

## 2025 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
<b>1 and 1.5 acres will be \$160,000 using these sales</b>					
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
143-01-0106-000	9106 Middlebelt	Livonia	9/1/2022	149,000	1.48
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	9/30/2022	200,000	2.70
71-036-01-0016-701	Canton Center N	Canton Twp	11/15/2022	172,500	0.78
K-11-36-400-005	7954 Rawsonville	Ypsilanti Twp	1/12/2024	68,000	1.00
j-10-18-155-014	5387 Plymouth-Ann Arbor F	Superior Twp	5/31/2023	235,000	1.53
K-11-10-107-005	1308 E Michigan	Ypsilanti Twp	8/30/2022	17,989	0.67
<b>Average</b>				<b>159,686</b>	1.51

<b>2 and 2.5 acres will be \$165,000 using these sales</b>					
j-10-18-155-014	5387 Plymouth-Ann Arbor F	Superior Twp	5/31/2023	235,000	1.53
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	9/30/2022	200,000	2.70
A -01-18-100-011	Six Mile Rd	Salem Twp	10/31/2023	32,500	2.50
125-99-0010-006	35841 Plymouth	Livonia	3/1/2023	250,000	2.14
A-01-08-200-010	Pontiac Trail	Salem Twp	05/11/23	72,500	2.33
A-01-30-300-012	5840 Pontiac Trail	Salem Twp	7/5/2023	200,000	3.60
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
<b>Average</b>				<b>165,625</b>	

<b>3 and 4 acres will be \$175,000 using these sales</b>					
A-01-30-300-012	5840 Pontiac Trail	Salem Twp	7/5/2023	200,000	3.60
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-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	9/30/2022	200,000	2.70
K-11-16-360-009	7400 Kalitta Ct	Ypsilanti Twp	2/6/2023	95,000	3.18
<b>Average</b>				<b>173,800</b>	

<b>5 and 7 acres will be \$185,000 using these sales</b>					
19-19-35-100-020	1259 Dexter Rd	City of Milan	1/6/2023	299,000	3.08
A-01-30-300-042	5790 Dixboro Road	Salem Twp	7/5/2023	200,000	7.22
J-10-08-400-003	Plymouth-Ann Arbor Rd	Superior Twp	12/16/2022	105,000	7.05
J-10-02-200-025	9068 Joy	Superior Twp	7/10/2023	350,000	5.70
J-10-35-300-011	MacArthur Blvd	Superior Twp	4/20/2023	87,000	8.31
11-11-05-100-002	845 W Clark Rd	Ypsilanti City	3/9/2023	192,163	6.79
K-11-30-200-051	5010 Textile	Ypsilanti Twp	7/13/2022	75,000	3.09
<b>Average</b>				<b>186,880</b>	

<b>10 acres will be \$215,000 using these sales</b>					
J-10-35-300-011	MacArthur Blvd	Superior Twp	4/20/2023	87,000	8.31
A-01-30-300-042	5790 Dixboro Road	Salem Twp	7/5/2023	200,000	7.22
H-08-19-100-061	189 Koucar Dr	Scio Twp	12/8/2022	461,500	8.36
J-10-08-400-003	Plymouth-Ann Arbor Rd	Superior Twp	12/16/2022	105,000	7.05
<b>Average</b>				<b>213,375</b>	

Res

Res

Res

Many of our commercial properties are residential homes converted to commercial

Some large agricultural and residential land sales were used due to no commercial sales available in the below ranges

**15 acres will be \$230,000 using these sales**

J-10-15-400-012	8903 Cherry Hill Rd	Superior Twp	3/12/2024	155,000	19.66	Res
J-10-13-400-006	10965 Cherry Hill Rd	Superior Twp	9/13/2022	150,000	5.00	Res
C-03-10-200-031	8727 Scully Rd	Webster Twp	5/23/2023	270,000	23.64	Ag
H -08-19-400-024	JACKSON RD VCNT	Scio Twp	06/27/22	480,000	9.90	
J-10-08-400-003	Plymouth-Ann Arbor Rd	Superior Twp	12/16/2022	105,000	7.05	Res
				<b>Average</b>	<b>232,000</b>	

**20 and 25 acres will be \$270,000 and \$290,000 using these sales**

J-10-33-300-019	Clark Rd	Superior Twp	8/30/2023	650,000	25.15	Res
J-10-15-400-012	8903 Cherryhill	Superior Twp	3/12/2024	155,000	39.62	Res
J-10-28-200-007	Vreeland Rd	Superior Twp	5/13/2022	137,500	32.29	Ag
B-02-16-100-013	Nollar Rd	Northfield Twp	04/11/22	\$430,000	37.75	Ag
K -11-23-300-037	9051 TEXTILE	Ypsilanti Twp	2/19/2024	85,000	36.83	
				<b>Average</b>	<b>291,500</b>	

**30 and 40 acres will be \$330,000 and \$350,000 using these sales**

B-02-09-400-005	Nollar Rd	Northfield Twp	04/14/23	\$310,000	40.00	Ag
B-02-16-100-013	Nollar Rd	Northfield Twp	04/11/22	\$430,000	37.75	Ag
J-10-28-200-007	Vreeland Rd	Superior Twp	5/13/2022	137,500	32.29	Ag
K -11-23-300-037	9051 TEXTILE	Ypsilanti Twp	2/19/2024	85,000	36.83	
J-10-33-300-019	W Clark Rd	Superior Twp	8/30/2023	650,000	25.15	
71-136-99-0016-000	Yost Rd	Canton Twp	8/29/2023	500,000	27.97	Ind
				<b>Average</b>	<b>352,083</b>	

