 0003 000	162 ANTOINE	04/30/21	\$725,000	\$336,300	0.464	\$759,970	\$98,775	\$626,225	\$546,894	1.145	12,606	57.51
WYANDOTTE	57 013 08 0069 000	1427 FORD	11/30/21	\$820,000	\$299,700	0.365	\$642,953	\$97,360	\$722,640	\$451,276	1.601	9,328	87.91
WYANDOTTE	57 017 16 0022 000	1451 OAK	08/30/21	\$375,000	\$166,700	0.445	\$393,452	\$61,195	\$313,805	\$274,820	1.142	6,408	58.52
WYANDOTTE	57 019 07 0038 002	4245 QUARRY	12/29/20	\$1,100,000	\$380,400	0.346	\$1,089,413	\$90,981	\$1,009,019	\$825,833	1.222	18,564	59.25
WYANDOTTE	57 021 10 0024 002	3414 13TH	06/17/20	\$407,500	\$160,900	0.395	\$295,264	\$44,858	\$362,642	\$207,118	1.751	4,810	84.72

COMMERCIAL MISCELLANEOUS

ECF Indicated	ECF Std Dev	ECF Avg	Coefficient of Variance	Overall Sale Ratio		
0.773	0.397	0.828	38.15%	47.31%	StdDev=	0.190

