

COMMERCIAL AND INDUSTRIAL LAND VALUES AND ECF VALUES

2024 COMMERCIAL LAND VALUES

Due to the lack of commercial sales it was necessary to use other sales within Washtenaw County

The below vacant lot sales were used to determine the site values of:

Parcel	Address		Sale Date	Sale Amount	Acreage	
1 and 1.5 acres will be \$150,000 using these sales						
11-11-37-101-006	569 S. Huron St	Ypsilanti City	7/21/2021	350,000	0.96	
B -02-29-200-019	Whitmore Lake Rd	Northfield Twp	5/17/2021	40,000	0.99	
K -11-26-200-004	Tuttle Hill Rd	Ypsilanti Twp	12/29/2021	42,000	1.16	
L -12-01-100-001	2080 Golfside Rd	Pittsfield	1/28/2022	275,000	1.33	
19-19-36-255-016	800 Dexter St	City of Milan	6/14/2022	415,000	1.97	
K-11-01-340-008	2790 Holmes	Ypsilanti Twp	3/21/2022	20,000	1.96	
K-11-10-107-005	1308 E Michigan	Ypsilanti Twp	8/30/2022	17,989	0.67	
K-11-26-200-004	9050 Textile	Ypsilanti Twp	12/29/2021	42,000	1.13	
				Average	150,249	1.27

2 and 2.5 acres will be \$155,000 using these sales					
A -01-30-300-010	Pontiac Trail	Salem Twp	4/29/2021	105,000	2.50
H-08-20-200-022	Jackson Rd	Scio Twp	10/31/22	\$188,253	2.95
L-12-16-365-016	Concourse Dr	Pittsfield	6/9/2022	315,000	2.00
K-11-01-340-008	2790 Holmes	Ypsilanti Twp	3/21/2022	20,000	1.96
				Average	157,063

3 and 4 acres will be \$165,000 using these sales					
I -09-33-370-009	1709 State St	Ann Arbor Twp	11/1/2021	30,000	3.70
L -12-28-210-001	Harwood Dr	Pittsfield	12/16/2021	380,000	4.68
19-19-35-100-020	1259 Dexter Rd	City of Milan	1/6/2023	299,000	3.08
K-11-30-200-051	5010 Textile	Ypsilanti Twp	7/13/2022	75,000	3.09
K-11-16-360-009	7400 Kalitta Ct	Ypsilanti Twp	2/6/2023	95,000	3.18
A -01-30-300-010	Pontiac Trail	Salem Twp	4/29/2021	105,000	2.50
				Average	164,000

5 and 7 acres will be \$175,000 using these sales					
I -09-33-370-009	1709 State St	Ann Arbor Twp	11/1/2021	30,000	3.70
L -12-28-210-001	Harwood Dr	Pittsfield	12/16/2021	380,000	4.68
19-19-35-100-020	1259 Dexter Rd	City of Milan	1/6/2023	299,000	3.08
K-11-30-200-051	5010 Textile	Ypsilanti Twp	7/13/2022	75,000	3.09
K-11-16-360-009	7400 Kalitta Ct	Ypsilanti Twp	2/6/2023	95,000	3.18
				Average	175,800

10 acres will be \$200,000 using these sales					
H-08-20-200-022	Jackson Rd	Scio Twp	01/25/22	\$303,853	13.2
R -18-23-100-009	Braun Rd	Saline Twp	5/21/2021	200,000	18.42
L -12-32-100-022	7200 Moon Rd	Pittsfield Twp	10/5/2021	100,000	20.09
				Average	201,284

Many of our commercial properties are residential homes converted to commercial
 Used some large agricultural and residential land sales due to no commercial sales available in the below ranges

15 acres will be \$225,000 using these sales					
H-08-20-200-022	Jackson Rd	Scio Twp	01/25/22	\$303,853	13.2
L -12-32-100-022	7200 Moon Rd	Pittsfield Twp	10/5/2021	100,000	20.09
J-10-12-200-002	Warren	Superior Twp	01/14/22	\$276,440	33.92
				Average	226,764

20 and 25 acres will be \$260,000 and \$275,000 using these sales					
I -09-12-400-038	3685 N Dixboro	Ann Arbor Twp	4/20/2021	333,000	21.56
H-08-20-200-022	Jackson Rd	Scio Twp	01/25/22	\$303,853	13.2
R -18-23-100-009	Braun Rd	Saline Twp	5/21/2021	200,000	18.42
J-10-12-200-002	Warren	Superior Twp	01/14/22	\$276,440	33.92
				Average	278,323

30 and 40 acres will be \$320,000 and \$340,000 using these sales					
J -10-20-200-002	Cherry Hill Rd	Superior Twp	2/8/2022	320,000	40
J -10 29-200-006	Vreeland	Superior Twp	2/8/2022	340,480	42.56
I -09-12-400-038	3685 N Dixboro	Ann Arbor Twp	4/20/2021	333,000	21.56
				Average	331,160

50 acres will be \$400,000 using these sales					
J-10-12-200-004	Warren Rd	Superior Twp	1/14/2022	\$603,000	67.05
J -10-20-200-002	Cherry Hill Rd	Superior Twp	2/8/2022	320,000	40
J -10 29-200-006	Vreeland	Superior Twp	2/8/2022	340,480	42.56
J -10 29-200-006	Vreeland	Superior Twp	2/8/2022	340,480	42.56
				Average	400,990

100 acres will be \$770,000 using these sales

J-10-29-200-001	Vreeland Rd	Superior Twp	2/8/2022	720,000	90	402
J-10-20-300-001	Vreeland Rd	Superior Twp	02/08/22	\$956,000	119.5	402
J-10-28-200-006	Vreeland Rd	Superior Twp	05/13/22	\$412,500	96.9	102
J-10-20-100-002	Cherry Hill Rd	Superior Twp	12/17/21	\$1,000,000	161.84	102
			Average	772,125		

2024 INDUSTRIAL VACANT LAND VALUES

Due to the lack of industrial sales it was necessary to use other sales within Washtenaw & Wayne County

The below vacant lot sales were used to determine the site values of:

