

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00205.COMM CLARK OFFICE PLA - 205, Last Edited: 11/07/2023

Values for Acreage Table 1: 'SITE'

1 Acre: 459,362	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00209.COMMERCIAL CORNER- 209, Last Edited: 11/07/2023

Values for Acreage Table 1: 'CORNER LOT'

1	Acre: 459,438	3	Acre: 1,378,314	10	Acre: 0	30	Acre: 0
1.5	Acre: 689,157	4	Acre: 1,837,752	15	Acre: 0	40	Acre: 0
2	Acre: 918,876	5	Acre: 2,297,190	20	Acre: 0	50	Acre: 0
2.5	Acre: 1,148,595	7	Acre: 0	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'CORNER OTHER'

1	Acre: 302,316	3	Acre: 906,949	10	Acre: 0	30	Acre: 0
1.5	Acre: 453,474	4	Acre: 1,209,265	15	Acre: 0	40	Acre: 0
2	Acre: 604,632	5	Acre: 1,511,581	20	Acre: 0	50	Acre: 0
2.5	Acre: 755,790	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00210.COMM EAST SIDE - 210, Last Edited: 11/07/2023

Values for Acreage Table 1: 'EAST SIDE COMMERCIAL'

1	Acre: 95,064	3	Acre: 228,290	10	Acre: 494,889	30	Acre: 1,083,365
1.5	Acre: 142,596	4	Acre: 293,188	15	Acre: 691,783	40	Acre: 1,288,995
2	Acre: 171,070	5	Acre: 340,982	20	Acre: 842,590	50	Acre: 1,479,923
2.5	Acre: 208,589	7	Acre: 380,769	25	Acre: 902,804	100	Acre: 2,417,758

Values for Acreage Table 2: 'EAST SIDE NBD'

1	Acre: 64,649	3	Acre: 177,993	10	Acre: 333,098	30	Acre: 999,295
1.5	Acre: 95,864	4	Acre: 222,465	15	Acre: 499,647	40	Acre: 1,332,393
2	Acre: 123,689	5	Acre: 257,136	20	Acre: 666,197	50	Acre: 1,416,808
2.5	Acre: 152,301	7	Acre: 295,299	25	Acre: 832,746	100	Acre: 2,329,850

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00211.RAWSONVILLE RD- 211, Last Edited: 11/07/2023

Values for Acreage Table 1: 'RAWSONVILLE RD'

1	Acre: 254,323	3	Acre: 762,970	10	Acre: 0	30	Acre: 0
1.5	Acre: 381,485	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 508,647	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 635,808	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00212.COMM TEXTILE RD & SOUTH- 212, Last Edited: 11/07/2023

Values for Acreage Table 1: 'TEXTILE RD AND SOUTH'

1	Acre: 76,112	3	Acre: 190,801	10	Acre: 532,808	30	Acre: 1,279,098
1.5	Acre: 109,716	4	Acre: 246,348	15	Acre: 639,549	40	Acre: 1,705,465
2	Acre: 145,398	5	Acre: 307,935	20	Acre: 852,732	50	Acre: 2,040,728
2.5	Acre: 159,001	7	Acre: 372,966	25	Acre: 1,065,915	100	Acre: 4,081,455

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00215.COMM WEST SIDE- 215, Last Edited: 11/07/2023

Values for Acreage Table 1: 'WASHTENAW RD'

1	Acre: 308,100	3	Acre: 806,818	10	Acre: 1,534,718	30	Acre: 0
1.5	Acre: 446,136	4	Acre: 1,013,335	15	Acre: 2,302,077	40	Acre: 0
2	Acre: 583,962	5	Acre: 1,193,244	20	Acre: 3,069,436	50	Acre: 0
2.5	Acre: 692,953	7	Acre: 1,301,954	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'WEST SIDE- OFF WASH'

1	Acre: 204,617	3	Acre: 427,262	10	Acre: 1,025,731	30	Acre: 3,077,193
1.5	Acre: 274,059	4	Acre: 569,682	15	Acre: 1,538,596	40	Acre: 4,102,923
2	Acre: 354,980	5	Acre: 712,103	20	Acre: 2,051,462	50	Acre: 0
2.5	Acre: 417,170	7	Acre: 799,280	25	Acre: 2,564,327	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00218.COMM HOTEL- 218, Last Edited: 11/07/2023