Median= 0.479

Avg Deviation= 0.137

Subtotals				\$9,253,400	\$4,377,500	0.497	\$9,560,725	\$2,744,824	\$6,508,576	\$8,416,291	0.828	100,671.00	\$106.43
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CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
SOUTHGATE	53 018 02 0124 000	14820 FORT ST	02/04/21	\$158,000	\$127,200	0.805	\$276,538	\$84,192	\$73,808	\$227,628	0.324	3,427	46.10
SOUTHGATE	53 011 01 0366 310	14167 DIX-TOLEDO	06/25/21	\$165,000	\$92,300	0.559	\$202,368	\$132,959	\$32,041	\$93,042	0.344	1,291	127.81
SOUTHGATE	53 018 04 0239 000	14550 FORT ST	02/28/22	\$275,000	\$300,400	1.092	\$486,100	\$154,146	\$120,854	\$346,146	0.349	2,549	107.89
SOUTHGATE	53 001 06 1150 001	13378 NORTHLINE	03/04/21	\$55,000	\$37,600	0.684	\$79,007	\$33,876	\$21,124	\$60,497	0.349	488	112.70
SOUTHGATE	53 009 03 0069 301	13536 DIX-TOLEDO	08/10/21	\$160,000	\$101,300	0.633	\$229,932	\$76,551	\$83,449	\$205,605	0.406	4,516	35.43
SOUTHGATE	53 009 03 0318 000	13344 DIX-TOLEDO	02/10/22	\$187,000	\$129,900	0.695	\$293,730	\$53,188	\$133,812	\$311,583	0.429	2,523	74.12
SOUTHGATE	53 008 03 0116 301	12100 DIX-TOLEDO	11/04/21	\$250,000	\$141,200	0.565	\$326,400	\$116,411	\$133,589	\$283,318	0.472	3,991	62.64
SOUTHGATE	53 015 02 0005 002	14703 ALLEN RD	09/18/20	\$380,000	\$245,700	0.647	\$569,899	\$62,649	\$317,351	\$657,060	0.483	7,080	53.67
SOUTHGATE	53 008 03 0294 000	12219 DIX-TOLEDO	03/09/21	\$150,000	\$91,800	0.612	\$209,799	\$37,802	\$112,198	\$230,559	0.487	4,905	30.58
SOUTHGATE	53 019 05 0008 300	15320 FORT ST	10/30/20	\$260,000	\$141,800	0.545	\$319,524	\$82,966	\$177,034	\$317,102	0.558	6,000	43.33
SOUTHGATE	53 002 99 0001 704	11355 REECK RD	04/14/21	\$349,000	\$181,800	0.521	\$396,235	\$101,305	\$247,695	\$382,034	0.648	4,761	73.30
SOUTHGATE	53 001 06 1083 000	12880 NORTHLINE	02/18/22	\$335,000	\$167,700	0.501	\$374,611	\$80,918	\$254,082	\$380,431	0.668	4,740	70.68
SOUTHGATE	53 008 03 0354 000	12855 DIX-TOLEDO	09/24/21	\$205,000	\$101,600	0.496	\$226,390	\$54,655	\$150,345	\$222,455	0.676	3,080	66.56
SOUTHGATE	53 009 03 0449 301	13275 DIX-TOLEDO	03/25/21	\$60,000	\$28,300	0.472	\$62,374	\$36,335	\$23,665	\$34,905	0.678	760	78.95
SOUTHGATE	53 009 01 1957 004	13703 NORTHLINE	08/11/21	\$185,000	\$89,900	0.486	\$201,340	\$30,490	\$154,510	\$221,308	0.698	2,400	77.08
SOUTHGATE	53 005 99 0001 713	15750 NORTHLINE	05/20/21	\$850,000	\$643,800	0.757	\$865,372	\$324,699	\$525,301	\$700,354	0.750	6,705	126.77
SOUTHGATE	53 017 02 0070 300	13248 FORT ST	05/20/21	\$200,000	\$85,100	0.426	\$194,434	\$34,999	\$165,001	\$213,910	0.771	3,920	51.02
SOUTHGATE	53 026 99 0001 003	14791 EUREKA	10/29/20	\$522,000	\$282,700	0.542	\$587,207	\$134,055	\$387,945	\$472,526	0.821	2,970	175.76
SOUTHGATE	53 010 99 0005 001	14715 NORTHLINE	11/20/20	\$400,000	\$178,900	0.447	\$372,003	\$149,174	\$250,826	\$298,698	0.840	5,200	76.92
SOUTHGATE	53 012 01 0006 000	14336 EUREKA	04/01/20	\$325,000	\$151,700	0.467	\$300,637	\$90,004	\$234,996	\$273,195	0.860	4,350	74.71
SOUTHGATE	53 010 02 0191 301	14535 NORTHLINE	11/11/21	\$250,000	\$99,000	0.396	\$225,044	\$40,990	\$209,010	\$238,412	0.877	1,672	149.52
SOUTHGATE	53 009 03 0201 000	13450 DIX-TOLEDO	02/09/22	\$240,000	\$103,200	0.430	\$225,847	\$81,263	\$158,737	\$180,730	0.878	3,968	60.48
SOUTHGATE	53 009 03 0526 000	13247 DIX-TOLEDO	12/17/21	\$90,000	\$32,600	0.362	\$73,549	\$22,257	\$67,743	\$66,352	1.021	800	112.50
SOUTHGATE	53 012 99 0031 001	14400 EUREKA	04/29/21	\$300,000	\$96,200	0.321	\$214,763	\$36,031	\$263,969	\$239,587	1.102	3,010	99.67
SOUTHGATE	53 021 01 0378 001	15067 EUREKA	01/21/22	\$390,000	\$169,800	0.435	\$351,464	\$106,104	\$283,896	\$255,850	1.110	1,589	245.44
SOUTHGATE	53 009 01 1957 004	13703 NORTHLINE	01/20/22	\$283,900	\$89,900	0.317	\$201,340	\$30,490	\$253,410	\$221,308	1.145	2,400	118.29
SOUTHGATE	53 020 01 0307 303	16240 FORT ST	06/09/20	\$1,050,000	\$80,100	0.076	\$903,811	\$240,560	\$809,440	\$691,607	1.170	3,380	310.65
SOUTHGATE	53 003 99 0010 003	11205 ALLEN RD	10/30/20	\$217,500	\$94,100	0.433	\$183,411	\$69,057	\$148,443	\$119,243	1.245	983	221.26
SOUTHGATE	53 013 03 0004 000	13349 REECK CT	09/28/21	\$250,000	\$71,100	0.284	\$161,647	\$18,762	\$231,238	\$185,084	1.249	1,790	139.66
SOUTHGATE	53 010 02 0244 000	13759 DIX-TOLEDO	11/09/20	\$250,000	\$59,900	0.240	\$141,555	\$40,248	\$209,752	\$131,227	1.598	2,135	117.10
SOUTHGATE	53 009 03 0209 000	13466 DIX-TOLEDO	07/01/20	\$125,000	\$37,800	0.302	\$75,864	\$32,012	\$92,988	\$56,877	1.635	1,304	95.86
SOUTHGATE	53 018 03 0203 000	14100 FORT ST	09/25/20	\$336,000	\$123,100	0.366	\$228,530	\$155,676	\$180,324	\$97,660	1.846	1,984	169.35