**50 acres will be \$410,000 using these sales**

J-10-15-400-012	8903 Cherry Hill	Superior Twp	3/12/2024	155,000	39.62	Res
B-02-16-100-013	Nollar Rd	Northfield Twp	04/11/22	\$430,000	37.75	Ag
J-10-33-300-019	W Clark Rd	Superior Twp	8/30/2023	650,000	25.15	Res
Q-17-23-100-013	McCollum	Bridgewater Twp	1/18/2023	600,000	74.49	Ag
J-10-28-200-007	Vreeland Rd	Superior Twp	5/13/2022	137,500	32.29	Ag
71-136-99-0016-000	Yost Rd	Canton Twp	8/29/2023	500,000	27.97	Ind
				<b>Average</b>	<b>412,083</b>	

**100 acres will be \$785,000 using these sales**

J-10-28-200-006	7408 Vreeland Rd	Superior Twp	05/13/22	\$412,500	96.90	Ag
J-10-33-300-001	Leforge Rd	Superior Twp	03/07/23	\$2,600,000	82.15	Res
J-10-15-400-012	8903 Cherry Hill	Superior Twp	3/12/2024	155,000	39.62	Res
J-10-28-200-007&006	Vreeland Rd	Superior Twp	5/13/2022	550,000	129.19	Ag
K -11-23-300-037	9051 TEXTILE	Ypsilanti Twp	2/19/2024	85,000	36.83	
71-136-99-0016-000	Yost Rd	Canton Twp	8/29/2023	500,000	27.97	Ind
J-10-02-100-007	Plymouth-Ann Arbor Rd	Superior Twp	6/27/2023	1,838,000	67.10	Ag
J-10-28-200-007	Vreeland Rd	Superior Twp	5/13/2022	137,500	32.29	Ag
				<b>Average</b>	<b>784,750</b>	

## 2025 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:**

Parcel	Street	1 and 1.5 Acres	Sale Date	Sale Amount	Acreage	
71-139-99-0005-701	42750 Yost	Canton	5/26/2022	265,000	0.57	Ind comm
L-12-16-365-016	Concourse Dr	Pittsfield Twp	6/9/2022	315,000	2	
G-07-17-300-057	Luick Dr	Lima Twp	6/2/2022	102,000	1.28	
			Totals>>>>	682,000	3.85	<b>230,000</b>
			<b>Average</b>	<b>227,333</b>	<b>1.28</b>	
		<b>2 Acres</b>				
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	9/30/2022	200,000	2.7	Ind comm
18-12-30-430-015	1328 Woodland Dr E	Saline	4/5/2022	125,000	3.2	
076-03-0031-000	Glenwood Rd	Westland	5/24/2022	505,000	2.39	
L-12-08-250-017	3261 Lohr Rd	Pittsfield Twp	12/9/2022	170,000	1.22	
			Totals>>>>	1,000,000	9.51	
			<b>Average</b>	<b>250,000</b>	<b>2.38</b>	
						<b>250,000</b>
		<b>2.5 Acres</b>				
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	9/30/2022	200,000	2.7	Ind comm
076-03-0031-000	Glenwood Rd	Westland	5/24/2022	505,000	2.39	
L-12-08-250-017	3261 Lohr Rd	Pittsfield Twp	12/9/2022	170,000	1.22	
			Totals>>>>	875,000	6.31	
			<b>Average</b>	<b>291,667</b>	<b>2.10</b>	<b>290,000</b>
		<b>3 acres</b>				
71-127-99-0025-703	Michigan Ave	Canton	09/12/22	212,187	3.02	Ind
18-12-30-430-015	1328 Woodland Dr E	Saline	4/5/2022	125,000	3.2	Ind
71-128-99-0005-702	47725 Michigan Ave	Canton	7/25/2022	840,000	3.39	
L-12-23-100-018	W Michigan Ave	Pittsfield Twp	8/17/2022	500,000	2.93	Ind comm
K-11-30-200-051	5010 Textile Rd	Pittsfield Twp	7/13/2022	75,000	3.09	
			Totals>>>>	1,752,187	15.63	
			<b>Average</b>	<b>350,437</b>	<b>3.13</b>	<b>350,000</b>
		<b>4 acres</b>				
71 098 99 0028 708	2435 Haggerty Rd S	Canton	2/22/2022	735,000	4.85	Ind
08-03-32-390-007	7224 Joy Rd	Dexter City	05/17/22	280,808	5	Ind comm
80-079-99-0019-703	37270 Northline	Romulus	4/13/2022	387,000	5.16	
18-12-31-480-013	Beach Ct	Saline	1/25/2022	216,000	3.77	
			Totals>>>>	1,618,808	18.78	
			<b>Average</b>	<b>404,702</b>	<b>4.695</b>	
		<b>5 acres</b>				
H -08-20-100-047	235 Metty Dr	Scio Twp	12/13/2022	864,600	5.76	Ind comm
80-079-99-0019-703	37270 Northline	Romulus	4/13/2022	387,000	5.16	
08-03-32-390-007	7224 Joy Rd	Dexter City	5/17/2022	280,808	5	
K-11-13-433-011	2740 State St	Ypsilanti Twp	2/14/2023	237,599	5.19	
A-01-13-200-018 & 019	7910 Chubb Ct & Vac	Salem Twp	3/24/2023	620,000	5.56	
			Totals>>>>	2,390,007	26.67	
			<b>Average</b>	<b>478,001</b>	<b>5.334</b>	<b>480,000</b>
		<b>7 acres</b>				
H -08-20-100-047	235 Metty Dr	Scio Twp	12/13/2022	864,600	5.76	Ind comm
80-079-99-0019-703	37270 Northline	Romulus	4/13/2022	387,000	5.16	
A-01-13-200-018 & 019	7910 Chubb Ct & Vac	Salem Twp	3/24/2023	620,000	5.56	
K-11-13-433-011	2740 State St	Ypsilanti Twp	2/14/2023	237,599	5.19	
			Totals>>>>	2,109,199	21.67	
			<b>Average</b>	<b>527,300</b>	<b>5.42</b>	<b>525,000</b>