		1 and 1.5 Acres			\$ Per Acre	
Parcel	Street		Sale Date	Sale Amount	Acreage	Rounded/ Applied
K-11-17-363-029	585 Joe Hall Dr	Ypsilanti Twp	9/28/2021	64,632	1.36	229,560 220,000
18-12-30-430-990	Industrial Dr	Saline	7/13/2021	\$15,000	0.65	
06-06-12-249-003	620 E Industrial Dr	Chelsea	12/23/2021	125,000	1.35	
55-015-99-0010-000	37328 Van Born	Wayne	6/30/2021	130,000	1.38	
71-139-99-0005-701	42750 Yost	Canton	5/26/2022	265,000	0.57	
H-08-26-245-002	Little Lake Dr	Scio Twp	12/3/2021	185,000	1.2	
H-08-20-200-006	7405 Jackson Rd	Scio Twp	10/29/2021	60,000	0.78	
80-008-01-0052-000	6835 Metroplex	Romulus	4/14/2021	175,000	0.92	
71-143-99-0015-002	41290 Van Born Rd	Canton	11/30/2022	500,000	1.2	
D-04-02-400-011	9615 Dexter Pinkney	Dexter Twp	02/24/21	\$683,000	0.185	
			Totals>>>>	2,202,632	9.595	
			Average	220,263	0.96	
		2 Acres				
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	9/30/2022	200,000	2.7	
L -12-14-200-014	E Ellsworth Rd	Pittsfield	11/2/2021	550,000	3.16	
71-127-99-0025-703	Michigan Ave	Canton	09/12/22	\$212,187	3.02	
18-12-30-430-015	1328 Woodland Dr E	Saline	4/5/2022	125,000	3.2	
80-004-99-0020-000	Inkster Rd	Romulus	5/3/2021	90,000	3	
			Totals>>>>	1,177,187	15.08	
			Average	235,437		
		2.5 Acres				
076-03-0031-000	Glenwood Rd	Westland	5/24/2022	505,000	2.39	
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	9/30/2022	200,000	2.7	96,290 280,000
L -12-14-200-014	E Ellsworth Rd	Pittsfield	11/2/2021	550,000	3.16	
71-127-99-0025-703	Michigan Ave	Canton	09/12/22	\$212,187	3.02	
18-12-30-430-015	1328 Woodland Dr E	Saline	4/5/2022	125,000	3.2	
80-004-99-0020-000	Inkster Rd	Romulus	5/3/2021	90,000	3	
			Totals>>>>	1,682,187	17.47	
			Average	280,365	2.91	

		3 acres				
L -12-14-200-014	E Ellsworth Rd	Pittsfield	11/2/2021	550,000	3.16	
71-127-99-0025-703	Michigan Ave	Canton	09/12/22	\$212,187	3.02	
18-12-30-430-015	1328 Woodland Dr E	Saline	4/5/2022	125,000	3.2	
80-004-99-0020-000	Inkster Rd	Romulus	5/3/2021	90,000	3	
18-12-31-480-013	Beach Ct	Saline	1/25/2022	216,000	3.77	
18-12-31-205-016	Woodland Dr E	Saline	10/27/2021	270,000	4.23	
L-12-20-101-017	890 Avis Dr	Pittsfield	4/2/2021	450,000	3.85	
80-080-99-0003-000	Wahrman	Romulus	5/28/2021	80,000	4.86	
052-05-0020-000	Abruzzi Dr	Westland	7/1/2021	550,000	3.54	
71-128-99-0005-702	47725 Michigan Ave	Canton	7/25/2022	840,000	3.39	
H -08-19-100-012	7535 Jackson Rd	Scio Twp	09/15/21	\$499,900	4.88	
			Totals>>>>	3,883,087	40.9	94,941
			Average	353,008	3.72	350,000
		4 acres				
71 098 99 0028 708	2435 Haggerty Rd S	Canton	2/22/2022	735,000	4.85	
18-12-31-205-016	Woodland Dr E	Saline	10/27/2021	270,000	4.23	
80-080-99-0003-000	Wahrman	Romulus	5/28/2021	80,000	4.86	
H -08-19-100-012	7535 Jackson Rd	Scio Twp	09/15/21	499,900	4.88	
			Totals>>>>	1,584,900	18.82	84,214
			Average	396,225	4.705	395,000
		5 acres				
71 098 99 0028 708	2435 Haggerty Rd S	Canton	2/22/2022	735,000	4.85	
H -08-20-100-047	235 Metty Dr	Scio Twp	12/13/2022	864,600	5.76	
C -03-32-300-020	4144 Mast Rd	Webster	9/29/2021	330,000	7.09	
H -08-19-100-012	7535 Jackson Rd	Scio Twp	09/15/21	499,900	4.88	
80-079-99-0019-703	37270 Northline	Romulus	4/13/2022	387,000	5.16	
18-12-31-210-026	7181 N Maple Rd	Saline	8/3/2021	285,000	6.42	
08-03-32-390-007	7224 Joy Rd	Dexter City	05/17/22	280,808	5	
			Totals>>>>	3,382,308	39.16	86,372
			Average	483,187	5.59429	480,000

		7 acres				
71 098 99 0028 708	2435 Haggerty Rd S	Canton	2/22/2022	735,000	4.85	
C -03-32-300-020	4144 Mast Rd	Webster	9/29/2021	330,000	7.09	
18-12-31-210-026	7181 N Maple Rd	Saline	8/3/2021	285,000	6.42	
H -08-20-100-047	235 Metty Dr	Scio Twp	12/13/2022	864,600	5.76	
80-079-99-0019-703	37270 Northline	Romulus	4/13/2022	387,000	5.16	
			Totals>>>>	2,601,600	29.28	88,852
			Average	520,320	5.86	520,000
		10 acres				
71 045 99 0008 703	Warren Rd	Canton	10/1/2021	850,000	13.34	
71-141-99-0027-716	Lotz Rd	Canton	4/26/2021	90,000	12.34	
H-08-20-200-003&4	Jackson Rd	Scio Twp	1/21/2022	1,321,100	13.2	
H-08-19-400-024	Jackson Rd	Scio Twp	6/27/2022	480,000	9.99	
			Totals>>>>	2,741,100	48.87	56,090
			Average	685,275	12.22	685,000
		15 acres				
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	5/27/2022	375,000	18.99	
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	11/16/2021	800,000	19.82	
H -08-17-300-026	Marshall Rd	Scio Twp	12/13/2021	1,380,933	17.89	
H-08-20-200-003&4	Jackson Rd	Scio Twp	1/21/2022	1,321,100	13.2	
71-141-99-0027-716	Lotz Rd	Canton	4/26/2021	90,000	12.34	
			Totals>>>>	3,967,033	82.24	48,237
			Average	793,407	16	790,000
		20 acres				
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	5/27/2022	375,000	18.99	
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	11/16/2021	800,000	19.82	
H-08-19-100-059	7850 Jackson Rd	Scio Twp	12/7/2021	1,850,000	30.7	
			Totals>>>>	3,025,000	70	43,519
			Average	1,008,333	23.17	1,005,000