Values for Acreage Table 1: 'HOTEL'

1	Acre: 220,811	3	Acre: 662,432	10	Acre: 2,208,108	30	Acre: 0
1.5	Acre: 331,216	4	Acre: 883,243	15	Acre: 0	40	Acre: 0
2	Acre: 441,622	5	Acre: 1,104,054	20	Acre: 0	50	Acre: 0
2.5	Acre: 552,027	7	Acre: 1,545,675	25	Acre: 0	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00219.COMM GOLF COURSE & LG ACREAGE- 219, Last Edited: 11/07/2023

Values for Acreage Table 1: 'GOLF COURSE & REC'

1	Acre: 58,994	3	Acre: 0	10	Acre: 0	30	Acre: 267,842
1.5	Acre: 88,491	4	Acre: 0	15	Acre: 0	40	Acre: 357,123
2	Acre: 0	5	Acre: 0	20	Acre: 178,562	50	Acre: 387,484
2.5	Acre: 0	7	Acre: 0	25	Acre: 223,202	100	Acre: 566,280

Values for Acreage Table 2: 'LARGE COMMERCIAL AC'

1	Acre: 0	3	Acre: 0	10	Acre: 235,083	30	Acre: 705,248
1.5	Acre: 0	4	Acre: 94,033	15	Acre: 352,624	40	Acre: 940,331
2	Acre: 0	5	Acre: 117,541	20	Acre: 470,165	50	Acre: 1,175,413
2.5	Acre: 0	7	Acre: 164,558	25	Acre: 587,707	100	Acre: 2,350,827

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00220.COMM HURON CORR & OFF HURON- 220, Last Edited: 11/07/2023

Values for Acreage Table 1: 'HURON/ WHITTAKER COR'

1	Acre: 158,605	3	Acre: 454,391	10	Acre: 1,186,103	30	Acre: 0
1.5	Acre: 237,907	4	Acre: 605,855	15	Acre: 1,779,155	40	Acre: 0
2	Acre: 317,210	5	Acre: 757,318	20	Acre: 0	50	Acre: 0
2.5	Acre: 378,659	7	Acre: 830,272	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'OFF HURON'

1	Acre: 102,018	3	Acre: 306,053	10	Acre: 752,261	30	Acre: 2,256,783
1.5	Acre: 153,027	4	Acre: 374,688	15	Acre: 1,128,392	40	Acre: 3,009,045
2	Acre: 204,036	5	Acre: 468,360	20	Acre: 1,504,522	50	Acre: 3,761,306
2.5	Acre: 255,044	7	Acre: 655,705	25	Acre: 1,880,653	100	Acre: 7,522,612

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00240.COMM LEASE LAND - 240, Last Edited: 11/07/2023

Values for Acreage Table 1: 'CELL TOWER SITE'

1	Acre: 1,619,287	3	Acre: 0	10	Acre: 0	30	Acre: 0
1.5	Acre: 2,428,931	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 3,328,574	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 0	7	Acre: 0	25	Acre: 0	100	Acre: 0