		<b>10 acres</b>				
71 131 99 0008 002	47351 Michigan Ave	Canton Twp	11/03/23	650,000	8.67	ind
L-12-26-200-004	6095 Platt Rd	Pittsfield Twp	11/16/23	700,000	10.00	comm
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	
A-01-13-200-018 & 019	7910 Chubb Ct & Vac	Salem Twp	3/24/2023	620,000	5.56	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	5/27/2022	375,000	18.99	
			Totals>>>>	4,146,100	66.41	
			<b>Average</b>	<b>691,017</b>	<b>11.07</b>	<b>690,000</b>
		<b>15 acres</b>				
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	5/27/2022	375,000	18.99	
H-08-20-200-003&4	Jackson Rd	Scio Twp	1/21/2022	1,321,100	13.2	
L-12-26-200-004	6095 Platt Rd	Pittsfield Twp	11/16/23	700,000	10.00	comm
			Totals>>>>	2,396,100	42.19	
			<b>Average</b>	<b>798,700</b>	<b>14</b>	<b>800,000</b>
		<b>20 acres</b>				
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	5/27/2022	375,000	18.99	
71 133 99 0007 700	Morton Taylor S Rd	Canton Twp	2/2/2023	1,500,000	21.61	comm
70 050 99 0013 72	Telegraph Rd	Brownstown Twp	3/28/2023	1,200,000	29.88	comm
M -13-33-100-011	5601 Bethel Church Rd	Lodi Twp	2/29/2024	975,000	49.98	ag
			Totals>>>>	4,050,000	19	
			<b>Average</b>	<b>1,012,500</b>	<b>18.99</b>	<b>1,015,000</b>
		<b>25 acres</b>				
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	5/27/2022	375,000	18.99	
L -12-28-200-008	S State St	Pittsfield	1/20/2022	2,100,000	21.60	
71 136 99 0016 000	Yost Rd	Canton Twp	08/29/23	500,000	27.97	ind
71 133 99 0007 700	Morton Taylor S Rd	Canton Twp	2/2/2023	1,500,000	21.61	comm
H-08-20-200-003&4	Jackson Rd	Scio Twp	1/21/2022	1,321,100	13.2	
02-14-03-401-008		Auburn Hills	5/5/2022	1,400,000	12.4	
C-03-28-205-008	6301 Gregory Rd	Webster Twp	3/31/2023	1,375,000	21.7	ag
H-08-22-300-033	S Zeeb Rd	Scio Twp	06/21/22	1,350,000	24.21	comm
			Totals>>>>	9,921,100	161.68	
			<b>Average</b>	<b>1,240,138</b>	<b>20.21</b>	<b>1,240,000</b>
		<b>30 acres</b>				
71 136 99 0016 000	Yost Rd	Canton Twp	08/29/23	500,000	27.97	ind
L -12-28-200-008	S State St	Pittsfield	1/20/2022	2,100,000	21.60	
H-08-22-300-033	S Zeeb Rd	Scio Twp	06/21/22	1,350,000	24.21	comm
C-03-28-205-008	6301 Gregory Rd	Webster Twp	3/31/2023	1,375,000	21.7	ag
71 133 99 0007 700	Morton Taylor S Rd	Canton Twp	2/2/2023	1,500,000	21.61	comm
70 050 99 0013 72	Telegraph Rd	Brownstown Twp	3/28/2023	1,200,000	29.88	comm
			Totals>>>>	8,025,000	146.97	
			<b>Average</b>	<b>1,337,500</b>	<b>24.495</b>	<b>1,340,000</b>
		<b>40 acres</b>				
M -13-33-100-011	5601 Bethel Church Rd	Lodi Twp	2/29/2024	975,000	49.98	ag
K-11-35-100-008 & 009	7200, 7300 Bunton Rd	Ypsilanti Twp	11/13/2023	1,020,000	57	Res
J-10-33-300-001	Leforge Rd	Superior Twp	3/7/2023	2,600,000	82.15	res
J-10-02-100-007	Plymouth-Ann Arbor Rd	Superior Twp	6/27/2023	1,838,000	67.10	ag
			Totals>>>>	6,433,000	256.23	
			<b>Average</b>	<b>1,608,250</b>	<b>64.0575</b>	<b>1,610,000</b>

		50 acres				
L -12-28-200-008	S State St.	Pittsfield	1/20/2022	2,100,000	21.60	
K-11-35-100-008 & 009	7200, 7300 Bunton Rd	Ypsilanti Twp	11/13/2023	1,020,000	57	Res
J-10-33-300-001	Leforge Rd	Superior Twp	3/7/2023	2,600,000	82.15	Res
J-10-02-100-007	Plymouth-Ann Arbor Rd	Superior Twp	6/27/2023	1,838,000	67.10	ag
			Totals>>>>	7,558,000	227.85	
			<b>Average</b>	<b>1,889,500</b>	<b>56.96</b>	<b>1,890,000</b>
		100 acres				
J-10-33-300-001	Leforge Rd	Superior Twp	3/7/2023	2,600,000	82.15	res
L-12-14-400-008&-009	4700 Carpenter Rd	Pittsfield	8/19/2022	11,231,111	60.79	
I-12-21-310-013	5690 Hines Dr	Pittsfield	6/20/2022	\$11,050,000	12.41	comm
K-11-38-150-011	1589 S Huron	Ypsilanti Twp	1/29/2024	2,750,000	50.46	comm
L -12-28-200-008	S State St.	Pittsfield	1/20/2022	2,100,000	21.60	
			Totals>>>>	29,731,111	227.41	
			<b>Average</b>	<b>5,946,222</b>	<b>45.482</b>	<b>6,000,000</b>

Some commercial and large residential sales were used due to lack of industrial sales available in higher ranges