		50 acres				
J-10-20-200-002, & -003, J-10-20-300-001, J-10-29-200-001, & -006, J-10-30-400-037	Cherry Hill, Vreeland, Geddes	Superior Twp	2/8/2022	2,413,280	301.66	402
L -12-28-200-008	S State St.	Pittsfield	1/20/2022	2,100,000	21.60	97,222
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	11/16/2021	800,000	19.82	
H-08-19-100-059	7850 Jackson Rd	Scio Twp	12/7/2021	1,850,000	30.7	
H -08-17-300-026	Marshall Rd	Scio Twp	12/13/2021	1,380,933	17.89	
L -12-28-200-008	S State St.	Pittsfield	1/20/2022	2,100,000	21.60	
J-10-33-300-001	Leforge Rd	Superior Twp	3/7/2023	2,600,000	82.15	402
			Totals>>>>	13,244,213	495.42	26,733
			Average	1,892,030	70.77	1,900,000
		100 acres				
J-10-20-200-002, & -003, J-10-20-300-001, J-10-29-200-001, & -006, J-10-30-400-037	Cherry Hill, Vreeland, Geddes	Superior Twp	2/8/2022	2,413,280	301.66	402
J-10-33-300-001	Leforge Rd	Superior Twp	3/7/2023	2,600,000	82.15	402
71 127 99 0020 701	49000 Michigan Ave	Canton	10/1/2021	10,080,000	82.77	
L-12-14-400-008&-009	4700 Carpenter Rd	Pittsfield	8/19/2022	11,231,111	60.79	
02-14-03-100-028	1700 Brown Rd	Auburn Hills	10/8/2021	3,700,000	40.08	
			Totals>>>>	30,024,391	567.45	52,911
			Average	6,004,878	113.49	6,005,000
Some commercial and large residential sales were used due to lack of industrial sales available in higher ranges						

2024 INDUSTRIAL UNDER THE POWERLINES LAND VALUES

Due to the lack of industrial sales under powerlines it was necessary to use other sales within Washtenaw County

Most of the land under the powerlines is being farmed by local farmers

Below are two years of sales from 4-1-2021 through 3-31-2023 that were used to determine these land values.

Due to the lack of enough vacant land sales, additional county sales were used. The average of the sales were rounded and applied.

Parcel Number	Street Address	1/1.5/2/ &2.5 acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Determined
D -04-20-400-023	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$87,872	1.85	\$47,498		2024
J-10-30-150-033	5554 VREELAND	SUPERIOR TWP	4/30/2021	140,000	140,000	2.16	\$64,815	was	
				AVERAGE >>>>	\$113,936			100,000	115,000

Parcel Number	Street Address	3 and 4 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
D -04-20-400-022	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$109,465	3.04	\$36,008		2024
J -10-19-100-035	5680 CHERRY HILL RD	SUPERIOR TWP	08/02/21	\$150,000	\$150,000	3.21	\$46,729		
J-10-30-150-033	5554 VREELAND	SUPERIOR TWP	4/30/2021	140,000	140,000	2.16	\$64,815	was	
				AVERAGE >>>>	\$133,155			120,000	130,000

Parcel Number	Street Address	5 and 7 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
J-10-30-400-037	Geddes Rd	Superior Twp	2/8/2022	68,800	68,800	8.6	\$8,000		
J-10-33-400-015	1573 Prospect	Superior Twp	3/31/2021	159,150	159,150	10.61	\$15,000		
j -10-15-300-026	8563 Cherry Hill	Superior Twp	2/22/2022	169,000	169,000	7.638	\$22,126		
J-10-15-300-025	8541 Cherry Hill	Superior Twp	2/22/2022	165,000	165,000	5.961	\$27,680	was	
				AVERAGE >>>>	\$140,488			125,000	140,000

Parcel Number	Street Address	10 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
C-03-27-300-007	5470 Zeeb Rd	Webster Twp	4/8/2021	144,000	144,000	12.04	\$11,960		2024
J-10-31-400-015	6120 First St	Superior Twp	3/28/2022	155,000	155,000	9.41	\$16,472		
J-10-33-400-015	1573 Prospect	Superior Twp	3/31/2021	159,150	159,150	10.61	\$15,000	was	
				AVERAGE >>>>	152,717			150,000	150,000

Parcel Number	Street Address	15 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
C-03-27-300-007	5470 Zeeb Rd	Webster Twp	4/8/2021	144,000	144,000	12.04	\$11,960		2024
M -13-29-400-008	WEBER RD	LODI TWP	07/12/22	\$3,750,000	\$170,227	17.67	\$9,634		
D -04-28-400-030	ISLAND LAKE RD	DEXTER TWP	06/28/21	\$85,000	\$85,000	17.74	\$4,791		
T -20-21-200-015	HITCHINGHAM	AUGUSTA TWP	03/29/22	\$140,000	\$78,519	18.7	\$4,199		
T -20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000		
G -07-09-200-006	N FLETCHER RD	LIMA TWP	07/06/22	\$250,000	\$250,000	20.02	\$12,488		
R -18-23-100-009	Braun Rd	Saline Twp	5/21/2021	200,000	200,000	18.42	\$10,858	was	
				AVERAGE >>>>	161,107			155,000	160,000

Parcel Number	Street Address	20 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
M -13-29-400-008	WEBER RD	LODI TWP	07/12/22	\$3,750,000	\$170,227	17.67	\$9,634		2024
D -04-28-400-030	ISLAND LAKE RD	DEXTER TWP	06/28/21	\$85,000	\$85,000	17.74	\$4,791		
T -20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000		

G-07-09-200-006	N FLETCHER RD	LIMA TWP	07/06/22	\$250,000	\$250,000	20.02	\$12,488		
				AVERAGE >>>>	\$176,307			165,000	175,000

Parcel Number	Street Address	25 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
M-13-29-400-008	WEBER RD	LODI TWP	07/12/22	\$3,750,000	\$170,227	17.67	\$9,634		2024
D-04-28-400-030	ISLAND LAKE RD	DEXTER TWP	06/28/21	\$85,000	\$85,000	17.74	\$4,791		
T-20-21-200-015	HITCHINGHAM	AUGUSTA TWP	03/29/22	\$140,000	\$78,519	18.7	\$4,199		
T-20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000		
G-07-09-200-006	N FLETCHER RD	LIMA TWP	07/06/22	\$250,000		20.02	\$0		
M-13-29-400-007	WEBER RD	LODI TWP	07/12/22	\$210,939	\$210,939	22.97	\$9,183		
O-15-36-300-004	M-52	SHARON TWP	04/08/21	\$204,000	\$204,000	25.625	\$7,961		
B-02-28-400-005	NOLLAR RD	NORTHFIELD TWP	03/02/23	\$220,000	\$220,000	27.1	\$8,118		
M-13-10-300-006	5360 W ELLSWORTH RD	LODI TWP	07/07/21	\$340,000	\$340,000	28.95	\$11,744	was	
				AVERAGE >>>>	\$188,586			175,000	185,000

