

E.C.F.s for Neighborhood: 1000 'AGRICULTURAL - TOWNSHIP WIDE'

Residential : 1.028
Town Homes/Duplexes: 0.000
Mobile Homes : 1.028
Agricultural Bldgs : 1.028
Commercial Bldgs : 0.955
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

YPSILANTI TOWNSHIP
2024 AGRICULTURAL ECF STUDY

NBD: 1000 AGRICULTURAL- TOWNSHIP WIDE																									
RATES USED FOR RESIDENTIAL, MOBILE HOME AND AGRICULTURAL BUILDINGS																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Notes	
K-11-28-100-024	6100 WHITTAKER	01/04/23	\$584,500	WD	24-PARTIAL ASSESSMENT	\$584,500	\$76,800	13.14	\$539,100	\$71,986	\$512,514	\$467,114	1.097	2,622	\$195.47	6600	15.65	2 STORY	\$71,986		RES LIN SCHLS W ACERAC	401	45	97	
K-11-34-100-025	8880 MERRITT	12/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,900	47.30	\$340,347	\$64,750	\$235,250	\$199,708	1.178	1,782	\$132.01	6600	23.72	1 STORY	\$64,750		RES LIN SCHLS W ACERAC	401	69		
K-11-33-400-011	7636 WHITTAKER	09/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$70,800	61.57	\$184,142	\$75,784	\$39,216	\$78,520	0.499	812	\$48.30	6600	44.13	1 STORY	\$75,784		RES LIN SCHLS W ACERAC	401	45		
K-11-18-360-005	1416 HILLTOP	01/20/22	\$125,000	WD	08-ESTATE	\$125,000	\$94,200	75.36	\$208,852	\$53,400	\$71,800	\$116,881	0.613	1,610	\$44.47	4430A	32.82	BILEVEL	\$53,400		RES YP SCHLS ACERAGE -	401	45		
K-11-30-300-014	5283 MERRITT	11/10/21	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$113,600	56.80	\$224,829	\$81,760	\$118,240	\$107,571	1.099	1,146	\$103.18	4430A	15.84	1 STORY	\$81,760		RES YP SCHLS ACERAGE -	401	45		
K-11-40-352-005	2097 S CONGRESS	10/25/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$63,300	63.30	\$153,155	\$24,797	\$75,203	\$96,510	0.779	1,432	\$52.52	4430A	16.15	1 STORY	\$24,797		RES YP SCHLS SEC 8, 39 &	401	45		
K-11-28-200-024	6424 WHITTAKER	10/12/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$177,100	47.86	\$455,528	\$46,326	\$323,674	\$292,287	1.107	1,916	\$168.93	6600	16.66	1 STORY	\$46,326		RES LIN SCHLS W ACERAC	401	73		
K-11-35-100-025	9735 MARTZ	09/03/21	\$90,000	WD	23-PART OF REF	\$90,000	\$0	0.00	\$157,329	\$59,340	\$30,660	\$89,081	0.344	1,723	\$17.79	6605A	59.66	1 STORY	\$59,340		RES LIN SCHLS E ACERAGI	401	98		K-11-35-100-024
K-11-32-200-049	6202 SWALLOW	08/31/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,800	45.31	\$393,259	\$25,000	\$310,000	\$263,042	1.179	1,742	\$177.96	6600	23.78	1 STORY	\$25,000		RES LIN SCHLS W ACERAC	401	75		
K-11-35-300-058	9140 MARTZ	06/15/21	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$155,800	46.51	\$372,962	\$45,513	\$289,487	\$272,874	1.061	2,360	\$122.66	6605A	12.01	2 STORY	\$45,513		RES LIN SCHLS E ACERAGI	401	80		
K-11-35-100-014	9535 MARTZ	06/06/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,000	45.60	\$300,721	\$17,100	\$232,900	\$218,170	1.068	2,085	\$111.70	6605A	12.68	1 STORY	\$17,100		RES LIN SCHLS E ACERAGI	401	69		
K-11-36-300-061	7979 BUNTON	03/05/21	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$144,800	43.75	\$371,502	\$31,850	\$299,150	\$283,043	1.057	2,491	\$120.09	6605A	11.62	2 STORY	\$31,850		RES LIN SCHLS E ACERAGI	401	80		
K-11-30-100-021	5764 TEXTILE	02/26/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$186,600	51.12	\$386,772	\$195,840	\$169,160	\$147,267	1.149	1,789	\$94.56	4430A	20.79	1 STORY	\$195,840		RES YP SCHLS ACERAGE -	401	45		
Totals:			\$3,500,500			\$3,500,500	\$1,490,700		\$4,088,498		\$2,707,054	\$2,632,068			\$106.90		8.7747								
								Sale Ratio =>	42.59					E.C.F. =>	1.028	Std. Deviation=>		0.283							
								Std. Dev. =>	19.90					Mean E.C.F. =>	0.941	Ave. Variance=>		23.5005	Coefficient of Var=>		24.9808				