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 205 LAND TABLE**

12/22/2023

205 Table: Clark Office Plaza

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF
09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	2	\$ 4,157	\$ 511,157	\$ 9.78
70-023-01-0307-000 et al	Telegraph Rd	Brownstown Twp	1.16	50,704	12/29/2022	\$ 400,000	3	\$ 4,920	\$ 404,920	\$ 7.99
71-132-99-0003-704	45541 Michigan Ave	Canton Twp	1.03	45,041	6/23/2022	\$ 800,000	9	\$ 29,520	\$ 829,520	\$ 18.42
71-142-99-0020-701	41298 Michigan Ave	Canton Twp	1.31	57,064	5/6/2022	\$ 340,000	10	\$ 13,940	\$ 353,940	\$ 6.20
35-007-01-0131-004	Ford Rd	Garden City	0.68	29,534	4/1/2022	\$ 340,000	11	\$ 15,334	\$ 355,334	\$ 12.03
005-01-0008-001	20385 Middlebelt Rd	Livonia	0.69	30,056	3/4/2022	\$ 225,000	12	\$ 11,070	\$ 236,070	\$ 7.85
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	13	\$ 71,955	\$ 1,421,955	\$ 11.87
08-08-06-210-022	3165 Baker Rd	Dexter	0.34	14,854	12/29/2021	\$ 207,000	15	\$ 12,731	\$ 219,731	\$ 14.79
79-999-00-2023-081	12131 Wormer	Redford	0.23	10,019	12/6/2021	\$ 115,000	15	\$ 7,073	\$ 122,073	\$ 12.18
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	17	\$ 27,880	\$ 427,880	\$ 9.36
H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	24	\$ 91,020	\$ 1,016,020	\$ 13.56
075-05-0133-01 & 075-05-01: S Wayne		Westland	0.23	9,975	2/8/2021	\$ 125,000	25	\$ 12,813	\$ 137,813	\$ 13.82
075-05-0133-01 & 075-05-01: S Wayne		Westland	0.38	16,509	2/8/2021	\$ 125,000	25	\$ 12,813	\$ 137,813	\$ 8.35
K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000	26	\$ 47,970	\$ 497,970	\$ 14.85
18-18-01-150-002	118 W Michigan Ave	Saline City	0.13	5,489	1/7/2021	\$ 83,756	26	\$ 8,928	\$ 92,684	\$ 16.89
77-042-99-0013-000 et al	18800 - 18850 Northville Rd	Northville Twp	1.20	52,272	12/28/2020	\$ 285,000	27	\$ 31,550	\$ 316,550	\$ 6.06
115-05-0013-000	11777 Globe	Livonia	0.80	34,848	12/18/2020	\$ 235,000	27	\$ 26,015	\$ 261,015	\$ 7.49
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	27	\$ 83,025	\$ 833,025	\$ 12.05
045-01-0304-000 & 045-01-0: 35937 Ford/ N Berry		Westland	0.71	30,971	11/20/2020	\$ 250,000	28	\$ 28,700	\$ 278,700	\$ 9.00
71-058-99-0003-722	45001 Ford Rd	Canton Twp	1.81	78,844	11/12/2020	\$ 555,000	28	\$ 63,714	\$ 618,714	\$ 7.85
119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/6/2020	\$ 500,000	29	\$ 59,450	\$ 559,450	\$ 9.73
60-070-99-0046-702	Champaign St	Taylor	0.42	18,295	9/15/2020	\$ 225,000	30	\$ 27,675	\$ 252,675	\$ 13.81

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 10.55	\$ 459,362	\$ 459,362

SF	Sale Price	\$/SF	\$/AC
937,368	\$ 9,885,007	\$ 10.55	\$ 459,362

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed

71-036-01-0016-701	Canton Center N	Canton Twp	0.78	33,977	11/15/2022	\$ 172,500	5	\$ 3,536	\$ 176,036	\$ 5.08	Not Representative
010-99-0013-301	1490 W Ann Arbor Rd	Plymouth City	0.53	23,261	7/19/2022	\$ 520,000	8	\$ 17,056	\$ 537,056	\$ 22.35	Not Representative
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	26	\$ 121,524	\$ 1,261,524	\$ 14.38	Not Representative
08-08-06-280-026	Broad St	Dexter City	0.16	6,926	10/30/2020	\$ 125,000	29	\$ 14,863	\$ 139,863	\$ 18.05	Not Representative
K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	30	\$ 92,250	\$ 842,250	\$ 23.91	Not Representative

