

2026 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 \$175,000 and 2 and 2.5 will be 185,000 using these sales | | | | | |
| K-11-36-400-005 | 7954 Rawsonville | Ypsilanti Twp | 1/12/2024 | 100,000 | 1.00 |
| K-11-02-374-021 | 1439 E Michigan Ave | Ypsilanti Twp | 07/13/23 | \$155,000 | 0.25 |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | 232,000 | 11.66 |
| A-01-30-300-012 | 5840 Pontiac Trail | Salem Twp | 7/5/2023 | 200,000 | 3.60 |
| K-11-21-200-047 | 5401 Dean Dr | Ypsilanti Twp | 1/13/2025 | 215,000 | 1.40 |
| | | | Average | 180,400 | 3.58 |

| | | | | | |
|--|-------------------|----------------|----------------|----------------|-------|
| 3 and 4 acres will be \$195,000 and 5 and 7 acres will be \$210,000 using these sales | | | | | |
| A-01-30-300-042 | 5790 Dixboro Road | Salem Twp | 7/5/2023 | 200,000 | 7.22 |
| K-11-21-200-047 | 5401 Dean Dr | Ypsilanti Twp | 1/13/2025 | 215,000 | 1.40 |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | 232,000 | 11.66 |
| J-10-15-400-001 | 3335 Berry Rd | Superior Twp | 12/27/2023 | 70,000 | 5.00 |
| L-12-23-110-005 | 3957 Bestech Dr | Pittsfield Twp | 9/5/2024 | 369,200 | 2.82 |
| K-11-02-456-005,010,007, | 15 Lakewood Ave | Ypsilanti Twp | 11/1/2024 | 100,000 | 1.21 |
| | | | Average | 197,700 | |

| | | | | | |
|---|---------------------|---------------|----------------|----------------|-------|
| 10 acres will be \$235,000 using these sales | | | | | |
| J-10-35-300-011 | MacArthur Blvd | Superior Twp | 4/20/2023 | 87,000 | 8.31 |
| J-10-15-400-012 | 8903 Cherry Hill Rd | Superior Twp | 3/12/2024 | 155,000 | 39.62 |
| C-03-10-200-031 | 8727 Scully Rd | Webster Twp | 5/23/2023 | 270,000 | 23.64 |
| K-11-06-100-005 | 1900 N HURON RIVER | Ypsilanti TWP | 12/22/23 | \$425,000 | 5.64 |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | 232,000 | 11.66 |
| | | | Average | 233,800 | |

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 \$245,000 using these sales | | | | | |
| J-10-15-400-012 | 8903 Cherry Hill Rd | Superior Twp | 3/12/2024 | 155,000 | 39.62 |
| C-03-10-200-031 | 8727 Scully Rd | Webster Twp | 5/23/2023 | 270,000 | 23.64 |
| B-02-09-400-005 | Nollar Rd | Northfield Twp | 04/14/23 | \$310,000 | 40.00 |
| | | | Average | 245,000 | |

| 20 acres will be \$290,000 and 25 acres will be \$310,000 using these sales | | | | | |
|--|-----------------------|------------------|----------------|----------------|--------|
| J-10-33-300-019 | Clark Rd | Superior Twp | 8/30/2023 | 650,000 | 25.15 |
| J-10-15-400-012 | 8903 Cherryhill | Superior Twp | 3/12/2024 | 155,000 | 39.62 |
| B-02-09-400-005 | Nollar Rd | Northfield Twp | 04/14/23 | \$310,000 | 40.00 |
| J-10-14-200-004 | 9100 Ford Rd | Superior Twp | 07/23/24 | \$125,000 | 20.00 |
| C-03-10-200-031 | 8727 Scully Rd | Webster Twp | 5/23/2023 | 270,000 | 23.64 |
| 71-136-99-0016-000 | Yost Rd | Canton Twp | 8/29/2023 | 500,000 | 27.97 |
| K -11-23-300-037 | 9051 TEXTILE | Ypsilanti Twp | 2/19/2024 | 85,000 | 36.83 |
| | | | Average | 299,286 | |
| 30 acres will be \$350,000 and 40 acres will be \$370,000 using these sales | | | | | |
| M-13-18-300-001 | Diuble Rd | Lodi Twp | 2/21/2024 | 390,000 | 40.55 |
| J-10-15-400-012 | 8903 Cherry Hill | Superior Twp | 3/12/2024 | 155,000 | 39.62 |
| 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 |
| | | | Average | 356,000 | |
| 50 acres will be \$435,000 using these sales | | | | | |
| J-10-33-300-019 | W Clark Rd | Superior Twp | 8/30/2023 | 650,000 | 25.15 |
| J-10-15-400-012 | 8903 Cherry Hill | Superior Twp | 3/12/2024 | 155,000 | 39.62 |
| 71-136-99-0016-000 | Yost Rd | Canton Twp | 8/29/2023 | 500,000 | 27.97 |
| | | | Average | 435,000 | |
| 100 acres will be \$800,000 using these sales | | | | | |
| J-10-15-400-012 | 8903 Cherry Hill | Superior Twp | 3/12/2024 | 155,000 | 39.62 |
| D-04-34-200-001 | 11167 Island Lake Dr | Dexter Twp | 7/24/2023 | 950,000 | 99.01 |
| G-07-32-300-001, N-14-05 | 13031 Scio Church Rd | Freedom and Lima | 3/2/2023 | 850,000 | 136.71 |
| K -11-23-300-037 | 9051 TEXTILE | Ypsilanti Twp | 2/19/2024 | 85,000 | 36.83 |
| C-03-05-300-007 | 9200 Mast Rd | Webster Twp | 3/15/2024 | 1,000,000 | 75.30 |
| J-10-02-100-007 | Plymouth-Ann Arbor Rd | Superior Twp | 6/27/2023 | 1,838,000 | 67.10 |
| N-14-12-300-002,004,400-002,003 | Ellsworth Rd | Freedom Twp | 4/19/2023 | 722,000 | 160.00 |
| | | | Average | 800,000 | |