ASSESSOR DETERMINED ECF 2023 1.028

Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 1.028. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of .941 with a Standard Deviation of 0.283. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .941 and 1.028. An ECF of 1.028 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF	1.07
Calculated ECF Range	.344 - 1.179
ECF Range: +/- 1 Standard Deviation	.061 -1.462
Previous Year ECF	1.03

Removed: Not Representative																									
K-11-19-400-026	5610 ELLIS	01/26/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$246,700	41.46	\$585,272	\$191,970	\$403,030	\$316,466	1.274	2,480	\$162.51	4430A	#REF!	1 3/4 STORY	\$191,970		RES YP SCHLS ACERAGE -	401	45	Not Representative	
K-11-32-200-047	7279 STONY CREEK	12/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,600	53.42	\$363,437	\$74,672	\$250,328	\$209,250	1.196	2,621	\$95.51	6600	#REF!	BILEVEL	\$74,672		RES LIN SCHLS W ACERAC	401	54	Not Representative	
K-11-28-200-004	7460 TEXTILE	10/14/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$100,300	34.95	\$250,454	\$78,500	\$208,500	\$124,604	1.673	1,928	\$108.14	6600	91.0920	1 STORY	\$78,500		RES LIN SCHLS W ACERAC	401	45	Not Representative	
K-11-21-300-018	7395 TEXTILE	10/05/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$236,800	44.26	\$554,876	\$79,828	\$455,172	\$344,238	1.322	2,023	\$225.00	6600	#REF!	1 STORY	\$79,828		RES LIN SCHLS W ACERAC	401	67	Not Representative	
K-11-29-200-025	6180 TEXTILE	05/06/22	\$450,000	CD	20-MULTI PARCEL SALE REF	\$450,000	\$523,000	116.22	\$1,132,511	\$145,337	\$304,663	\$742,236	0.410	5,801	\$52.52	4430A	#REF!	1 STORY	\$145,337		RES YP SCHLS ACERAGE -	401	78	Not Representative	K-11-29-200-024
K-11-19-300-010	5383 TEXTILE	04/22/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$192,300	44.21	\$384,450	\$69,930	\$365,070	\$262,100	1.393	1,994	\$183.08	4430A	63.0489	1 STORY	\$69,930		RES YP SCHLS ACERAGE -	401	66	Not Representative	
K-11-32-200-035	7298 STONY CREEK	03/22/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$139,900	40.43	\$357,411	\$45,123	\$300,877	\$223,063	1.349	1,868	\$161.07	6600	#REF!	1 STORY	\$45,123		RES LIN SCHLS W ACERAC	401	71	Not Representative	
K-11-36-100-032	7186 RAWSONVILLE	03/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,900	33.29	\$152,399	\$64,380	\$175,620	\$67,707	2.594	1,760	\$99.78	6605A	148.6443	1 3/4 STORY	\$64,380		RES LIN SCHLS E ACERAGI	401	36	Not Representative	
K-11-19-300-040	5655 MUNGER	03/18/22	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$163,400	39.09	\$350,769	\$69,748	\$348,252	\$211,294	1.648	1,932	\$180.25	4430A	0.1411	2 STORY	\$69,748		RES YP SCHLS ACERAGE -	401	80	Not Representative	
K-11-19-300-040	5655 MUNGER	03/18/22	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$163,400	39.09	\$348,119	\$80,122	\$337,878	\$223,331	1.513	1,932	\$174.89	4430A	75.0527	2 STORY	\$80,122		RES YP SCHLS ACERAGE -	401	79	Not Representative	
K-11-21-200-024	5487 WHITTAKER	03/15/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,800	36.91	\$213,027	\$65,816	\$199,184	\$110,685	1.800	1,287	\$154.77	4430A	70.0326	1 STORY	\$65,816		RES YP SCHLS ACERAGE -	401	45	Not Representative	