Parcel Number	Street Address	30 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
B-02-28-400-005	NOLLAR RD	NORTHFIELD TWP	03/02/23	\$220,000	\$220,000	27.1	\$8,118		2024
M-13-10-300-006	5360 W ELLSWORTH RD	LODI TWP	07/07/21	\$340,000	\$340,000	28.95	\$11,744		
B-02-33-400-021	5192 NOLLAR RD	NORTHFIELD TWP	12/13/21	\$171,500	\$171,500	30.95	\$5,541		
J-10-28-200-007	VREELAND RD	SUPERIOR TWP	05/13/22	\$550,000	\$149,802	32.29	\$4,639		
C-03-29-400-013	5300 Mast	Webster Twp	10/27/22	81,397	81,397	37.3	\$2,182	was	
				AVERAGE >>>>	\$192,540			190,000	190,000

Parcel Number	Street Address	40 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
O-15-21-400-007	PLEASANT LAKE	SHARON TWP	06/01/21	\$540,000	\$179,207	37.5	\$4,779		
C-03-09-300-002	8101 DONOVAN RD	WEBSTER TWP	07/27/21	\$300,000	\$300,000	40	\$7,500		
O-15-23-100-003	M 52 - VACANT	SHARON TWP	05/28/21	\$1,000,000	\$188,104	40	\$4,703	was	
				AVERAGE >>>>	\$222,437			215,000	220,000

Parcel Number	Street Address	50 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
O-15-11-100-003	6701 HASHLEY RD	SHARON TWP	04/15/22	\$426,000	\$426,000	53.91	\$7,902		2024
O-15-19-200-002	Prospect Hill Rd	SHARON TWP	06/09/22	\$300,000	\$300,000	60	\$5,000		
C-03-29-300-002	5151 MAST RD	WEBSTER TWP	10/27/22	\$328,500	\$147,344	67.47	\$2,184		
				AVERAGE >>>>	\$291,115			305,000	290,000

Parcel Number	Street Address	100 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	2023	Rounded/Used
O-15-11-100-003	6701 HASHLEY RD	SHARON TWP	04/15/22	\$426,000	\$426,000	53.91	\$7,902		2024
J-10-12-200-004	Warren Rd	Superior Twp	01/14/22	\$603,000	\$603,000	67.05	\$8,993		
J-10-28-200-006	7408 VREELAND RD	SUPERIOR TWP	05/13/22	\$550,000	\$550,000	129.19	\$4,257		
P-16-35-400-002	2340 W US-12 HWY	MANCHESTER TWP	09/15/21	\$475,000	\$475,000	107.316	\$4,426		
J-10-20-100-002	Cherry Hill	Superior Twp	12/17/21	\$1,000,000	\$1,000,000	161.84	\$6,179		
				AVERAGE >>>>	\$610,800			600,000	610,000