2026 COMMERCIAL PROPERTY ECF ADJUSTMENT

| Community | Parcel Number | Street Address | Sale Date | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | LAND + YARD | BLDG RESIDUAL | COST MAN \$ | ECF | Floor Area | \$/SQ FT | Class |
|--|-----------------|-----------------------|-----------|-------------|----------------|---------------|----------------|-------------|---------------|-------------|--------------|------------|----------|-------|
| Livonia City | 003-01-0425-007 | 19500 Middlebelt Rd | 02/01/24 | \$500,000 | \$370,400 | 74.08 | \$671,023 | \$200,072 | \$299,928 | \$430,092 | 0.697 | 19,500 | \$ 15.38 | 201 |
| Livonia City | 003-01-0447-003 | 19850 Middlebelt Rd | 05/03/23 | \$710,000 | \$470,000 | 66.20 | \$977,306 | \$235,428 | \$474,572 | \$677,514 | 0.700 | 7,620 | \$ 62.28 | 201 |
| Livonia City | 006-99-0001-002 | 30625 Eight Mile Rd | 09/12/23 | \$1,650,000 | \$645,100 | 39.10 | \$1,337,548 | \$360,144 | \$1,289,856 | \$892,606 | 1.445 | 22,912 | \$ 56.30 | 201 |
| Livonia City | 046-99-0077-000 | 18750 Middlebelt Rd | 05/31/23 | \$1,382,250 | \$724,900 | 52.44 | \$1,500,642 | \$383,870 | \$998,380 | \$1,019,883 | 0.979 | 20,276 | \$ 49.24 | 201 |
| Livonia City | 046-99-0106-000 | 18730 Middlebelt Rd | 05/31/23 | \$1,042,750 | \$438,400 | 42.04 | \$897,823 | \$197,180 | \$845,570 | \$639,857 | 1.321 | 12,212 | \$ 69.24 | 201 |
| Livonia City | 008-01-0485-008 | 19711 Middlebelt Rd | 01/16/24 | \$200,000 | \$305,800 | 152.90 | \$651,762 | \$176,311 | \$23,689 | \$434,202 | 0.055 | 9,900 | \$ 2.39 | 201 |
| Superior Twp | J-10-18-155-014 | 5387 PLYMOUTH-ANN ARB | 05/31/23 | \$235,000 | \$40,200 | 17.11 | \$11,084,500 | \$165,600 | \$69,400 | \$1,343,421 | 0.052 | 11,146 | \$ 6.23 | 201 |
| 0 Totals: | | | | \$5,720,000 | \$2,994,800 | | \$17,120,604 | | \$4,001,395 | \$5,437,575 | | | | |
| E.C.F. => | | | | | | | | | | | 0.736 | | | |
| Ave. E.C.F. => | | | | | | | | | | | 0.750 | | | |
| These sales were used for the commercial ECF of: | | | | | | | | | | | 0.736 | | | |

| 2026 COMMERCIAL HOSPITAL ECF ADJUSTMENT | | | | | | | | | | | | | | | | | | | |
|---|------------------|-----------------------|------------|--------------|----------------|---------------|----------------|-------------|---------------|-------------|--|------------|------------------|----------------------------|-------|-------|--|--|--|
| Community | Parcel Number | Street Address | Sale Date | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | LAND + YARD | BLDG RESIDUAL | COST MAN \$ | ECF | Floor Area | \$/SQ FT | Occupancy | Class | | | | |
| Livonia City | 003-01-0425-007 | 19500 Middlebelt Rd | 02/01/24 | \$500,000 | \$370,400 | 74.08 | \$671,023 | \$200,072 | \$299,928 | \$430,092 | 0.697 | 19,500 | \$ 15.38 | | 201 | | | | |
| Livonia City | 003-02-0055-000 | 28860 Seven Mile Rd | 11/21/2023 | \$375,000 | \$164,000 | 43.73 | \$349,980 | \$82,048 | \$292,952 | \$244,687 | 1.197 | 4,300 | \$ 68.13 | | 201 | | | | |
| Livonia City | 046-01-0002-001 | 18340 Middlebelt Rd | 12/14/23 | \$800,000 | \$480,700 | 60.09 | \$993,295 | \$333,115 | \$466,885 | \$602,904 | 0.774 | 7,821 | \$ 59.70 | | 201 | | | | |
| YPSILANTI TWP | K -11-21-300-034 | 5718 WHITTAKER | 01/12/23 | \$205,000 | \$114,300 | 55.76 | \$295,964 | \$113,564 | \$91,436 | \$133,139 | 0.687 | 1,532 | \$ 59.68 | Medical - Office Buildings | 201 | | | | |
| Livonia City | 006-99-0001-002 | 30625 Eight Mile Rd | 09/12/23 | \$1,650,000 | \$645,100 | 39.10 | \$1,337,548 | \$360,144 | \$1,289,856 | \$892,606 | 1.445 | 22,912 | \$ 56.30 | | 201 | | | | |
| Livonia City | 003-01-0447-003 | 19850 Middlebelt Rd | 05/03/23 | \$710,000 | \$470,000 | 66.20 | \$977,306 | \$235,428 | \$474,572 | \$677,514 | 0.700 | 7,620 | \$ 62.28 | | 201 | | | | |
| Livonia City | 046-99-0106-000 | 18730 Middlebelt Rd | 05/31/23 | \$1,042,750 | \$438,400 | 42.04 | \$897,823 | \$197,180 | \$845,570 | \$639,857 | 1.321 | 12,212 | \$ 69.24 | | 201 | | | | |
| Livonia City | 008-01-0485-008 | 19711 Middlebelt Rd | 01/16/24 | \$200,000 | \$305,800 | 152.90 | \$651,762 | \$176,311 | \$23,689 | \$434,202 | 0.055 | 9,900 | \$ 2.39 | | 201 | | | | |
| Livonia City | 001-99-0011-000 | 28281 Eight Mile Rd | 11/29/23 | \$1,800,000 | \$438,700 | 24.37 | \$910,600 | \$125,851 | \$1,674,149 | \$716,666 | 2.336 | 10,250 | \$ 163.33 | | 201 | | | | |
| CITY OF YPSILANTI | 11-11-39-330-010 | 576 S MANSFIELD | 03/31/23 | \$550,000 | \$150,100 | 27.29 | \$324,941 | \$77,527 | \$472,473 | \$586,289 | 0.806 | 7,200 | \$ 65.62 | Office Buildings | 301 | | | | |
| 14 Totals: | | | | \$16,620,250 | \$3,962,800 | | \$7,410,242 | | \$5,931,510 | \$5,357,956 | | | \$120.25 | | | | | | |
| | | | | | | | | | | | E.C.F. => | 1.107 | Std. Deviation=> | | | | | | |
| | | | | | | | | | | | Ave. E.C.F. => | 1.002 | | | | | | | |
| | | | | | | | | | | | These sales were used to determine the commercial hospital ECF of: | | | | | 1.107 | | | |
| The below sales were not used | | | | | | | | | | | | | | | | | | | |
| Livonia City | 046-99-0077-000 | 18750 Middlebelt Rd | 05/31/23 | \$1,382,250 | \$724,900 | 52.44 | \$1,500,642 | \$383,870 | \$998,380 | \$1,019,883 | 0.979 | 20,276 | \$ 49.24 | | 201 | | | | |
| Superior Twp | J -10-18-155-014 | 5387 PLYMOUTH-ANN ARB | 05/31/23 | \$235,000 | \$40,200 | 17.11 | \$11,084,500 | \$165,600 | \$69,400 | \$1,343,421 | 0.052 | 11,146 | \$ 6.23 | | 201 | | | | |
| CITY OF YPSILANTI | 11-11-40-483-012 | 127 N Washington St | 9/8/2023 | \$160,000 | \$47,000 | 29.38 | \$98,040 | \$20,446 | \$139,554 | \$118,103 | 1.182 | 1,586 | \$ 87.99 | Office | 201 | | | | |