**2025 INDUSTRIAL UNDER THE POWERLINES LAND VALUES**

**Below are two years of sales from 4-1-2022 through 3-31-2024 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	Determined
D-04-20-400-023	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$87,872	1.85	\$47,498	2024
J-10-08-400-014	Plymouth-Ann Arbor Rd	SUPERIOR TWP	09/18/23	\$100,000	\$100,000	2.15	\$46,512	
H-08-23-180-031	3839 Leroy Blvd	Scio Twp	12/15/23	\$170,000	\$170,000	1	\$170,000	
H-08-29-400-027	907 Serinity Way	Scio Twp	12/16/22	\$195,000	\$195,000	3.49	\$55,874	
A-01-25-200-004	6480 Gotfredson Rd	Salem Twp	11/14/23	\$105,000	\$105,000	1.03	\$101,942	
M-13-05-300-018	Morin Nature Circle	Lodi Twp	6/1/2022	125,000	125,000	2.09	\$59,809	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$130,479</b>			<b>130,000</b>
Parcel Number	Street Address	3 and 4 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
D-04-20-400-022	RIKER RD	DEXTER TWP	11/17/22	\$625,000	\$109,465	3.04	\$36,008	2024
A-01-31-210-003	5500 Dixboro Rd	Salem Twp	05/27/22	\$145,000	\$145,000	3.03	\$47,855	
J-10-08-400-014	Plymouth-Ann Arbor Rd	SUPERIOR TWP	09/18/23	\$100,000	\$100,000	2.15	\$46,512	
D-04-19-400-010	Riker Rd	DEXTER TWP	03/26/24	\$110,000	\$110,000	4.25	\$25,882	
H-08-29-400-027	907 Serinity Way	Scio Twp	12/16/22	\$195,000	\$195,000	3.49	\$55,874	
A-01-01-100-003	51511 Eight Mile	Salem Twp	10/28/2022	195,000	195,000	4.55	\$42,857	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$142,411</b>			<b>140,000</b>
Parcel Number	Street Address	5 and 7 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
F-06-33-400-028	Heim Rd	Sylvan Twp	10/13/2023	135,000	135,000	7.29	\$18,519	
A-01-01-100-003	51511 Eight Mile Rd	Salem Twp	10/28/2022	195,000	195,000	4.55	\$42,857	
J-10-13-400-006	10965 Cherry Hill Rd	Superior Twp	9/13/2022	150,000	150,000	5	\$30,000	
K-11-20-301-063	5399 Pineview	Ypsilanti Twp	4/15/2022	155,000	155,000	7.83	\$19,796	
K-11-34-300-037	7745 Whittaker Rd	Ypsilanti Twp	12/22/2022	153,000	153,000	8	\$19,125	
D-04-03-100-011	9161 Dexter Townhall	Dexter Twp	4/7/2022	110,000	110,000	5	\$22,000	
C-03-03-100-016	9570 Scully Rd	Webster Twp	4/6/2023	140,000	140,000	6.34	\$22,082	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$148,286</b>			<b>150,000</b>
Parcel Number	Street Address	10 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
G-07-19-300-017	Jerusalem Rd	Lima Twp	9/6/2023	130,000	130,000	10	\$13,000	2024
E-05-26-400-002	Mester Rd	Lyndon Twp	10/28/2022	140,000	140,000	11.9	\$11,765	
A-01-01-100-003	Eight Mile Rd	Salem Twp	10/28/2022	195,000	195,000	9.1	\$21,429	
O-15-21-400-015	7650 Sylvn Rd	Sharon Twp	7/5/2022	170,000	170,000	10	\$17,000	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>158,750</b>			<b>160,000</b>
Parcel Number	Street Address	15 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
O-15-01-300-011	5871 M-52	Sharon Twp	8/10/2023	155,000	155,000	17.02	\$9,107	2024
M-13-29-400-008	WEBER RD	LODI TWP	07/12/22	\$3,750,000	\$170,227	17.67	\$9,634	
F-06-21-400-026	17680 Old US-12	Sylvan Twp	12/07/22	\$100,000	\$100,000	14.63	\$6,835	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	06/02/23	\$140,000	\$140,000	17.47	\$8,014	
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	
T-20-03-200-027	Whittaker Rd	AUGUSTA TWP	9/14/2022	190,000	190,000	15.83	\$12,003	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>172,175</b>			<b>170,000</b>
Parcel Number	Street Address	20 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
M-13-29-400-008	WEBER RD	LODI TWP	07/12/22	\$3,750,000	\$170,227	17.67	\$9,634	2024
E-05-16-200-014	10681 Roepke Rd	Lyndon Twp	03/08/23	\$240,000	\$240,000	18.5	\$12,973	
T-20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000	
P-16-06-300-027	Buss Rd	Manchester Twp	03/17/23	\$105,000	\$105,000	20.21	\$5,195	
M-13-29-400-007	Weber Rd	Lodi Twp	07/12/22	\$210,939	\$210,939	22.97	\$9,183	
O-15-13-200-005	M-52	Sharon Twp	09/22/23	\$126,000	\$126,000	22.92	\$5,497	
G-07-09-200-006	N FLETCHER RD	LIMA TWP	07/06/22	\$250,000	\$250,000	20.02	\$12,488	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$186,024</b>			<b>185,000</b>
Parcel Number	Street Address	25 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	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-04-33-200-011	3524 Tanglewood Trail	Dexter Twp	12/12/22	\$200,000	\$200,000	25.04	\$7,987	
T-20-16-400-013	NW Talladay Rd	AUGUSTA TWP	12/02/22	\$95,000	\$95,000	24.01	\$3,957	
T-20-24-100-001	RAWSONVILLE RD	AUGUSTA TWP	04/20/22	\$200,000	\$200,000	20	\$10,000	
C-03-10-200-031	8727 Scully Rd	Webster Twp	05/06/23	\$270,000	\$270,000	23.64	\$11,421	
M-13-29-400-007	WEBER RD	LODI TWP	07/12/22	\$210,939	\$210,939	22.97	\$9,183	
T-20-02-300-042	9272 Willis Rd	AUGUSTA TWP	06/22/22	\$185,000	\$185,000	24.56	\$7,533	
B-02-28-400-005	NOLLAR RD	NORTHFIELD TWP	03/02/23	\$220,000	\$220,000	27.1	\$8,118	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$193,896</b>			<b>195,000</b>