2024 COMMERCIAL PROPERTY ECF ADJUSTMENT

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Occupancy	Land Value	Other Parcels in Sale	Class	
CITY OF MILAN	19 19 35 455 012	9 WABASH ST	12/07/2022	\$195,000	PTA	03 ARMS LENGTH	\$195,000	\$331,000	169.74	\$668,235	\$25,255	\$169,745	\$622,403	0.273	4,598	\$	36.92	49.15267	Bank - Branch	\$5,998		201
PITTSFIELD TWP	L 12 20 101 011	5405 DATA CT	03/17/2023	\$2,764,999	CD	03 ARMS LENGTH	\$2,764,999	\$3,130,800	113.23	\$6,999,453	\$726,514	\$2,038,485	\$6,155,975	0.331	35,084	\$	58.10	43.311267	Office Buildings	\$534,572		201
YPSILANTI TWP	K 11 06 478 004	2170 PACKARD	11/29/22	\$499,000	WD	03 ARMS LENGTH	\$499,000	\$308,600	61.84	\$861,277	\$348,954	\$150,046	\$373,686	0.402	2,632	\$	57.01	36.27223	Bank - Branch	\$304,449		201
SALINE	18 12 31 210 021	700 WOODLAND DR EAST	05/21/21	\$774,785	WD	03 ARMS LENGTH	\$774,785	\$726,200	93.73	\$1,452,440	\$256,107	\$518,678	\$394,333	0.434	8,984	\$	57.73	33.069539	Medical Office Buildings	\$141,599		201
PITTSFIELD TWP	L 12 20 100 006	625 AVIS DR	04/21/2021	\$3,000,000	WD	03 ARMS LENGTH	\$3,000,000	\$2,914,700	97.16	\$5,280,996	\$1,261,697	\$1,738,303	\$3,944,356	0.441	48,673	\$	35.71	32.354551	Office Buildings	\$1,086,518		201
SALINE	18 12 31 210 022	760 WOODLAND DR EAST	05/21/21	\$900,215	WD	03 ARMS LENGTH	\$900,215	\$841,300	93.46	\$1,682,623	\$218,856	\$681,359	\$1,463,767	0.465	19,992	\$	34.08	29.876869	Office Buildings	\$141,578		201
CITY OF YPSILANTI	11 11 15 225 001	740 EMERICK	03/03/23	\$346,000	PTA	03 ARMS LENGTH	\$346,000	\$173,000	50.00	\$409,439	\$109,709	\$236,391	\$456,210	0.518	5,840	\$	40.46	14.630844	Office Buildings	\$101,459		201
PITTSFIELD TWP	L 12 01 200 018	2045 HOGBACK RD	12/13/2022	\$650,000	LC	03 ARMS LENGTH	\$650,000	\$402,600	61.94	\$867,456	\$388,321	\$261,679	\$470,201	0.357	6,316	\$	41.43	20.77261	Office Buildings	\$331,280		201
CITY OF YPSILANTI	11 11 40 481 019	300 W Michigan Ave	6/16/2022	\$2,600,000	PTA	Partial Assesment	\$2,600,000	\$0	0.00	\$3,137,920	\$137,280	\$2,462,720	\$4,350,090	0.566	247,471	\$	9.95	19.812111	Office	\$137,280		201
PITTSFIELD TWP	L 12 20 101 021	710 AVIS DR	09/29/2022	\$4,185,868	CD	03 ARMS LENGTH	\$4,185,868	\$2,821,400	67.40	\$6,254,828	\$924,811	\$3,261,057	\$5,230,634	0.623	47,114	\$	69.22	14.079844	Office Buildings	\$630,302		201
PITTSFIELD TWP	L 12 27 100 018	6180 MICHIGAN AVE	02/17/2023	\$561,000	WD	03 ARMS LENGTH	\$561,000	\$313,800	55.94	\$658,669	\$367,026	\$193,974	\$286,205	0.678	1,780	\$	108.97	8.6506957	Medical Office Buildings	\$322,054		201
YPSILANTI TWP	K 11 21 300 034	5718 WHITTAKER	01/12/23	\$205,000	WD	03 ARMS LENGTH	\$205,000	\$114,300	55.76	\$295,964	\$113,564	\$91,436	\$133,139	0.687	1,532	\$	59.68	7.7480961	Medical Office Buildings	\$112,633		201
PITTSFIELD TWP	L 12 01 200 017	2035 HOGBACK RD	01/19/2022	\$662,500	WD	03 ARMS LENGTH	\$662,500	\$366,900	55.38	\$886,009	\$148,933	\$513,567	\$723,332	0.710	5,400	\$	95.11	5.425016	Office Buildings	\$115,668		201
SALINE	18 12 31 490 002	1020 E MICHIGAN AVE	04/23/21	\$1,200,000	WD	03 ARMS LENGTH	\$1,200,000	\$742,000	61.83	\$1,484,042	\$377,831	\$822,169	\$1,106,211	0.743	11,960	\$	68.74	2.1022112	Office Buildings	\$301,871		201
CHELSEA	06 06 12 477 002	515 S MAIN ST	08/26/21	\$279,732	WD	19 MULTIPARCEL ARM'S LENGTH	\$279,732	\$208,400	74.50	\$471,042	\$54,015	\$225,717	\$298,303	0.757	2,328	\$	96.96	0.7581699	Medical Office Buildings	\$50,000	06 06 12 477 003	201
						Office Buildings - Refinement																
NORTHFIELD TWP	B 02 05 254 021	9555 MAIN ST	09/23/20	\$135,000	WD	03 ARMS LENGTH	\$135,000	\$46,200	34.22	\$114,776	\$16,827	\$118,173	\$148,408	0.796	644	\$	183.50	3.201916	Atrium/Vestibules	\$12,528		201
YPSILANTI TWP	K 11 21 300 042	5570 WHITTAKER	03/28/22	\$2,360,000	CD	19 MULTIPARCEL ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$	72.05	3.4540802	Medical Office Buildings	\$594,668	K 11 21 300 041	201
PITTSFIELD TWP	L 12 01 100 030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19 MULTIPARCEL ARM'S LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$1,787,901	\$4,248,755	\$5,085,572	0.835	50,966	\$	83.36	7.1200798	Medical Office Buildings	\$1,412,007	L 12 01 100 029	201
PITTSFIELD TWP	L 12 08 31 012	1161 OAK VALLEY DR	04/25/2022	\$1,900,000	WD	03 ARMS LENGTH	\$1,900,000	\$957,100	50.37	\$2,118,932	\$404,940	\$1,495,060	\$1,682,033	0.889	12,108	\$	123.48	12.458913	Office Buildings	\$326,192		201
CHELSEA	06 06 12 477 003	515 S MAIN ST	08/26/21	\$340,268	WD	19 MULTIPARCEL ARM'S LENGTH	\$340,268	\$253,500	74.50	\$574,424	\$5,001	\$335,267	\$371,354	0.902	2,899	\$	115.65	13.808528	Medical Office Buildings	\$50,000	06 06 12 477 002	201
SALINE	18 12 31 120 001	1235 INDUSTRIAL DR	07/01/22	\$265,000	WD	03 ARMS LENGTH	\$265,000	\$137,300	51.81	\$274,628	\$48,633	\$216,367	\$225,999	0.957	2,208	\$	97.99	19.314536	Medical Office Buildings	\$40,000		207
CHELSEA	06 06 12 477 004	515 S MAIN ST	03/21/22	\$210,000	PTA	03 ARMS LENGTH	\$210,000	\$119,300	56.81	\$266,430	\$52,063	\$157,937	\$153,328	1.030	1,197	\$	131.94	26.574054	Medical Office	\$50,000		201
SALINE	18 12 31 391 004	151 KEVELING DR	11/11/22	\$195,000	QC	03 ARMS LENGTH	\$195,000	\$93,900	48.15	\$187,833	\$30,585	\$164,415	\$157,248	1.046	1,000	\$	164.42	28.132576	Office Buildings	\$23,455		207
NORTHFIELD TWP	B 02 05 328 019	9419 MAIN ST	02/28/20	\$100,000	LC	03 ARMS LENGTH	\$100,000	\$38,500	38.50	\$85,722	\$63,816	\$36,184	\$33,191	1.090	600	\$	60.31	32.592312	Office Buildings	\$61,317		201
CITY OF YPSILANTI	11 11 40 483 012	127 N Washington St	9/8/2023	\$160,000	WD	Arms Length	\$160,000	\$47,000	29.38	\$98,040	\$20,446	\$139,554	\$118,103	1.182	1,586	\$	87.99	41.737766	Office	\$20,310		201
CITY OF YPSILANTI	11 11 09 109 007	201 N Park St	3/10/2021	\$650,000	WD	Multi Parcel Sale Ref	\$650,000	\$166,400	25.60	\$409,211	\$40,544	\$609,456	\$509,701	1.196	8,020	\$	75.99	43.146085	Office	\$74,337	11 09 109 006	201
CHELSEA	06 06 12 182 009	114 N MAIN ST	12/15/21	\$775,000	PTA	03 ARMS LENGTH	\$775,000	\$378,900	48.89	\$869,484	\$133,737	\$641,263	\$518,132	1.238	6,459	\$	99.28	47.339215	Office	\$133,737		201
CHELSEA	06 06 12 475 010	128 VAN BUREN	07/29/22	\$775,000	PTA	03 ARMS LENGTH	\$775,000	\$390,000	50.32	\$825,175	\$288,429	\$486,571	\$387,515	1.256	4,462	\$	109.05	49.136656	Medical Office	\$249,659		201
	28	Totals:		\$42,787,117			\$32,726,023	\$20,436,700		\$48,012,480	\$23,814,587	\$38,455,485			\$81.25	\$	14.4975					
							Sale Ratio =>	62.45						0.619			Std. Deviation=>	0.29				
							Std. Dev. =>	32.32						0.764			Ave. Variance=>	23.4298		Coefficient of Var=>	30.657124	

Due to the lack of commercial sales it was necessary to use other sales within Washtenaw County

These sales were used for the residential buildings used for commercial-ECF of: 0.619