2026 COMMERCIAL ECF

| Community | Parcel Number | Street Address | Sale Date | Sale Price | 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 | |
|-------------------|------------------|---------------------|------------|--------------------|--------------------|----------------|--------------------|-------------|--------------------|--------------------------|--------------|------------|----------------|----------------------------|-----------------|--------------------------------|------------------|-----|
| CHELSEA | 06-06-12-477-001 | 515 S MAIN ST | 06/01/23 | \$390,000 | \$133,000 | 34.10 | \$273,903 | \$52,135 | \$337,865 | \$158,632 | 2.130 | 1,238 | \$ | 272.91 | 212.98666 | Medical - Office Buildings | \$50,000 | 201 |
| CITY OF YPSILANTI | 11-11-39-330-010 | 576 S MANSFIELD | 03/31/23 | \$550,000 | \$150,100 | 27.29 | \$324,941 | \$77,527 | \$472,473 | \$586,289 | 0.806 | 7,200 | \$ | 65.62 | 80.587048 | Office Buildings | \$67,448 | 301 |
| CITY OF YPSILANTI | 11-11-40-483-012 | 127 N Washington St | 9/8/2023 | \$160,000 | \$47,000 | 29.38 | \$98,040 | \$20,446 | \$139,554 | \$118,103 | 1.182 | 1,586 | \$ | 87.99 | 118.16296 | Office | \$20,310 | 201 |
| Livonia City | 003-01-0425-007 | 19500 Middlebelt Rd | 02/01/24 | \$500,000 | \$370,400 | 74.08 | \$671,023 | \$200,072 | \$299,928 | \$430,092 | 0.697 | 19,500 | \$ | 15.38 | | | | 201 |
| Livonia City | 003-01-0447-003 | 19850 Middlebelt Rd | 05/03/23 | \$710,000 | \$470,000 | 66.20 | \$977,306 | \$235,428 | \$474,572 | \$677,514 | 0.700 | 7,620 | \$ | 62.28 | | | | 201 |
| Livonia City | 006-99-0001-002 | 30625 Eight Mile Rd | 09/12/23 | \$1,650,000 | \$645,100 | 39.10 | \$1,337,548 | \$360,144 | \$1,289,856 | \$892,606 | 1.445 | 22,912 | \$ | 56.30 | | | | 201 |
| Livonia City | 046-99-0106-000 | 18730 Middlebelt Rd | 05/31/23 | \$1,042,750 | \$438,400 | 42.04 | \$897,823 | \$197,180 | \$845,570 | \$639,857 | 1.321 | 12,212 | \$ | 69.24 | | | | 201 |
| Livonia City | 003-02-0055-000 | 28860 Seven Mile Rd | 11/21/2023 | \$375,000 | \$164,000 | 43.73 | \$349,980 | \$82,048 | \$292,952 | \$244,687 | 1.197 | 4,300 | \$ | 68.13 | | | | 201 |
| YPSILANTI TWP | K -11-21-300-034 | 5718 WHITTAKER | 01/12/23 | \$205,000 | \$114,300 | 55.76 | \$295,964 | \$113,564 | \$91,436 | \$133,139 | 0.687 | 1,532 | \$ | 59.68 | 68.677097 | Medical - Office Buildings | \$112,633 | 201 |
| Livonia City | 006-99-0001-002 | 30625 Eight Mile Rd | 09/12/23 | \$1,650,000 | \$645,100 | 39.10 | \$1,337,548 | \$360,144 | \$1,289,856 | \$892,606 | 1.445 | 22,912 | \$ | 56.30 | | | | 201 |
| Totals: | | | | \$7,232,750 | \$3,177,400 | | \$6,564,076 | | \$5,534,062 | \$4,773,525 | | | \$81.38 | 0.1756 | | | | |
| | | | | | 243.48 | | | | | E.C.F. => | 1.159 | | | Std. Deviation=> | 0.46 | | | |
| | | | | | 15.52 | | | | | Ave. E.C.F. => | 1.161 | | | Ave. Variance=> | 120.1034 | Coefficient of Var=> | 103.44117 | |

These sales were used for the residential buildings that are used for commercial-ECF of: 1.159

The below sales were not used and did not represent the ECF.