Parcel Number	Street Address	30 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
B-02-28-400-005	NOLLAR RD	NORTHFIELD TWP	03/02/23	\$220,000	\$220,000	27.1	\$8,118	2024
Q-17-36-300-015	9326 Hack Rd	Bridgewater Twp	05/31/23	\$217,500	\$217,500	31.56	\$6,892	
N-14-27-200-014	Lima Center Rd	Freedom Twp	12/27/23	\$282,000	\$282,000	30.3	\$9,307	
J-10-15-400-012, 3 & 4	8903 Cherry Hill Rd	SUPERIOR TWP	03/12/24	\$155,000	\$155,000	39.62	\$3,912	
S-19-36-400-007, 8,9	N Sanford Rd	York Twp	10/19/22	\$237,050	\$237,050	37.41	\$6,337	
C-03-29-400-013	5300 Mast	Webster Twp	10/27/22	81,397	81,397	37.3	\$2,182	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$198,825</b>			<b>200,000</b>
Parcel Number	Street Address	40 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
J-10-15-400-012, 3 & 4	8903 Cherry Hill Rd	SUPERIOR TWP	03/12/24	\$155,000	\$155,000	39.62	\$3,912	
B-02-09-400-005	Nollar Rd	Northfield Twp	04/14/23	\$310,000	\$310,000	40	\$7,750	
Q-17-31-300-002	Sheridan Rd	Bridgewater Twp	09/26/22	\$206,500	\$206,500	45.91	\$4,498	
T-20-33-300-002	7175 Milan Oakville Rd	Augusta Twp	03/20/23	\$250,000	\$250,000	40	\$6,250	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$230,375</b>			<b>230,000</b>
Parcel Number	Street Address	50 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	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	
P-16-22-100-006	English Rd	Manchester Twp	09/22/22	\$300,000	\$300,000	54.16	\$5,539	
B-02-09-400-005	Nollar Rd	Northfield Twp	04/14/23	\$310,000	\$310,000	40	\$7,750	
T-20-33-300-002	7175 Milan Oakville Rd	Augusta Twp	03/20/23	\$250,000	\$250,000	40	\$6,250	
Q-17-31-300-002	Sheridan Rd	Bridgewater Twp	09/26/22	\$206,500	\$206,500	45.91	\$4,498	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$298,750</b>			<b>300,000</b>
Parcel Number	Street Address	100 Acres	Sale Date	Sale Price	Adj. Sale Price	Acreage	\$ per Acre	Rounded/Used
O-15-11-100-003	6701 HASHLEY RD	SHARON TWP	04/15/22	\$426,000	\$426,000	53.91	\$7,902	2024
F-06-33-200-004	Sylvan Rd	Sylvan Twp	11/17/23	\$455,000	\$455,000	84.82	\$5,364	
J-10-28-200-006	7408 VREELAND RD	SUPERIOR TWP	05/13/22	\$550,000	\$550,000	129.19	\$4,257	
H-08-22-300-033	S Zeeb Rd	Scio Twp	06/21/22	\$1,350,000	\$1,350,000	24.21	\$55,762	
K-11-23-300-037	9051 Textile Rd	Ypsilanti Twp	02/19/24	\$85,000	\$85,000	36.83	\$2,308	
Q-17-19-200-002	14041 Logan Rd	Bridgewater Twp	10/20/22	\$611,500	\$611,500	76.44	\$8,000	
Q-17-35-300-005	13199 E Michigan Ave	Bridgewater Twp	09/07/23	\$600,000	\$600,000	98.64	\$6,083	
D-04-34-200-001	11167 Island Lake Rd	Dexter Twp	07/24/23	\$950,000	\$950,000	99.01	\$9,595	
				<b>AVERAGE &gt;&gt;&gt;&gt;</b>	<b>\$628,438</b>			<b>625,000</b>