2024 COMMERCIAL HOSPITAL ECF ADJUSTMENT

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	DEV BY \$/SQ FT MEAN (%)	Occupancy	Land Value	Other Parcels in Sale	Class
CHELSEA	06-06-12-182-009	114 N MAIN ST	12/15/21	\$775,000	PTA	03-ARMS LENGTH	\$775,000	\$378,900	48.89	\$869,484	\$133,737	\$641,263	\$518,132	1.238	6,459	99.28 17.10379	Office	\$133,737		201
CHELSEA	06-06-12-475-010	128 VAN BUREN	07/29/22	\$775,000	PTA	03-ARMS LENGTH	\$775,000	\$390,000	50.32	\$825,175	\$288,429	\$486,571	\$387,515	1.256	4,462	109.05 18.90123	Medical Office	\$249,659		201
CHELSEA	06-06-12-477-001	515 S MAIN ST	06/01/23	\$390,000	PTA	03-ARMS LENGTH	\$390,000	\$133,000	34.10	\$273,903	\$52,135	\$337,865	\$158,632	2.130	1,238	272.91 106.326	Medical - Office Buildings	\$50,000		201
CHELSEA	06-06-12-477-002	515 S MAIN ST	08/26/21	\$279,732	WD	19-MULTI PARCEL ARMS LENGTH	\$279,732	\$208,400	74.50	\$471,042	\$54,015	\$225,717	\$298,303	0.757	2,328	96.96 30.99359	Medical - Office Buildings	\$50,000	06-06-12-477-003	201
CHELSEA	06-06-12-477-003	515 S MAIN ST	08/26/21	\$340,268	WD	19-MULTI PARCEL ARMS LENGTH	\$340,268	\$253,500	74.50	\$574,434	\$5,001	\$335,267	\$371,554	0.902	2,899	115.05 16.4269	Medical - Office Buildings	\$50,000	06-06-12-477-002	201
CHELSEA	06-06-12-477-004	515 S MAIN ST	03/21/22	\$210,000	PTA	03-ARMS LENGTH	\$210,000	\$119,300	56.81	\$266,430	\$52,063	\$157,937	\$153,338	1.030	1,197	131.94 3.66136	Medical Office	\$50,000		201
CHELSEA	06-06-13-450-010	1513 S MAIN ST	09/15/21	\$1,250,000	WD	03-ARMS LENGTH	\$1,250,000	\$360,600	28.85	\$828,556	\$237,377	\$1,012,623	\$422,875	2.395	5,431	186.45 132.8009	Medical Office	\$220,475		201
QTY OF MILAN	19-19-35-100-017	870 ARKONA RD	12/27/2021	\$8,099,250	PTA	03-ARMS LENGTH	\$8,099,250	\$1,251,600	15.45	\$2,734,065	\$76,271	\$8,022,979	\$2,356,200	3.405	22,644	354.31 233.8444	Medical - Office Buildings	\$60,726		201
QTY OF MILAN	19-19-35-455-012	9 WABASH ST	12/07/2022	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$331,000	169.74	\$668,235	\$25,255	\$169,745	\$622,403	0.273	4,598	36.92 79.38809	Banks - Branch	\$5,998		201
QTY OF YPSILANTI	11-11-09-109-007	201 N Park St	3/1/2021	\$650,000	WD	Multi Parcel Sale Ref	\$650,000	\$166,400	25.60	\$409,211	\$40,544	\$609,456	\$509,701	1.196	8,020	75.99 12.91066	Office	\$74,337	11-09-109-006	201
QTY OF YPSILANTI	11-11-15-225-001	740 EMERICK	03/03/23	\$346,000	PTA	03-ARMS LENGTH	\$346,000	\$173,000	50.00	\$409,439	\$109,709	\$236,291	\$456,210	0.518	5,840	40.46 54.86627	Office Buildings	\$101,459		201
QTY OF YPSILANTI	11-11-39-330-010	576 S MANSFIELD	03/31/23	\$550,000	PTA	03-ARMS LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	65.62 26.07357	Office Buildings	\$67,448		201
QTY OF YPSILANTI	11-11-40-481-019	300 W Michigan Ave	6/16/2022	\$2,600,000	PTA	Partial Assessmet	\$2,600,000	\$0	0.00	\$3,137,920	\$137,280	\$2,462,720	\$4,390,090	0.566	247,471	9.95 50.04754	Office	\$137,280		201
QTY OF YPSILANTI	11-11-40-483-012	127 N Washington St	9/8/2023	\$160,000	WD	Arms Length	\$160,000	\$47,000	29.38	\$98,040	\$20,446	\$139,554	\$118,103	1.182	1,586	87.99 11.50234	Office	\$20,310		201
SALINE	18-12-31-210-022	760 WOODLAND DR EAST	05/21/21	\$900,215	WD	03-ARMS LENGTH	\$900,215	\$841,300	93.46	\$1,682,623	\$218,856	\$681,359	\$1,463,767	0.465	19,992	34.08 60.11229	Office Buildings	\$141,578		201
PITTSFIELD TWP	L-12-01-200-018	2045 HOGBACK RD	12/13/2022	\$650,000	LC	03-ARMS LENGTH	\$650,000	\$402,600	61.94	\$867,456	\$388,321	\$261,679	\$470,201	0.557	6,316	41.43 5.10903	Office Buildings	\$331,280		201
PITTSFIELD TWP	L-12-20-101-021	710 AVIS DR	09/29/2022	\$4,185,868	CD	03-ARMS LENGTH	\$4,185,868	\$2,821,400	67.40	\$6,254,828	\$924,811	\$3,261,057	\$5,230,634	0.623	47,114	69.22 44.31527	Office Buildings	\$630,302		201
PITTSFIELD TWP	L-12-27-100-018	6180 MICHIGAN AVE	02/17/2023	\$561,000	WD	03-ARMS LENGTH	\$561,000	\$313,800	55.94	\$658,669	\$367,026	\$93,974	\$286,205	0.678	1,780	108.97 38.88612	Medical - Office Buildings	\$322,054		201
YPSILANTI TWP	K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$114,300	55.76	\$295,964	\$113,564	\$193,436	\$133,139	0.687	1,532	59.68 37.98352	Medical - Office Buildings	\$112,633		201
PITTSFIELD TWP	L-12-01-200-017	2035 HOGBACK RD	01/19/2022	\$662,500	WD	03-ARMS LENGTH	\$662,500	\$366,900	55.38	\$886,009	\$148,933	\$513,567	\$723,332	0.710	5,400	95.11 35.66044	Office Buildings	\$115,668		201
SALINE	18-12-31-490-002	1020 E MICHIGAN AVE	04/23/21	\$1,200,000	WD	03-ARMS LENGTH	\$1,200,000	\$742,000	61.83	\$1,484,042	\$377,831	\$822,169	\$1,106,211	0.743	11,960	68.74 32.33764	Office Buildings	\$301,871		201
NORTHFIELD TWP	B-02-05-254-021	9555 MAIN ST	09/23/20	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$46,200	34.22	\$114,776	\$16,827	\$118,173	\$118,408	0.796	644	183.50 27.03351	Office Buildings - Refinement	\$12,528		201
YPSILANTI TWP	K-11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000	CD	19-MULTI PARCEL ARMS LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$509,641	\$1,800,359	\$2,253,850	0.799	24,988	72.05 26.78134	Medical - Office Buildings	\$554,668	K-11-21-300-041	201
YPSILANTI TWP	K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARMS LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	44.75 23.34761	Medical - Office Buildings	\$164,119		201
PITTSFIELD TWP	L-12-01-100-030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARMS LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$1,787,901	\$4,248,755	\$5,085,572	0.835	50,966	83.36 23.11534	Medical - Office Buildings	\$1,412,007	L-12-01-100-029	201
PITTSFIELD TWP	L-12-08-310-012	1161 OAK VALLEY DR	04/25/2022	\$1,900,000	WD	03-ARMS LENGTH	\$1,900,000	\$957,100	50.37	\$2,118,932	\$404,940	\$1,495,060	\$1,682,033	0.889	12,108	123.48 17.77651	Office Buildings	\$326,192		201
SALINE	18-12-31-120-001	1235 INDUSTRIAL DR	07/01/22	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$137,300	51.81	\$274,628	\$48,633	\$216,367	\$225,995	0.957	2,208	97.99 10.92089	Medical - Office Buildings	\$40,030		207
SALINE	18-12-31-391-004	151 KEVELING DR	11/11/22	\$195,000	QC	03-ARMS LENGTH	\$195,000	\$93,900	48.15	\$187,833	\$30,585	\$164,415	\$157,248	1.046	1,000	164.42 2.102848	Office Buildings	\$23,455		207
NORTHFIELD TWP	B-02-05-328-019	9419 MAIN ST	02/28/20	\$100,000	LC	03-ARMS LENGTH	\$100,000	\$38,500	38.50	\$85,722	\$63,816	\$36,184	\$33,191	1.090	600	60.31 2.356888	Office Buildings	\$61,317		201
PITTSFIELD TWP	L-12-01-401-018	4949 WASHITENAW AVE	10/11/2022	\$1,175,000	WD	03-ARMS LENGTH	\$1,175,000	\$440,200	37.46	\$949,304	\$321,115	\$853,885	\$616,475	1.385	5,056	168.89 31.85027	Medical - Office Buildings	\$288,827		201
YPSILANTI TWP	K-11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	WD	03-ARMS LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	42.98 33.72465	Office Buildings	\$294,059		201
NORTHFIELD TWP	B-02-05-328-019	9419 MAIN ST	01/26/21	\$111,000	WD	03-ARMS LENGTH	\$111,000	\$39,100	35.23	\$85,722	\$63,816	\$47,184	\$33,191	1.422	600	78.64 35.4884	Office Buildings	\$61,317		201
PITTSFIELD TWP	L-12-01-100-029	4918 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARMS LENGTH	\$10,061,094	\$3,184,100	19.78	\$7,127,752	\$1,787,901	\$8,273,193	\$5,085,572	1.627	50,966	162.33 56.01908	Medical - Office Buildings	\$1,412,007	L-12-01-100-030	201