| | | | | | | | | | | | | | | | | | | |
|--------------|------------------|-----------------------|------------|-------------|-----------|--------|--------------|-----------|-------------|-------------|-------|--------|----|--------|--|--|--|-----|
| Livonia City | 003-01-0425-007 | 19500 Middlebelt Rd | 02/01/24 | \$500,000 | \$370,400 | 74.08 | \$671,023 | \$200,072 | \$299,928 | \$430,092 | 0.697 | 19,500 | \$ | 15.38 | | | | 201 |
| Livonia City | 003-01-0447-003 | 19850 Middlebelt Rd | 05/03/23 | \$710,000 | \$470,000 | 66.20 | \$977,306 | \$235,428 | \$474,572 | \$677,514 | 0.700 | 7,620 | \$ | 62.28 | | | | 201 |
| Livonia City | 003-02-0055-000 | 28860 Seven Mile Rd | 11/21/2023 | \$375,000 | \$164,000 | 43.73 | \$349,980 | \$82,048 | \$292,952 | \$244,687 | 1.197 | 4,300 | \$ | 68.13 | | | | 201 |
| Livonia City | 006-99-0001-002 | 30625 Eight Mile Rd | 09/12/23 | \$1,650,000 | \$645,100 | 39.10 | \$1,337,548 | \$360,144 | \$1,289,856 | \$892,606 | 1.445 | 22,912 | \$ | 56.30 | | | | 201 |
| Livonia City | 046-01-0002-001 | 18340 Middlebelt Rd | 12/14/23 | \$800,000 | \$480,700 | 60.09 | \$993,295 | \$333,115 | \$466,885 | \$602,904 | 0.774 | 7,821 | \$ | 59.70 | | | | 201 |
| Livonia City | 046-99-0077-000 | 18750 Middlebelt Rd | 05/31/23 | \$1,382,250 | \$724,900 | 52.44 | \$1,500,642 | \$383,870 | \$998,380 | \$1,019,883 | 0.979 | 20,276 | \$ | 49.24 | | | | 201 |
| Livonia City | 046-99-0106-000 | 18730 Middlebelt Rd | 05/31/23 | \$1,042,750 | \$438,400 | 42.04 | \$897,823 | \$197,180 | \$845,570 | \$639,857 | 1.321 | 12,212 | \$ | 69.24 | | | | 201 |
| Livonia City | 008-01-0485-008 | 19711 Middlebelt Rd | 01/16/24 | \$200,000 | \$305,800 | 152.90 | \$651,762 | \$176,311 | \$23,689 | \$434,202 | 0.055 | 9,900 | \$ | 2.39 | | | | 201 |
| Livonia City | 001-99-0011-000 | 28281 Eight Mile Rd | 11/29/23 | \$1,800,000 | \$438,700 | 24.37 | \$910,600 | \$125,851 | \$1,674,149 | \$716,666 | 2.336 | 10,250 | \$ | 163.33 | | | | 201 |
| Superior Twp | J -10-18-155-014 | 5387 PLYMOUTH-ANN ARE | 05/31/23 | \$235,000 | \$40,200 | 17.11 | \$11,084,500 | \$165,600 | \$69,400 | \$1,343,421 | 0.052 | 11,146 | \$ | 6.23 | | | | 201 |

2026 SUTTON RIDGE APARTMENTS RESIDENTIAL ECF ADJUSTMENT

| Community | Parcel Number | Street Address | Sale Date | Sale Price | Asd. when | | Cur. Appraisal | LAND + YARD | BLDG | | ECF | Floor | | Bldg \$/SQ | Class |
|--------------|-----------------|-------------------------|------------|--------------------|--------------------|---------------|---------------------|-------------|--------------------|--------------------|----------------|--------|----------------|------------|-------|
| | | | | | Sold | Asd/Adj. Sale | | | RESIDUAL | COST MAN \$ | | Area | FT | | |
| Livonia City | 003-01-0425-007 | 19500 Middlebelt Rd | 02/01/24 | \$500,000 | \$370,400 | 74.08 | \$671,023 | \$200,072 | \$299,928 | \$430,092 | 0.697 | 19,500 | \$ 15.38 | 201 | |
| Livonia City | 003-01-0447-003 | 19850 Middlebelt Rd | 05/03/23 | \$710,000 | \$470,000 | 66.20 | \$977,306 | \$235,428 | \$474,572 | \$677,514 | 0.700 | 7,620 | \$ 62.28 | 201 | |
| Livonia City | 003-02-0055-000 | 28860 Seven Mile Rd | 11/21/2023 | \$375,000 | \$164,000 | 43.73 | \$349,980 | \$82,048 | \$292,952 | \$244,687 | 1.197 | 4,300 | \$ 68.13 | 201 | |
| Livonia City | 006-99-0001-002 | 30625 Eight Mile Rd | 09/12/23 | \$1,650,000 | \$645,100 | 39.10 | \$1,337,548 | \$360,144 | \$1,289,856 | \$892,606 | 1.445 | 22,912 | \$ 56.30 | 201 | |
| Livonia City | 046-01-0002-001 | 18340 Middlebelt Rd | 12/14/23 | \$800,000 | \$480,700 | 60.09 | \$993,295 | \$333,115 | \$466,885 | \$602,904 | 0.774 | 7,821 | \$ 59.70 | 201 | |
| Livonia City | 046-99-0077-000 | 18750 Middlebelt Rd | 05/31/23 | \$1,382,250 | \$724,900 | 52.44 | \$1,500,642 | \$383,870 | \$998,380 | \$1,019,883 | 0.979 | 20,276 | \$ 49.24 | 201 | |
| Livonia City | 046-99-0106-000 | 18730 Middlebelt Rd | 05/31/23 | \$1,042,750 | \$438,400 | 42.04 | \$897,823 | \$197,180 | \$845,570 | \$639,857 | 1.321 | 12,212 | \$ 69.24 | 201 | |
| Livonia City | 008-01-0485-008 | 19711 Middlebelt Rd | 01/16/24 | \$200,000 | \$305,800 | 152.90 | \$651,762 | \$176,311 | \$23,689 | \$434,202 | 0.055 | 9,900 | \$ 1.39 | 201 | |
| Livonia City | 001-99-0011-000 | 28281 Eight Mile Rd | 11/29/23 | \$1,800,000 | \$438,700 | 24.37 | \$910,600 | \$125,851 | \$1,674,149 | \$716,666 | 2.336 | 10,250 | \$ 163.33 | 201 | |
| Superior Twp | J-10-18-155-014 | 5387 PLYMOUTH-ANN ARBOR | 05/31/23 | \$235,000 | \$40,200 | 17.11 | \$11,084,500 | \$165,600 | \$69,400 | \$1,343,421 | 0.052 | 11,146 | \$ 6.23 | 201 | |
| 10 | | Totals: | | \$8,695,000 | \$4,078,200 | | \$19,374,479 | | \$6,435,381 | \$7,001,832 | | | \$55.22 | | |
| | | | | | | | | | | | E.C.F. => | 0.919 | | | |
| | | | | | | | | | | | Ave. E.C.F. => | 0.956 | | | |