2025 COMMERCIAL PROPERTY ECF ADJUSTMENT

Community	Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	ADJ SALE \$	Ad. when Sold	Ad/Adj. Sale	Cur. Appraisal	LAND - YARD	BLDG RESIDUAL	COST MAJ \$	ECF	Floor Area	DEV BY	MEAN (%)	Occupancy	Land Value	Class
CHESEA	06-06-12-475-010	128 VAN BUREN	07/29/22	\$2,600,000	PTA	03-ARMY'S LENGTH	\$775,000	\$390,000	50.32	\$895,175	\$388,429	\$486,571	\$387,515	1.266	4,462	109.05	95.56185	Medical Office	\$249,659	201
CITY OF WYSLANTI	11-11-40-481-019	300 W Michigan Ave	6/16/2022	\$2,600,000	PTA	Partial Assessment	\$2,600,000	0	0.00	\$2,600,000	\$0	\$0	\$0	0.00	0	125.51300	0.00000	Office	\$1,311,260	201
CITY OF WYSLANTI	11-11-40-483-012	127 N Washington St	9/8/2023	\$1,600,000	WD	03-ARMY'S LENGTH	\$1,600,000	\$47,000	2.938	\$980,640	\$200,440	\$159,554	\$118,162	1.182	1,586	87.99	118.16296	Office	\$20,310	201
NORTHFIELD TWP	18-02-06-250-015	805 WAIN ST	03/29/22	\$1,600,000	WD	03-ARMY'S LENGTH	\$2,041,900	26,277	128.27	\$431,161	\$232,319	\$556,622	\$124,813	1.766	2,150	177.65	116.82874	Office Buildings	\$209,316	201
PITTSFIELD TWP	1-12-01-327-001	4158 WASHINGTON AVE	05/09/2022	\$612,000	WD	03-ARMY'S LENGTH	\$612,000	30.42	9427.206	\$227,206	\$444,566	\$275,487	\$214,817	1.972	2,448	181.60	157.15815	Office Buildings	\$1,365,800	201
PITTSFIELD TWP	1-12-01-401-018	4999 WASHINGTON AVE	10/11/2022	\$1,175,000	WD	03-ARMY'S LENGTH	\$1,175,000	\$460,200	50.37	\$999,304	\$1,197,434	\$883,268	\$625,475	1.385	5,095	188.99	138.51089	Medical - Office Buildings	\$298,827	201
PITTSFIELD TWP	1-12-01-310-012	1161 OAK VALLEY DR	04/25/2022	\$1,900,000	WD	03-ARMY'S LENGTH	\$1,900,000	9957.100	112.23	\$2,118,932	\$726,514	\$1,095,060	\$1,689,033	0.889	1,236	173.46	88.82196	Office Buildings	\$328,102	201
CHESEA	06-06-12-475-010	128 VAN BUREN	07/29/22	\$1,900,000	PTA	03-ARMY'S LENGTH	\$2,725,000	\$3,100,800	38.67	\$6,999,453	\$2,804,219	\$4,880,575	\$5,555,975	0.331	35,084	52.40	33.13926	Office Buildings	\$341,572	201
Ann Arbor City	06-09-20-250-024	435 MAIN ST	07/05/2023	\$1,900,000	WD	03-ARMY'S LENGTH	\$1,150,000	\$40,000	38.67	\$870,575	\$389,429	\$1,880,571	\$2,139,515	1.266	4,662	109.05	95.56185	Medical Office	\$249,659	201
WYSLANTI TWP	K-11-21-300-034	7130 MANSONVILLE	08/27/22	\$460,000	WD	03-ARMY'S LENGTH	\$460,000	\$189,300	36.97	\$402,168	\$394,039	\$402,168	\$394,039	1.004	1,806	99.27	104.82849	Office	\$383,116	201
PITTSFIELD TWP	1-12-02-100-018	710 MAIN DR	09/29/2022	\$418,388	CD	03-ARMY'S LENGTH	\$418,388	\$282,400	67.40	\$402,168	\$394,039	\$402,168	\$394,039	1.004	1,806	99.27	104.82849	Office Buildings	\$530,302	201
PITTSFIELD TWP	1-12-02-100-018	6180 WILCOX DR	02/17/2023	\$391,000	WD	03-ARMY'S LENGTH	\$391,000	\$313,800	59.94	\$636,669	\$360,026	\$636,669	\$360,026	1.642	4,218	69.22	64.50549	Medical - Office Buildings	\$322,054	201
SAINE	18-12-31-120-001	1235 INDUSTRIAL DR	07/01/22	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$137,300	51.81	\$274,628	\$48,613	\$216,504	\$188,108	0.957	2,208	108.97	164.24138	Medical - Office Buildings	\$400,030	207
WYSLANTI TWP	K-11-21-300-034	1235 INDUSTRIAL DR	11/11/22	\$195,000	CD	03-ARMY'S LENGTH	\$195,000	\$137,300	51.81	\$274,628	\$48,613	\$216,504	\$188,108	0.957	2,208	108.97	164.24138	Medical - Office Buildings	\$394,039	201
WYSLANTI TWP	K-11-21-300-034	2170 FACILITY DR	11/29/22	\$499,000	WD	03-ARMY'S LENGTH	\$499,000	\$308,600	61.69	\$861,777	\$598,954	\$1,000,046	\$1,197,248	1.031	1,000	164.42	104.55777	Office Buildings	\$534,455	201
WYSLANTI TWP	K-11-21-300-034	2170 FACILITY DR	08/08/22	\$900,000	WD	03-ARMY'S LENGTH	\$900,000	\$679,700	75.52	\$1,251,612	\$800,479	\$1,500,046	\$1,818,103	1.270	2,692	57.01	117.04075	Office Buildings	\$304,119	201
WYSLANTI TWP	K-11-21-300-034	5718 WILCOX DR	01/17/23	\$305,000	WD	03-ARMY'S LENGTH	\$200,000	\$114,300	55.76	\$295,964	\$133,564	\$391,436	\$391,436	0.687	1,532	47.48	68.67207	Medical - Office Buildings	\$113,633	201
<b>Total:</b>							\$19,992,867	\$15,301,867	\$10,804,400	\$26,989,797	\$14,673,675	\$21,452,206	\$21,139,139	0.664	\$76,05	57.65	53.1125	Coefficient of Variance	\$1,910,891	
									70.61	39.18										

These sales were used for the residential buildings used for commercial ECF of: 0.684