K-11-30-100-018	5740 TEXTILE	03/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$146,100	36.53	\$296,530	\$87,168	\$312,832	\$160,781	1.946	1,896	\$165.00	4430A	8.0251	TRILEVEL	\$87,168		RES YP SCHLS ACERAGE -	401	45	Not Representative	
K-11-31-200-039	5460 MERRITT	02/18/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,300	34.84	\$203,103	\$34,830	\$250,170	\$120,195	2.081	1,918	\$130.43	6600	25.7723	1 1/4 STORY	\$34,830		RES LIN SCHLS W ACERAC	401	45	Not Representative	
K-11-21-200-018	2023 WHITTAKER	12/22/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,300	32.84	\$196,103	\$66,344	\$208,656	\$97,563	2.139	1,275	\$163.65	4430A	114.6856	1 STORY	\$66,344		RES YP SCHLS ACERAGE -	401	45	Not Representative	
K-11-34-300-008	7699 WHITTAKER	12/17/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$133,600	43.10	\$263,090	\$46,068	\$263,932	\$155,016	1.703	2,296	\$114.95	6600	165.3078	2 STORY	\$46,068		RES LIN SCHLS W ACERAC	401	47	Not Representative	
K-11-25-100-023	10758 TEXTILE	11/24/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$58,600	43.41	\$119,824	\$15,600	\$119,400	\$80,172	1.489	1,103	\$108.25	6605A	38.2306	1 STORY	\$15,600		RES LIN SCHLS E ACERAGI	401	45	Not Representative	
K-11-35-400-019	7726 BUNTON	10/08/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,000	35.00	\$235,845	\$21,350	\$238,650	\$164,996	1.446	1,522	\$156.80	6605A	1.4983	1 STORY	\$21,350		RES LIN SCHLS E ACERAGI	401	66	Not Representative	
K-11-28-400-008	7557 MERRITT	09/20/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$100,900	33.64	\$264,396	\$30,555	\$269,345	\$167,029	1.613	1,932	\$139.41	6600	69.7683	2 STORY	\$30,555		RES LIN SCHLS W ACERAC	401	58	Not Representative	
K-11-28-300-007	6765 HITCHINGHAM	09/03/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$140,900	33.95	\$286,417	\$64,375	\$350,625	\$167,852	2.089	1,946	\$180.18	6600	97.6117	1 STORY	\$64,375		RES LIN SCHLS W ACERAC	401	45	Not Representative	
K-11-30-100-021	5764 TEXTILE	08/31/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$193,900	52.41	\$386,772	\$195,840	\$174,160	\$147,267	1.183	1,789	\$97.35	4430A	8.54	1 STORY	\$195,840		RES YP SCHLS ACERAGE -	401	45	Not Representative	
K-11-28-300-033	7175 MERRITT	08/02/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,500	52.50	\$193,100	\$36,495	\$143,505	\$111,861	1.283	1,761	\$81.49	6600	67.03	1 STORY	\$36,495		RES LIN SCHLS W ACERAC	401	45	Not Representative	
K-11-35-200-011	9159 MARTZ	07/30/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$75,800	35.26	\$198,271	\$14,450	\$200,550	\$141,401	1.418	1,400	\$143.25	6605A	16.1912	1 STORY	\$14,450		RES LIN SCHLS E ACERAGI	401	69	Not Representative	
K-11-18-360-017	4901 MUNGER	06/30/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$86,500	33.27	\$185,634	\$69,230	\$190,770	\$88,028	2.167	1,464	\$130.31	4430A	216.7146	1 1/2 STORY	\$69,230		RES YP SCHLS ACERAGE -	401	45	Not Representative	
K-11-19-400-032	5881 ELLIS	06/29/21	\$440,000	PTA	03-ARM'S LENGTH	\$440,000	\$184,400	41.91	\$400,860	\$60,006															