These sales were used for an apartment commercial residential ECF of: 0.956

The garages were entered as residential with an ECF of .875

2026 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 | | | |
|--------------------|------------------|------------------------------|----------------|----------------|----------------|
| Parcel | Street | | Sale Date | Sale Amount | Acreage |
| 71-098-99-0022-000 | 2009 Haggerty Rd | Canton Twp | 6/21/2023 | 400,000 | 2.3 |
| K-11-13-230-002 | 1175 Watson St | Ypsilanti Twp | 6/8/2023 | 160,000 | 2.92 |
| H-08-20-205-002 | Enterprise Dr | Scio Twp | 12/11/2023 | 145,000 | 1.85 |
| | | | Totals>>>> | 705,000 | 7.07 |
| | | | Average | 235,000 | 2.35667 |
| | | | | 235,000 | |
| | | 2 Acres and 2.5 acres | | | |
| 71-098-99-0022-000 | 2009 Haggerty Rd | Canton Twp | 6/21/2023 | 400,000 | 2.3 |
| L-12-23-110-005 | 3957 Bestech Dr | Pittsfield Twp | 9/5/2024 | 369,200 | 2.82 |
| K-11-13-230-002 | 1175 Watson St | Ypsilanti Twp | 6/8/2023 | 160,000 | 2.92 |
| H-08-20-205-002 | Enterprise Dr | Scio Twp | 12/11/2023 | 145,000 | 1.85 |
| | | | Totals>>>> | 1,074,200 | 9.89 |
| | | | Average | 268,550 | 2.4725 |
| | | | | 265,000 | |
| | | 3 and 4 acres | | | |
| 71-098-99-0022-000 | 2009 Haggerty Rd | Canton Twp | 6/21/2023 | 400,000 | 2.3 |
| K-11-21-200-047 | 5401 Dean Dr | Ypsilanti Twp | 1/13/2025 | 215,000 | 1.4 |
| K-11-13-230-002 | 1175 Watson St | Ypsilanti Twp | 6/8/2023 | 160,000 | 2.92 |
| H-08-20-205-002 | Enterprise Dr | Scio Twp | 12/11/2023 | 145,000 | 1.85 |
| | | | Totals>>>> | 920,000 | 8.47 |
| | | | Average | 368,000 | 3.388 |
| | | | | 370,000 | |
| | | 5 acres | | | |
| 71-098-99-0022-000 | 2009 Haggerty Rd | Canton Twp | 6/21/2023 | 400,000 | 2.3 |
| K-11-21-200-047 | 5401 Dean Dr | Ypsilanti Twp | 1/13/2025 | 215,000 | 1.4 |
| K-11-13-230-002 | 1175 Watson St | Ypsilanti Twp | 6/8/2023 | 160,000 | 2.92 |
| A-01-14-100-023 | Chubb Rd | Salem Twp | 7/31/2023 | 1,270,000 | 5.26 |
| | | | Totals>>>> | 2,045,000 | 11.88 |
| | | | Average | 511,250 | 2.97 |
| | | | | 510,000 | |
| | | 7 acres | | | |
| 08-08-07-125-047 | 2558 Bishop Cr W | Dexter City | 1/5/2024 | 671,775 | 6.89 |
| 71-098-99-0022-000 | 2009 Haggerty Rd | Canton Twp | 6/21/2023 | 400,000 | 2.3 |
| | | | Totals>>>> | 1,071,775 | 9.19 |
| | | | Average | 535,888 | 4.595 |
| | | | | 535,000 | |

| | | | | | | | |
|-----------------------|-----------------------|----------------|-----------------|------------------|----------------|------------------|--|
| | | | 10 acres | | | | |
| 71 131 99 0008 002 | 47351 Michigan Ave | Canton Twp | 11/03/23 | 650,000 | 8.67 | | |
| L-12-26-200-004 | 6095 Platt Rd | Pittsfield Twp | 11/16/23 | 700,000 | 10 | comm | |
| 71-072-99-0011-000 | Ridge Rd | Canton Twp | 4/10/2024 | 800,000 | 4.23 | comm | |
| 08-08-07-125-047 | 2558 Bishop Cr W | Dexter City | 1/5/2024 | 671,775 | 6.89 | | |
| | | | Totals>>>> | 2,821,775 | 29.79 | | |
| | | | Average | 705,444 | 7.4475 | 705,000 | |
| | | | 15 acres | | | | |
| K=11-24-300-010 | 10221 Textile Rd | Ypsilanti Twp | 11/5/2024 | 1,500,000 | 19.82 | | |
| 71 136 99 0016 000 | Yost Rd | Canton Twp | 08/29/23 | 500,000 | 27.97 | | |
| 71 131 99 0008 002 | 47351 Michigan Ave | Canton Twp | 11/03/23 | 650,000 | 8.67 | | |
| 08-08-07-125-047 | 2558 Bishop Cr W | Dexter City | 1/5/2024 | 671,775 | 6.89 | | |
| L-12-26-200-004 | 6095 Platt Rd | Pittsfield Twp | 11/16/23 | 700,000 | 10 | comm | |
| | | | Totals>>>> | 4,021,775 | 73.35 | | |
| | | | Average | 804,355 | 14.67 | 805,000 | |
| | | | 20 acres | | | | |
| K=11-24-300-010 | 10221 Textile Rd | Ypsilanti Twp | 11/5/2024 | 1,500,000 | 19.82 | | |
| 71-072-99-0011-000 | Ridge Rd | Canton Twp | 4/10/2024 | 800,000 | 4.23 | comm | |
| L-12-26-200-004 | 6095 Platt Rd | Pittsfield Twp | 11/16/23 | 700,000 | 10 | | |
| 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>>>> | 5,175,000 | 113.91 | | |
| | | | Average | 1,035,000 | 22.782 | 1,035,000 | |
| | | | 25 acres | | | | |
| A-01-14-100-023 | Chubb Rd | Salem Twp | 7/31/2023 | 1,270,000 | 5.26 | | |
| K=11-24-300-010 | 10221 Textile Rd | Ypsilanti Twp | 11/5/2024 | 1,500,000 | 19.82 | | |
| 70 050 99 0013 72 | Telegraph Rd | Brownstown Twp | 3/28/2023 | 1,200,000 | 29.88 | | |
| M -13-33-100-011 | 5601 Bethel Church Rd | Lodi Twp | 2/29/2024 | 975,000 | 49.98 | | |
| | | | Totals>>>> | 4,945,000 | 104.94 | | |
| | | | Average | 1,236,250 | 26.235 | 1,240,000 | |
| | | | 30 acres | | | | |
| 71 136 99 0016 000 | Yost Rd | Canton Twp | 08/29/23 | 1,158,000 | 27.97 | | |
| A-01-14-100-023 | Chubb Rd | Salem Twp | 7/31/2023 | 1,270,000 | 5.26 | | |
| K=11-24-300-010 | 10221 Textile Rd | Ypsilanti Twp | 11/5/2024 | 1,500,000 | 19.82 | | |
| C-03-28-205-008 | 6301 Gregory Rd | Webster Twp | 3/31/2023 | 1,375,000 | 21.7 | ag | |
| J-10-02-100-007 | Plymouth-Ann Arbor Rd | Superior Twp | 6/27/2023 | 1,838,000 | 67.1 | ag | |
| K-11-35-100-008 & 009 | 7200, 7300 Bunton Rd | Ypsilanti Twp | 11/13/2023 | 1,020,000 | 57 | Res | |
| 70 050 99 0013 72 | Telegraph Rd | Brownstown Twp | 3/28/2023 | 1,200,000 | 29.88 | comm | |
| | | | Totals>>>> | 9,361,000 | 228.73 | | |
| | | | Average | 1,337,286 | 32.6757 | 1,340,000 | |