Totals:							\$48,683,583	\$19,764,700		\$47,536,338	\$39,254,739	\$37,002,203	1.061	\$104.35	0.5730							
							Sale. Ratio =>	40.60							Std. Deviation=>	0.62						
							Std. Dev. =>	29.31							Ave. Variance=>	41.9902					Coefficient of Var=>	39.3680668

Due to the lack of commercial sales it was necessary to use other sales within Washtenaw County

These sales were used to determine the commercial hospital ECF of: 1.061

2024 RESIDENTIAL BUILDINGS USED AS COMMERCIAL PROPERTY ECF ADJUSTMENT

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Occupancy	Land Value	Class	
SALINE	18-12-31-490-002	1020 E MICHIGAN AVE	04/23/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$742,000	61.83	\$1,484,042	\$377,831	\$822,169	\$1,106,211	0.743	11,960	\$	68.74	44.24393	Office Buildings	\$301,871	201
NORTHFIELD TWP	B-02-05-254-021	9555 MAIN ST	09/23/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,200	34.22	\$114,776	\$16,827	\$118,173	\$148,408	0.796	644	\$	183.50	38.93981	Office Buildings - Refinement	\$12,528	201
PITTSFIELD TWP	L-12-08-310-012	1161 OAK VALLEY DR	04/25/2022	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$957,100	50.37	\$2,118,932	\$404,940	\$1,495,060	\$1,682,033	0.889	12,108	\$	123.48	29.68281	Atrium/Vestibules	\$326,192	201
SALINE	18-12-31-391-004	151 KEVELING DR	11/11/22	\$195,000	QC	03-ARM'S LENGTH	\$195,000	\$93,900	48.15	\$187,833	\$30,585	\$164,415	\$157,248	1.046	1,000	\$	164.42	14.00915	Office Buildings	\$23,455	207
NORTHFIELD TWP	B-02-05-328-019	9419 MAIN ST	02/28/20	\$100,000	LC	03-ARM'S LENGTH	\$100,000	\$38,500	38.50	\$85,722	\$63,816	\$36,184	\$33,191	1.090	600	\$	60.31	9.549411	Office Buildings	\$61,317	201
CITY OF YPSILANTI	11-11-40-483-012	127 N Washington St	9/8/2023	\$160,000	WD	Arms Length	\$160,000	\$47,000	29.38	\$98,040	\$20,446	\$139,554	\$118,103	1.182	1,586	\$	87.99	0.403956	Office	\$20,310	201
NORTHFIELD TWP	B-02-08-250-016	8505 MAIN ST	09/30/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$204,900	26.27	\$431,161	\$223,378	\$556,622	\$314,823	1.768	7,150	\$	77.85	58.23783	Office Buildings	\$209,376	201
PITTSFIELD TWP	L-12-01-327-001	4158 WASHTEAW AVE	05/09/2022	\$642,000	WD	03-ARM'S LENGTH	\$642,000	\$195,300	30.42	\$427,206	\$197,434	\$444,566	\$225,487	1.972	2,448	\$	181.60	78.59124	Office Buildings	\$136,080	201
B Totals:							\$5,112,000	\$2,324,900		\$4,947,712		\$3,776,743	\$3,785,504			\$	\$118.49	18.7984			
							Sale. Ratio =>	45.48			E.C.F. =>	0.998			Std. Deviation=>	0.45					
							Std. Dev. =>	12.42			Ave. E.C.F. =>	1.186			Ave. Variance=>	34.2073			Coefficient of Var=>	28.8506	

Due to the lack of commercial sales it was necessary to use other sales within Washtenaw County

These sales were used for the residential buildings used for commercial-ECF of: 0.998