The below sales were not used

WYSLANTI TWP	K-11-21-274-007	297 S HARRIS	10/03/22	\$125,000	WD	03-ARMY'S LENGTH	\$125,000	\$85,200	61.16	\$935,294	\$180,551	\$355,551	\$155,820	0.278	27,961	11.30	22.81548	Office Buildings	\$116,243	201
CITY OF MILAN	15-01-35-455-012	9 WABASH ST	12/07/2022	\$195,000	PTA	03-ARMY'S LENGTH	\$195,000	\$331,000	169.78	\$868,235	\$25,235	\$169,725	\$52,409	0.273	4,958	36.92	27.27523	Bank - Branch	\$57,948	201
CHESEA	06-06-12-477-001	5765 MANSHIELD	06/01/23	\$390,000	PTA	03-ARMY'S LENGTH	\$390,000	\$190,100	27.29	\$924,941	\$972,673	\$972,673	\$586,289	0.805	7,200	65.67	53.14926	Medical - Office Buildings	\$67,468	201
WYSLANTI TWP	K-11-21-300-034	7130 MANSONVILLE	08/27/22	\$460,000	WD	03-ARMY'S LENGTH	\$460,000	\$163,900	36.93	\$773,303	\$52,135	\$347,865	\$158,632	1.230	1,238	272.91	185.71414	Medical - Office Buildings	\$50,000	201
CHESEA	06-06-12-450-012	1513 S MAIN ST	09/15/21	\$1,250,000	WD	03-ARMY'S LENGTH	\$1,250,000	\$1,250,000	78.63	\$442,169	\$294,059	\$442,169	\$118,204	1.404	3,861	42.88	113.11774	Office Buildings	\$220,075	201
CITY OF MILAN	15-01-35-455-012	9 WABASH ST	12/07/2022	\$195,000	PTA	03-ARMY'S LENGTH	\$195,000	\$311,000	169.74	\$868,235	\$237,377	\$169,725	\$52,409	2.395	4,431	156.45	212.18902	Medical - Office Buildings	\$60,726	201
PITTSFIELD TWP	1-12-02-100-011	5405 DATA CT	11/29/22	\$499,000	WD	03-ARMY'S LENGTH	\$2,764,999	\$31,300,800	112.23	\$861,777	\$348,954	\$1,500,046	\$373,686	0.402	2,692	57.01	117.04075	Bank - Branch	\$304,455	201
CITY OF WYSLANTI	11-11-15-225-101	740 EMBELCK	03/03/23	\$346,000	PTA	03-ARMY'S LENGTH	\$346,000	\$173,000	50.00	\$409,139	\$109,709	\$356,291	\$456,210	0.518	5,840	40.46	63.71375	Office Buildings	\$101,459	201
PITTSFIELD TWP	1-12-01-200-018	2045 HOGBACK RD	12/13/2022	\$650,000	LC	03-ARMY'S LENGTH	\$650,000	\$402,600	61.94	\$887,456	\$338,321	\$461,679	\$430,080	0.567	6,316	41.43	64.61002	Office Buildings	\$331,280	201
PITTSFIELD TWP	1-12-02-101-021	710 AYS DR	09/16/2022	\$2,600,000	CD	Partial Assessment	\$2,600,000	0	0.00	\$3,137,950	\$1,317,280	\$2,462,720	\$4,350,080	0.566	247,471	9.95	64.90043	Office	\$1,312,280	201
PITTSFIELD TWP	1-12-02-100-018	6180 WILCOX AVE	02/17/2023	\$4,183,868	CD	03-ARMY'S LENGTH	\$4,183,868	\$2,821,400	67.40	\$6,254,828	\$3,924,811	\$3,261,057	\$5,265,634	0.623	47,114	69.27	53.16836	Office Buildings	\$820,054	201
WYSLANTI TWP	K-11-21-300-034	5718 WILCOX DR	01/17/23	\$1,900,000	WD	03-ARMY'S LENGTH	\$1,900,000	\$114,300	55.94	\$2,959,964	\$113,564	\$91,436	\$133,139	0.687	1,532	59.68	52.65487	Medical - Office Buildings	\$112,633	201
WYSLANTI TWP	1-12-08-310-012	1181 OAK VALLEY DR	04/25/2022	\$1,900,000	WD	03-ARMY'S LENGTH	\$1,900,000	\$952,100	55.76	\$2,118,932	\$404,940	\$1,954,080	\$1,689,033	0.889	1,236	123.46	97.62948	Medical - Office Buildings	\$328,102	201
SAINE	18-12-31-120-001	1235 INDUSTRIAL DR	07/01/22	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$137,300	51.81	\$274,628	\$48,613	\$216,504	\$188,108	0.957	2,208	97.49	164.24138	Medical - Office Buildings	\$400,030	207
CHESEA	06-06-12-475-010	128 VAN BUREN	07/29/22	\$1,900,000	WD	03-ARMY'S LENGTH	\$1,900,000	\$47,000	48.15	\$89,000	\$30,446	\$139,554	\$118,103	1.182	1,586	87.99	116.95916	Office Buildings	\$23,455	207
CHESEA	06-06-12-475-010	128 VAN BUREN	07/29/22	\$775,000	PTA	03-ARMY'S LENGTH	\$775,000	\$390,000	50.32	\$895,175	\$388,429	\$486,571	\$387,515	1.266	4,462	109.05	95.56185	Medical Office	\$249,659	201