| | | | | | | | |
|---|-----------------------|----------------|------------------|------------------|----------------|------------------|--|
| | | | 40 acres | | | | |
| 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 | 67.1 | ag | |
| | | | Totals>>>> | 6,433,000 | 256.23 | | |
| | | | Average | 1,608,250 | 64.0575 | 1,610,000 | |
| | | | 50 acres | | | | |
| K=11-24-300-010 | 10221 Textile Rd | Ypsilanti Twp | 11/5/2024 | 1,500,000 | 19.82 | | |
| 71 136 99 0016 000 | Yost Rd | Canton Twp | 08/29/23 | 1,158,000 | 27.97 | | |
| J-10-33-300-001 | Leforge Rd | Superior Twp | 3/7/2023 | 2,600,000 | 82.15 | res | |
| K-11-38-150-011 | 1589 S Huron | Ypsilanti Twp | 1/29/2024 | 2,750,000 | 50.46 | comm | |
| K-11-35-100-008 & 009 | 7200, 7300 Bunton Rd | Ypsilanti Twp | 11/13/2023 | 1,020,000 | 57 | Res | |
| 77-071-99-0002-703 | 51300 Five Mile Rd | Northville Twp | 10/27/2023 | 2,327,000 | 27.39 | | |
| J-10-02-100-007 | Plymouth-Ann Arbor Rd | Superior Twp | 6/27/2023 | 1,838,000 | 67.1 | ag | |
| | | | Totals>>>> | 13,193,000 | 331.89 | | |
| | | | Average | 1,884,714 | 47.4129 | 1,885,000 | |
| | | | 100 acres | | | | |
| J-10-33-300-001 | Leforge Rd | Superior Twp | 3/7/2023 | 2,600,000 | 82.15 | res | |
| 77-071-99-0002-703 | 51300 Five Mile Rd | Northville Twp | 10/27/2023 | 2,327,000 | 27.39 | ag | |
| L-12-14-400-008&-009 | 4700 Carpenter Rd | Pittsfield | 8/19/2022 | 11,231,111 | 60.79 | | |
| L-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 | |
| | | | Totals>>>> | 29,958,111 | 233.2 | | |
| | | | Average | 5,991,622 | 46.64 | 6,000,000 | |
| Some commercial and large residential sales were used due to lack of industrial sales available in higher ranges | | | | | | | |

2026 INDUSTRIAL UNDER THE POWERLINES LAND VALUES

Below are two years of sales from 4-1-2023 through 3-31-2025 that were used to determine these land values.

Most of the land under the powerlines is leased to local farmers for farming purposes

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 |
|-----------------|----------------|---------------------|------------|---------------------------------|------------------|---------|-------------|----------------|
| J-10-35-300-011 | MacArthur Blvd | Superior Twp | 4/20/2023 | \$ 87,000 | \$ 87,000 | 8.31 | \$10,469 | |
| J-10-15-400-001 | 3335 Berry Rd | Superior Twp | 12/27/2023 | \$ 70,000 | \$ 70,000 | 5.01 | \$13,972 | |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | \$ 232,000 | \$ 232,000 | 11.66 | \$19,897 | |
| C-03-03-100-016 | 9570 Scully Rd | Webster Twp | 4/6/2023 | \$ 140,000 | \$ 140,000 | 6.34 | \$22,082 | |
| | | | | AVERAGE >>>> | \$132,250 | | | 130,000 |

| Parcel Number | Street Address | 3 and 4 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|-----------------|----------------|---------------|------------|---------------------------------|------------------|---------|-------------|----------------|
| C-03-03-100-016 | 9570 Scully Rd | Webster Twp | 4/6/2023 | \$ 140,000 | \$ 140,000 | 6.34 | \$22,082 | |
| J-10-15-400-001 | 3335 Berry Rd | Superior Twp | 12/27/2023 | \$ 70,000 | \$ 70,000 | 5.01 | \$13,972 | |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | \$ 232,000 | \$ 232,000 | 11.66 | \$19,897 | |
| | | | | AVERAGE >>>> | \$147,333 | | | 145,000 |

| Parcel Number | Street Address | 5 and 7 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|-----------------|-----------------------|---------------|------------|---------------------------------|------------------|---------|-------------|----------------|
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | \$ 232,000 | \$ 232,000 | 11.66 | \$19,897 | |
| J-10-04-100-010 | 4740 Bridlepath | Superior Twp | 12/28/2023 | \$ 155,882 | \$ 155,882 | 10.02 | \$15,557 | |
| C-03-03-100-016 | 9570 Scully Rd | Webster Twp | 4/6/2023 | \$ 140,000 | \$ 140,000 | 6.34 | \$22,082 | |
| J-10-08-400-003 | Plymouth-Ann Arbor Rd | Superior Twp | 12/16/2023 | \$ 105,200 | \$ 105,200 | 7.05 | \$14,922 | |
| | | | | AVERAGE >>>> | \$158,271 | | | 160,000 |

| 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 | |
| K-11-25-300-007 | 6551 Bunton Rd | Ypsilanti Twp | 2/13/2024 | \$ 175,000 | \$ 175,000 | 10 | \$17,500 | |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | \$ 232,000 | \$ 232,000 | 11.66 | \$19,897 | |
| C-03-03-100-016 | 9570 Scully Rd | Webster Twp | 4/6/2023 | \$ 140,000 | \$ 140,000 | 6.34 | \$22,082 | |
| | | | | AVERAGE >>>> | 169,250 | | | 170,000 |

| Parcel Number | Street Address | 15 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|------------------|------------------------|---------------|------------|---------------------------------|-----------------|---------|-------------|----------------|
| J-10-14-200-004 | 9100 Ford Rd | Superior Twp | 07/23/24 | \$ 125,000 | \$ 125,000 | 20 | \$6,250 | |
| C-03-34-100-023 | 5001 Webster Church Rd | Webster Twp | 06/02/23 | \$ 140,000 | \$ 140,000 | 17.47 | \$8,014 | |
| G -07-19-300-017 | Jerusalem Rd | Lima Twp | 9/6/2023 | 130,000 | 130,000 | 10 | \$13,000 | |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | \$ 232,000 | \$ 232,000 | 11.66 | \$19,897 | |
| K-11-30-300-063 | 5220 Arundel Way | Ypsilanti Twp | 06/23/23 | \$ 285,000 | \$ 285,000 | 14.95 | \$19,064 | |
| J-10-04-100-010 | 4740 Bridlepath | Superior Twp | 12/28/2023 | \$ 155,882 | \$ 155,882 | 10.02 | \$15,557 | |
| | | | | AVERAGE >>>> | 177,980 | | | 180,000 |