NBD: 1000 COMMERCIAL BUILDING IN AG CLASS

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. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K-11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$255,459	\$51,960	\$198,040	\$162,409	1.219	5,120	\$38.68	2500	40.9920		\$50,305		COMM EAST SIDE - 210	201	0
K-11-01-300-007	2502 E MICHIGAN	06/23/22	\$331,000	LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	15.4371		\$77,580		COMM EAST SIDE - 210	201	0
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,818,689	\$1,500,016	\$8,999,984	\$8,509,877	1.058	172,663	\$52.12	3700	24.8125		\$1,344,702		INDUST THROUGH OUT T	301	0
K-11-10-180-004	110 S HARRIS	07/20/21	\$75,000	WD	21-NOT USED/OTHER	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	61.1555		\$62,009		COMM EAST SIDE - 210	201	0
K-11-01-340-039	2643 E MICHIGAN	04/29/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$298,600	39.29	\$931,014	\$97,039	\$662,961	\$665,583	0.996	22,974	\$28.86	2500	18.6594		\$93,732		COMM EAST SIDE - 210	201	0
K-11-13-333-013	1620 BEVERLY	08/21/20	\$300,000	QC	21-NOT USED/OTHER	\$300,000	\$111,700	37.23	\$227,467	\$42,736	\$257,264	\$271,663	0.947	7,360	\$34.95	3700	13.7529		\$41,461		INDUST THROUGH OUT T	301	0
K-11-36-400-011	7790 RAWSONVILLE	06/18/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$248,600	62.15	\$414,339	\$142,432	\$257,568	\$256,350	1.005	13,031	\$19.77	2500	19.5286	1 STORY	\$142,432	K-11-36-400-010	COMM TEXTILE RD & SOU	201	45
K-11-01-340-040	2625 E MICHIGAN	06/09/20	\$1,000,000	WD	21-NOT USED/OTHER	\$1,000,000	\$562,100	56.21	\$1,884,594	\$375,864	\$624,136	\$1,204,094	0.518	25,577	\$24.40	2500	29.1123		\$355,000		COMM EAST SIDE - 210	201	0
K-11-17-363-026	435 JOE HALL	06/04/20	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$294,700	33.68	\$1,081,276	\$148,138	\$726,862	\$665,102	1.093	9,941	\$73.12	2802	28.3391		\$148,138		COMM HURON CORR & C	201	0
K-11-10-380-015	835 E CORSE	02/21/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,100	45.88	\$433,326	\$91,026	\$148,974	\$273,184	0.545	7,411	\$20.10	2500	26.4143		\$77,637		COMM EAST SIDE - 210	201	0
K-11-17-361-005	770 JAMES L HART	01/07/20	\$2,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,644,998	\$0	0.00	\$1,997,952	\$1,039,095	\$605,903	\$904,582	0.670	25,970	\$23.33	2802	13.9652		\$751,323	K-11-17-361-021	COMM HURON CORR & C	201	0
Totals:			\$16,731,000			\$16,375,998	\$4,900,100		\$14,730,951		\$12,726,501	\$13,332,353			\$31.05		14.5090						
										Sale. Ratio =>	29.92												
										Std. Dev. =>	19.73												
										E.C.F. =>	0.955	Std. Deviation=>	0.312031236										
										Mean E.C.F. =>	0.809	Ave. Variance=>	26.5608	Coefficient of Var=>	32.8126749								

ASSESSOR DETERMINED ECF 2023 0.955

Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of .955. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of .809 with a Standard Deviation of 0.3120. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .809 and