2024 SUTTON RIDGE APARTMENTS ECF ADJUSTMENT

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Occupancy	Land Value	Other Parcels in Sale	Class	
NORTHFIELD TWP	B-02-05-365-001	9275 BROOKSIDE DR	04/12/19	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$99,300	52.26	\$274,974	\$72,320	\$117,680	\$307,052	0.383	3,220	\$	36.55	59.62097	Multiple Residences	\$72,320		201
CITY OF YPSILANTI	11-11-09-405-042	120 S PROSPECT	04/05/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$283,000	46.39	\$373,412	\$67,950	\$542,050	\$619,598	0.875	9,120	\$	59.44	10.46858	Apartment	\$55,000		201
YPSILANTI TWP	K-11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	20-MULTI PARCEL SALE REF	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$	66.62	5.805436	Apartment	\$119,934	K-11-06-479-007	201
CITY OF MILAN	S3 040 220 40	496 REDMAN RD	10/30/2020	\$443,700	PTA	03-ARM'S LENGTH	\$443,700	\$106,300	23.96	\$280,598	\$49,074	\$394,626	\$378,307	1.043	4,983	\$	79.19	6.36097	Apartment	\$41,535		201
NORTHFIELD TWP	B-02-05-365-001	9275 BROOKSIDE DR	09/08/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$99,300	24.83	\$274,974	\$72,320	\$327,680	\$307,052	1.067	3,220	\$	101.76	8.765358	Multiple Residences	\$72,320		201
SALINE	18-18-01-116-005	207 S HARRIS ST	10/07/22	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000	\$999,400	46.48	\$1,998,828	\$127,246	\$2,022,754	\$1,871,582	1.081	18,228	\$	110.97	10.12451	Apartment	\$104,799		201
PITTSFIELD TWP	L-12-01-100-037	2224 GOLFSIDE RD	10/03/2022	\$18,750,000	CD	03-ARM'S LENGTH	\$18,750,000	\$6,218,900	33.17	\$24,745,287	\$1,854,201	\$16,895,799	\$14,369,796	1.176	168,450	\$	100.30	19.62584	Apartment	\$1,501,366		201
YPSILANTI TWP	K-11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$	46.90	31.02431	Multiple Residences	\$191,204		201
B Totals:							\$24,813,700	\$8,821,500		\$30,671,974		\$22,234,249	\$19,627,422			\$	\$75.22	15.3288				
							Sale. Ratio =>	35.55			E.C.F. =>	1.133			Std. Deviation=>	0.27						
							Std. Dev. =>	13.38			Ave. E.C.F. =>	0.980			Ave. Variance=>	18.9752			Coefficient of Var=>	19.3718407		

Due to the lack of commercial sales it was necessary to use other sales within Washtenaw County

These sales were used for an apartment commercial ECF of: 0.980

2024 INDUSTRIAL ECF ADJUSTMENT

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Occupancy	Land Value	Other Parcels in Sale	Class	
CITY OF YPSILANTI	11 11 04 461 002	12 E FOREST	02/28/2023	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$	10.15	34.5789	Industrial - Light Manufacturing	\$102,400		30.1
SALINE	18 12 31 210 025	960 WOODLAND DR EAST	03/01/2023	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$	23.63	1.710067	Industrial - Light Manufacturing	\$692,863		30.1
CITY OF YPSILANTI	11 11 39 335 006	535 S MANSFIELD	11/25/2022	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$178,760	\$2,996,240	\$2,354,291	1.273	42,880	\$	69.88	38.01823	Industrial - Light Manufacturing	\$178,760		30.1
PITTSFIELD TWP	L 12 16 103 043	1050 HIGHLAND DR	04/08/2021	\$3,543,889	WD	03-ARM'S LENGTH	\$3,543,889	\$925,800	26.12	\$3,402,707	\$617,895	\$2,925,994	\$2,106,514	1.389	28,929	\$	101.14	49.65322	Industrial - Engineering	\$528,018		20.1
PITTSFIELD TWP	L 12 16 101 022	4220 VARSITY DR	04/08/2021	\$3,543,889	WD	03-ARM'S LENGTH	\$3,543,889	\$917,500	25.89	\$3,351,751	\$648,996	\$2,894,893	\$2,044,444	1.416	28,929	\$	100.07	52.34909	Industrial - Engineering	\$562,459		20.1
NORTHFIELD TWP	B 02 05 328 019	9419 MAIN ST	01/26/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$39,100	35.23	\$85,722	\$63,816	\$47,184	\$33,191	1.422	600	\$	78.64	15.1113	Office Buildings	\$61,317		20.1
PITTSFIELD TWP	L 12 01 100 029	4918 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARM'S LENGTH	\$10,061,094	\$3,184,100	19.78	\$7,127,752	\$1,787,901	\$8,273,193	\$5,085,572	1.627	50,966	\$	162.33	5.40938	Medical - Office Buildings	\$1,412,007	L-12-01-100-030	20.1
NORTHFIELD TWP	B 02 08 250 016	8505 MAIN ST	09/30/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$204,900	26.27	\$431,161	\$223,378	\$556,622	\$314,823	1.768	7,150	\$	77.85	19.53443	Office Buildings	\$209,376		20.1
PITTSFIELD TWP	L 12 01 327 001	4158 WASHTENAW AVE	05/09/2022	\$642,000	WD	03-ARM'S LENGTH	\$642,000	\$195,300	30.42	\$427,206	\$197,434	\$444,566	\$225,487	1.972	2,448	\$	181.60	39.88784	Office Buildings	\$136,080		20.1
CITY OF MILAN	19 19 35 100 017	870 ARKONARD	12/27/2021	\$8,099,250	PTA	03-ARM'S LENGTH	\$8,099,250	\$1,251,600	15.45	\$2,734,065	\$76,271	\$8,022,979	\$2,356,200	3.405	22,644	\$	354.31	183.2347	Medical - Office Buildings	\$60,726		20.1

10 Totals:							\$39,442,778	\$33,406,122	\$9,177,100	\$22,659,150	\$28,721,423	\$17,734,319	\$115.96	4.6836								
							Sale. Ratio=>	27.47			E.C.F.=>	1.620	Std. Deviation=>		0.76							
							Std. Dev. =>	13.18			Ave. E.C.F. =>	1.573	Ave. Variance=>		43.9487	Coefficient of Var=>		27.9446977				

These sales were used to determine the industrial ECF of: 1.620

Some commercial sales were added in to this sales study. We have only 2 parcels with industrial buildings. One is a research and development engineering building that is mostly offices. Due to the lack of industrial sales it was necessary to use other sales within Washtenaw County

Outliers not used. Did not represent the value

PITTSFIELD TWP	L 12 08 400 009	760 STATE CIR	09/02/22	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$773,676	\$326,530	\$1,473,470	\$557,538	2.643	16,000	\$	92.09	264.2815	287680	Warehouses - Distribution		30.1
YPSILANTI TWP	K 11 17 361 021	660 JAMES L HART	3/10/2023	\$5,463,504	WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	185.6188					20.1
YPSILANTI TWP	K 11 14 487 017	1990 MCCARTNEY	03/17/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$39,900	25.74	\$107,979	\$18,603	\$136,397	\$74,026	1.843	2,154	\$	63.32	43.8717		\$18,603		20.1