| Parcel Number | Street Address | 20 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|-----------------|------------------------|---------------|------------|---------------------------------|------------------|---------|-------------|----------------|
| J-10-14-200-004 | 9100 Ford Rd | Superior Twp | 07/23/24 | \$ 125,000 | \$ 125,000 | 20 | \$6,250 | |
| C-03-34-100-023 | 5001 Webster Church Rd | Webster Twp | 06/02/23 | \$ 140,000 | \$ 140,000 | 17.47 | \$8,014 | |
| J-10-30-101-028 | Hickman Rd | Superior Twp | 12/12/2023 | \$ 232,000 | \$ 232,000 | 11.66 | \$19,897 | |
| K-11-30-300-063 | 5220 Arundel Way | Ypsilanti Twp | 06/23/23 | \$ 285,000 | \$ 285,000 | 14.95 | \$19,064 | |
| J-10-04-100-010 | 4740 Bridlepath | Superior Twp | 12/28/2023 | \$ 155,882 | \$ 155,882 | 10.02 | \$15,557 | |
| | | | | AVERAGE >>>> | \$187,576 | | | 190,000 |

| Parcel Number | Street Address | 25 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|-----------------|------------------------|--------------|-----------|---------------------------------|------------------|---------|-------------|----------------|
| J-10-14-200-004 | 9100 Ford Rd | Superior Twp | 07/23/24 | \$ 125,000 | \$ 125,000 | 20 | \$6,250 | |
| O-15-13-200-005 | Vacant | Sharon Twp | 09/22/23 | \$ 126,000 | \$ 126,000 | 22.93 | \$5,495 | |
| C-03-34-100-023 | 5001 Webster Church Rd | Webster Twp | 06/02/23 | \$ 140,000 | \$ 140,000 | 17.47 | \$8,014 | |
| R-18-34-400-012 | Hack Rd | Saline Twp | 09/05/23 | \$ 62,000 | \$ 62,000 | 20.26 | \$3,060 | |
| J-10-33-300-019 | Clark Rd | Superior Twp | 08/30/23 | \$ 650,000 | \$ 650,000 | 25.15 | \$25,845 | |
| O-15-18-300-007 | Vacant | Sharon Twp | 05/25/23 | \$ 100,000 | \$ 100,000 | 10.02 | \$9,980 | |
| | | | | AVERAGE >>>> | \$200,500 | | | 200,000 |

| Parcel Number | Street Address | 30 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|-----------------|------------------------|----------------|-----------|---------------------------------|------------------|---------|-------------|----------------|
| J-10-14-200-004 | 9100 Ford Rd | Superior Twp | 07/23/24 | \$ 125,000 | \$ 125,000 | 20 | \$6,250 | |
| O-15-13-200-005 | Vacant | Sharon Twp | 09/22/23 | \$ 126,000 | \$ 126,000 | 22.93 | \$5,495 | |
| B-02-09-400-005 | Nollar Rd | Northfield Twp | 04/14/23 | \$310,000 | \$310,000 | 40 | \$7,750 | |
| C-03-34-100-023 | 5001 Webster Church Rd | Webster Twp | 06/02/23 | \$ 140,000 | \$ 140,000 | 17.47 | \$8,014 | |
| R-18-34-400-012 | Hack Rd | Saline Twp | 09/05/23 | \$ 62,000 | \$ 62,000 | 20.26 | \$3,060 | |
| J-10-33-300-019 | Clark Rd | Superior Twp | 08/30/23 | \$ 650,000 | \$ 650,000 | 25.15 | \$25,845 | |
| O-15-18-300-007 | Vacant | Sharon Twp | 05/25/23 | \$ 100,000 | \$ 100,000 | 10.02 | \$9,980 | |
| | | | | AVERAGE >>>> | \$216,143 | | | 215,000 |

| Parcel Number | Street Address | 40 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|-----------------|------------------------|--------------|-----------|---------------------------------|------------------|---------|-------------|----------------|
| J-10-14-200-004 | 9100 Ford Rd | Superior Twp | 07/23/24 | \$ 125,000 | \$ 125,000 | 20 | \$6,250 | |
| O-15-13-200-005 | Vacant | Sharon Twp | 09/22/23 | \$ 126,000 | \$ 126,000 | 22.93 | \$5,495 | |
| C-03-34-100-023 | 5001 Webster Church Rd | Webster Twp | 06/02/23 | \$ 140,000 | \$ 140,000 | 17.47 | \$8,014 | |
| J-10-33-300-019 | Clark Rd | Superior Twp | 08/30/23 | \$ 650,000 | \$ 650,000 | 25.15 | \$25,845 | |
| O-15-18-300-007 | Vacant | Sharon Twp | 05/25/23 | \$ 100,000 | \$ 100,000 | 10.02 | \$9,980 | |
| | | | | AVERAGE >>>> | \$228,200 | | | 230,000 |

| Parcel Number | Street Address | 50 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|-----------------|-----------------------|--------------|-----------|---------------------------------|------------------|---------|-------------|----------------|
| N-14-24-100-007 | 8410 Pleasant Lake Rd | Freedom Twp | 10/5/2023 | 300,000 | 300,000 | 32.7 | \$9,174 | |
| N-14-15-100-001 | 10775 Ellsworth Rd | Freedom Twp | 12/28/23 | \$ 293,640 | \$ 293,640 | 43.8 | \$6,704 | |
| J-10-14-200-004 | 9100 Ford Rd | Superior Twp | 7/23/2024 | 125,000 | 125,000 | 20 | \$6,250 | |
| J-10-33-300-019 | Clark Rd | Superior Twp | 8/30/2023 | 650,000 | 650,000 | 25.15 | \$25,845 | |
| J-10-15-400-012 | 8903 Cherry Hill Rd | Superior Twp | 03/12/24 | 155,000 | 155,000 | 39.62 | \$3,912 | |
| | | | | AVERAGE >>>> | \$304,728 | | | 305,000 |