2025 RESIDENTIAL BUILDINGS USED AS COMMERCIAL PROPERTY ECF ADJUSTMENT

Community	Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	ADJ SALE \$	Sold	Asd/Adj.	Appraisal	Cur.	LAND +	BLDG	RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY	MEAN (%)	Occupancy	Land Value Class	
CITY OF CHESA	06-06-12-47-010	128 VAN BUREN	07/29/22	\$793,000	P/A	03-ANN'S LENGTH	\$793,000	\$390,000	50.32	\$865,175	\$28,479	\$28,479	\$466,271	\$380,915	1,256	1.256	4,402	\$	109.05	123.56185	Medical-Office	\$249,659	
CITY OF CHESA	06-06-12-47-001	515 S MAIN ST	06/01/23	\$90,000	P/A	03-ANN'S LENGTH	\$90,000	\$13,000	94.10	\$273,203	\$52,135	\$52,135	\$337,865	\$158,632	2,130	0.402	2,130	\$	272.91	212.98666	Medical - Office Buildings	\$50,000	
CITY OF VPSILANTI	11-11-39-380-010	576 S WASHINGTON	01/31/23	\$50,000	P/A	03-ANN'S LENGTH	\$50,000	\$150,000	21.29	\$7,527	\$324,941	\$7,527	\$19,733	\$86,289	0.806	0.806	7,200	\$	65.62	80.587048	Office Buildings	\$67,448	
CITY OF VPSILANTI	11-11-40-48-012	127 N WASHINGTON ST	9/8/2023	\$60,000	WD	Ann's Length	\$60,000	\$47,000	78.38	\$98,840	\$20,146	\$20,146	\$119,554	\$119,103	1.182	1.182	1,586	\$	87.59	118.46286	Office	\$20,110	
PITTSFIELD TWP	1-12-01-401-018	4949 WASHINGTON AVE	10/11/2022	\$1175,000	WD	03-ANN'S LENGTH	\$1175,000	\$440,200	37.46	\$949,304	\$271,115	\$271,115	\$653,885	\$816,475	1.385	5.056	1,000	\$	168.89	138.51059	Medical - Office Buildings	\$288,827	
SALINE	18-12-31-391-004	151 KEVELING DR	11/11/22	\$195,000	OC	03-ANN'S LENGTH	\$195,000	\$93,900	48.15	\$187,833	\$30,585	\$164,415	\$157,248	\$157,248	1.046	1.046	1,000	\$	164.42	104.55777	Office Buildings	\$23,455	
VPSILANTI TWP	K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ANN'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$899,630	\$899,630	0.833	15.633	\$	48.75	83.313007	Medical - Office Buildings	\$164,119		
VPSILANTI TWP	K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ANN'S LENGTH	\$205,000	\$114,300	55.76	\$295,564	\$113,564	\$113,564	\$91,436	\$131,139	0.887	1.532	\$	\$8.68	68.672007	Medical - Office Buildings	\$112,633		
Totals:							\$4,350,000	\$2,048,200	\$4,306,772	\$3,245,720	\$2,997,031	\$2,997,031	\$121.66	8.2468	\$121.66	100	\$	100	\$	100	\$	\$	\$
							\$4,350,000	\$2,048,200	\$4,306,772	\$3,245,720	\$2,997,031	\$2,997,031	\$121.66	8.2468	\$121.66	100	\$	100	\$	100	\$	\$	\$
							Sale Ratio =>	47.09															
							Std. Dev =>	16.12															
							Ave. E.C.F. =>	1.083															
							Ave. E.C.F. =>	1.165															
							Std. Deviation=>	0.46															
							Ave. Variance=>	116.5447															
							Coefficient of Var=>	100															

These sales were used for the residential buildings that are used for commercial-ECF of: 1.083

CITY OF MILWAUKEE	K-11-11-271-007	297 S HARRIS	10/03/22	\$125,000	WD	03-ANN'S LENGTH	\$125,000	\$86,200	68.16	\$355,794	\$160,551	\$355,551	\$155,820	\$155,820	0.728	2,261	\$ <th>1.30</th> <th>122.85428</th> <th>Office Buildings</th> <th>\$118,243</th>	1.30	122.85428	Office Buildings	\$118,243
VPSILANTI TWP	19-19-35-355-012	9 VANDERBILT	12/07/2022	\$195,000	P/A	03-ANN'S LENGTH	\$195,000	\$331,000	169.74	\$688,235	\$25,255	\$25,255	\$427,405	\$427,405	0.722	4,598	\$	1.30	212.2523	Bank - Branch	\$59,988
VPSILANTI TWP	K-11-06-418-004	2170 PALMCREST	11/29/22	\$499,000	WD	03-ANN'S LENGTH	\$499,000	\$308,600	61.84	\$861,777	\$348,954	\$348,954	\$973,686	\$973,686	0.402	2,632	\$	57.01	40.152963	Bank - Branch	\$304,469
SALINE	18-12-31-490-002	1020 E MICHIGAN AVE	04/29/21	\$1,200,000	WD	03-ANN'S LENGTH	\$1,200,000	\$742,000	61.83	\$1,484,042	\$822,169	\$1,106,211	\$1,106,211	\$1,106,211	0.743	11,960	\$	68.74	74.322982	Office Buildings	\$301,871
CITY OF VPSILANTI	11-11-15-271-001	740 ELM BICK	03/03/23	\$346,000	P/A	03-ANN'S LENGTH	\$346,000	\$346,000	50.00	\$409,439	\$109,708	\$236,291	\$456,210	\$456,210	0.518	5,840	\$	40.46	51.784349	Office Buildings	\$101,459
CITY OF VPSILANTI	11-11-40-481-019	100 W MICHIGAN AVE	5/16/2022	\$2,600,000	WD	Partial Assessment	\$2,600,000	\$0	0.00	\$3,137,920	\$137,780	\$2,462,720	\$4,350,090	\$4,350,090	0.566	4,674	\$	3.95	56.610482	Office	\$137,280
NORTHFIELD TWP	8-02-08-250-016	8505 MAIN ST	09/30/22	\$780,000	WD	03-ANN'S LENGTH	\$780,000	\$204,800	26.27	\$431,161	\$223,378	\$223,378	\$556,622	\$314,823	1.768	7,150	\$	77.85	176.80474	Office Buildings	\$209,376
PITTSFIELD TWP	1-12-01-200-018	2095 HOGBACK RD	12/13/2022	\$650,000	LC	03-ANN'S LENGTH	\$650,000	\$402,600	61.94	\$867,456	\$388,321	\$388,321	\$781,679	\$470,201	0.657	2,448	\$	41.43	55.652583	Office Buildings	\$136,080
PITTSFIELD TWP	1-12-01-327-001	4158 WASHINGTON AVE	05/09/2022	\$602,000	WD	03-ANN'S LENGTH	\$602,000	\$195,300	30.42	\$427,206	\$197,434	\$197,434	\$235,482	\$197,434	1.972	2,448	\$	181.60	192.18815	Office Buildings	\$331,280
PITTSFIELD TWP	1-12-01-120-001	710 AVIS DR	07/01/22	\$485,000	CD	03-ANN'S LENGTH	\$485,000	\$2,821,400	61.81	\$625,828	\$46,811	\$46,811	\$225,957	\$225,957	0.957	4,114	\$	69.42	62.485945	Office Buildings	\$80,302
SALINE	18-12-36-100-033	1235 INDUS TRIAL DR	08/29/22	\$460,000	WD	03-ANN'S LENGTH	\$460,000	\$189,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	\$118,204	1.404	3,861	\$	42.98	140.38527	Office Buildings	\$294,059