Median Calculated ECF	0.947
Calculated ECF Range	.518 - 1.219
ECF Range: +/- 1 Standard Deviation	.2060 - 3.5310
Previous Year ECF	0.800

Removed	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. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	K-11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	#REF!	\$454,087		COMM EAST SIDE - 210	201	0	
	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	2500	103.3098	\$18,603	K-11-14-487-018, K-11-14-487-019, K-11-	COMM EAST SIDE - 210	201	0	
	K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,637,207	\$1,498,484	\$9,001,516	\$7,556,946	1.191	172,663	\$52.13	3700	18.6405	\$1,349,258		INDUST THROUGH OUT T	301	0	
	K-11-01-310-002	2839 E MICHIGAN	12/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08	\$139,626	\$62,984	\$62,016	\$61,167	1.014	1,425	\$43.52	2500	0.9130	\$61,920		COMM EAST SIDE - 210	201	0	
	K-11-25-400-014	6630 RAWSONVILLE	10/15/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$601,403	\$330,771	\$269,229	\$203,144	1.325	5,710	\$47.15	2500	37.0755	\$330,771	1 3/4 STORY	COMM TEXTILE RD & SOU	201	36	
	K-11-01-340-040	2625 E MICHIGAN	01/13/21	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$562,100	31.67	\$1,884,594	\$375,864	\$1,399,136	\$1,204,094	1.162	25,577	\$54.70	2500	116.1982	\$355,000		COMM EAST SIDE - 210	201	0	
	K-11-24-400-004	10885 TEXTILE	12/14/20	\$5,500,000	WD	03-ARM'S LENGTH	\$5,500,000	\$1,797,800	32.69	\$5,915,471	\$848,545	\$4,651,455	\$4,043,836	1.150	135,369	\$34.36	2500	115.0258	\$789,042		COMM TEXTILE RD & SOU	201	0	
	K-11-02-400-003	2085 E MICHIGAN	11/02/20	\$16,511,270	WD	21-NOT USED/OTHER	\$16,511,270	\$3,241,500	19.63	\$7,264,449	\$1,478,618	\$15,032,652	\$8,385,262	1.793	233,451	\$64.39	3701	58.5800	\$851,137		COMM EAST SIDE - 210	201	0	
	K-11-13-330-006	2574 STATE	10/08/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$184,300	61.43	\$348,738	\$279,582	\$20,418	\$69,156	0.295	0	\$0.00	2500	22.3099	\$274,302	K-11-13-382-004	COMM EAST SIDE - 210	201	0	
	K-11-10-280-014	850 MINION	10/02/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$77,200	23.75	\$221,071	\$80,184	\$244,816	\$112,440	2.177	4,896	\$50.00	2500	116.3425	\$80,184		COMM EAST SIDE - 210	201	0	
	K-11-06-325-034	3090 WASHTENAW	09/22/20	\$850,000	CD	03-ARM'S LENGTH	\$850,000	\$0	0.00	\$906,713	\$450,993	\$399,007	\$332,400	1.200	8,460	\$47.16	2525	0.6564	\$419,152		COMM WEST SIDE- 215	201	0	
	K-11-11-271-009	300 S FORD	07/31/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$87,000	26.36	\$348,224	\$91,525	\$238,475	\$204,868	1.164	5,471	\$43.59	2500	4.2902	\$83,055		COMM EAST SIDE - 210	201	0	
	K-11-10-145-004	1106 E MICHIGAN	03/06/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$154,700	103.13	\$564,020	\$218,824	(\$68,824)	\$275,496	(0.250)	13,772	(\$5.00)	2500	24.9819	\$183,187		COMM EAST SIDE - 210	201	0	
	K-11-13-333-014	1533 BEVERLY	06/14/19	\$260,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$208,000	\$73,800	35.48	\$164,060	\$84,864	\$123,136	\$83,540	1.474	3,820	\$32.23	2500	31.1993	\$84,864	K-11-13-333-015	COMM EAST SIDE - 210	201	0	