| Parcel Number | Street Address | 100 Acres | Sale Date | Sale Price | Adj. Sale Price | Acreage | \$ per Acre | Rounded/Used |
|------------------|-------------------------|-----------------|-----------|---------------------------------|------------------|---------|-------------|----------------|
| J-10-02-100-007 | 9669 Plymouth Ann Arbor | Superior Twp | 06/27/23 | \$1,838,000 | \$1,838,000 | 67.1 | \$27,392 | |
| F-06-33-200-004 | Sylvan Rd | Sylvan Twp | 11/17/23 | \$455,000 | \$455,000 | 84.82 | \$5,364 | |
| T-20-02-100-032 | Bemis Rd | Augusta Twp | 02/09/24 | \$ 375,000 | \$ 375,000 | 64.28 | \$5,834 | |
| C-03-05-300-007 | 9200 Mast Rd | Webster Twp | 03/15/24 | \$1,000,000 | \$1,000,000 | 75.3 | \$13,280 | |
| K-11-23-300-037 | 9051 Textile Rd | Ypsilanti Twp | 02/19/24 | \$85,000 | \$85,000 | 36.83 | \$2,308 | |
| B-02-09-400-005 | Nollar Rd | Northfield Twp | 04/14/23 | \$310,000 | \$310,000 | 40 | \$7,750 | |
| Q -17-35-300-005 | 13199 E Michigan Ave | Bridgewater Twp | 09/07/23 | \$600,000 | \$600,000 | 98.64 | \$6,083 | |
| M-13-18-300-001 | Diuble Rd | Lodi Twp | 02/21/24 | \$390,000 | \$390,000 | 40.55 | \$9,618 | |
| | | | | AVERAGE >>>> | \$631,625 | | | 630,000 |

| Community | Parcel Number | Street Address | Sale Date | ADJ SALE \$ | Asd. when Sold | 2026 INDUSTRIAL ECF AJUSTMENT | | | BLDG RESIDUAL | COST MAN \$ | ECF | Floor Area | \$/SQ FT | Occupancy | Class |
|---|--------------------|--------------------|-----------|--------------------------|--------------------|-------------------------------|--------------------|-------------|---------------------|--------------------------|--------------|------------|----------|------------|-------|
| | | | | | | Asd/Adj. Sale | Cur. Appraisal | LAND + YARD | | | | | | | |
| Romulus | 80-048-99-0041-000 | 27990 Wick Rd | 06/23/23 | \$388,000 | \$87,200 | 22.47 | \$197,656 | \$37,026 | \$350,974 | \$162,089 | 2.165 | \$4,640 | 83.62 | Industrial | 301 |
| Romulus | 80-008-02-0008-000 | 6532 Beverly Plaza | 06/27/23 | \$650,000 | \$306,900 | 47.22 | \$546,443 | \$293,143 | \$356,857 | \$255,600 | 1.396 | 12,000 | 54.17 | Industrial | 301 |
| Canton Twp | 46-102-01-0006-000 | 31090 Industrial | 2/26/2024 | \$350,000 | \$201,900 | 57.69 | \$335,326 | \$120,928 | \$229,072 | \$217,884 | 1.051 | 8,196 | 42.70 | Industrial | 301 |
| Livonia City | 102-01-0006-000 | 31090 Industrial | 03/01/24 | \$925,000 | \$201,900 | 21.83 | \$437,694 | \$115,224 | \$809,776 | \$467,348 | 1.733 | 8,430 | 109.73 | Industrial | 301 |
| Livonia City | 102-99-0039-000 | 30850 Industrial | 09/08/23 | \$795,000 | \$255,900 | 32.19 | \$553,942 | \$249,940 | \$545,060 | \$440,583 | 1.237 | 11,380 | 69.86 | Industrial | 301 |
| Livonia City | 106-99-0007-004 | 33067 Industrial | 01/31/24 | \$2,200,000 | \$399,600 | 18.16 | \$842,529 | \$228,371 | \$1,971,629 | \$890,084 | 2.215 | 20,600 | 106.80 | Industrial | 301 |
| Livonia City | 107-02-0041-002 | 11966 Brookfield | 01/16/24 | \$1,250,000 | \$304,200 | 24.34 | \$659,117 | \$118,064 | \$1,131,936 | \$784,135 | 1.444 | 12,303 | 101.60 | Industrial | 301 |
| Livonia City | 107-99-0006-009 | 33100 Capitol | 12/22/23 | \$1,000,000 | \$409,709 | 40.97 | \$892,906 | \$279,926 | \$720,074 | \$888,377 | 0.811 | 29,650 | 33.73 | Industrial | 301 |
| Livonia City | 109-03-0801-002 | 12770 Fairlane | 05/09/23 | \$680,000 | \$182,900 | 26.90 | \$386,292 | \$121,653 | \$558,347 | \$383,535 | 1.456 | 5,900 | 115.25 | Industrial | 301 |
| Livonia City | 110-05-0004-000 | 13600 Otterson | 02/01/24 | \$2,425,000 | \$490,600 | 20.23 | \$1,054,693 | \$209,125 | \$2,215,875 | \$1,225,461 | 1.808 | 21,519 | 112.69 | Industrial | 301 |
| Livonia City | 117-99-0003-007 | 12651 Newburgh Rd | 11/21/23 | \$2,150,000 | \$400,200 | 18.61 | \$853,465 | \$180,690 | \$1,969,310 | \$975,036 | 2.020 | 23,938 | 89.82 | Industrial | 301 |
| Ypsilanti Twp | K-11-15-205-014 | 741 Emerick | 04/19/24 | \$140,000 | \$137,700 | 98.36 | \$174,559 | \$40,119 | \$99,881 | \$111,754 | 0.894 | 2,350 | 59.57 | Industrial | 301 |
| 6 Totals: | | | | \$16,146,250 | \$4,110,600 | | \$8,691,218 | | \$10,958,791 | \$6,801,886 | | | | | |
| | | | | Sale. Ratio => | 25.46 | | | | | E.C.F. => | 1.611 | | | | |
| | | | | Std. Dev. => | 23.34 | | | | | Ave. E.C.F. => | 1.519 | | | | |
| These sales were used to determine the industrial ECF of: | | | | | | | | | | | 1.611 | | | | |
| Sales from other units were use for this ECF study. There are only 2 parcels with industrial buildings in this township. One is a research and development engineering building that is mostly offices. | | | | | | | | | | | | | | | |
| Below sale not used | | | | | | | | | | | | | | | |
| Livonia City | 107-02-0041-002 | 11966 Brookfield | 08/09/23 | \$625,000 | \$304,200 | 48.67 | \$659,117 | \$118,064 | \$506,936 | \$784,135 | 0.646 | 12,303 | 41.20 | Industrial | 301 |