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 209 LAND TABLE**

209 Commercial Corner Lot

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	S/SF	Comment	1 Acre	S/SF	S/AC	Table Rate
09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	2	\$	4,157	\$ 511,157	\$ 9.78				
70-023-01-0307-000 et al	Telegraph Rd	Brownstown Twp	1.16	50,704	12/29/2022	\$ 400,000	4	\$	6,560	\$ 406,560	\$ 8.02				
71-132-99-0003-704	45541 Michigan Ave	Canton Twp	1.03	45,041	6/23/2022	\$ 800,000	9	\$	29,520	\$ 829,520	\$ 18.42				
71-142-99-0020-701	41298 Michigan Ave	Canton Twp	1.31	57,064	5/6/2022	\$ 340,000	10	\$	13,940	\$ 353,940	\$ 6.20				
35-007-01-0131-004	Ford Rd	Garden City	0.68	29,534	4/1/2022	\$ 340,000	11	\$	15,334	\$ 355,334	\$ 12.03				
005-01-0008-001	20385 Middlebelt Rd	Livonia	0.69	30,056	3/4/2022	\$ 225,000	12	\$	11,070	\$ 236,070	\$ 7.85				
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	13	\$	71,955	\$ 1,421,955	\$ 11.87	Hotel			
08-08-06-210-022	3165 Baker Rd	Dexter	0.34	14,854	12/29/2021	\$ 207,000	15	\$	12,731	\$ 219,731	\$ 14.79				
79-999-00-2023-081	12131 Wormer	Redford	0.23	10,019	12/6/2021	\$ 115,000	15	\$	7,073	\$ 122,073	\$ 12.18				
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	17	\$	27,880	\$ 427,880	\$ 9.36				
H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	24	\$	91,020	\$ 1,016,020	\$ 13.56	Bank			
075-05-0133-01 & 075-05-0134-001	S Wayne	Westland	0.23	9,975	2/8/2021	\$ 125,000	25	\$	12,813	\$ 137,813	\$ 13.82				
075-05-0133-01 & 075-05-0134-001	S Wayne	Westland	0.38	16,509	2/8/2021	\$ 125,000	25	\$	12,813	\$ 137,813	\$ 8.35				
K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000	26	\$	47,970	\$ 497,970	\$ 14.85				
18-18-01-150-002	118 W Michigan Ave	Saline City	0.13	5,489	1/7/2021	\$ 83,756	26	\$	8,928	\$ 92,684	\$ 16.89				
77-042-99-0013-000 et al	18800-18850 Northville Rd	Northville Twp	1.20	52,272	12/28/2020	\$ 285,000	27	\$	31,550	\$ 316,550	\$ 6.06				
115-05-0013-000	11777 Globe	Livonia	0.80	34,848	12/18/2020	\$ 235,000	27	\$	26,015	\$ 261,015	\$ 7.49	sold twice			
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	27	\$	83,025	\$ 833,025	\$ 12.05				
045-01-0304-000 & 045-01-0382-000	35937 Ford/ N Berry	Westland	0.71	30,971	11/20/2020	\$ 250,000	28	\$	28,700	\$ 278,700	\$ 9.00				
71-058-99-0003-722	45001 Ford Rd	Canton Twp	1.81	78,844	11/12/2020	\$ 555,000	28	\$	63,714	\$ 618,714	\$ 7.85				
119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/6/2020	\$ 500,000	29	\$	59,450	\$ 559,450	\$ 9.73				
60-070-99-0046-702	Champaign St	Taylor	0.42	18,295	9/15/2020	\$ 225,000	30	\$	27,675	\$ 252,675	\$ 13.81				

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	S/SF	Comment	
K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	30	\$	92,250	\$ 842,250	\$ 23.91	Not Representative
08-08-06-280-026	Broad St	Dexter City	0.16	6,926	10/30/2020	\$ 125,000	29	\$	14,863	\$ 139,863	\$ 18.05	Not Representative
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	26	\$	121,524	\$ 1,261,524	\$ 14.38	Not Representative
010-99-0013-301	1490 W Ann Arbor Rd	Plymouth City	0.53	23,261	7/19/2022	\$ 520,000	8	\$	17,056	\$ 537,056	\$ 22.35	Not Representative
71-036-01-0016-701	Canton Center N	Canton Twp	0.78	33,977	11/15/2022	\$ 172,500	5	\$	3,536	\$ 176,036	\$ 5.08	Not Representative

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 209 LAND TABLE**

Corner- Other												
Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	S/SF	Comment	
71-100-99-0020-000	40012 Michigan Ave	Canton Twp	2.48	108,029	2/7/2023	\$ 215,000	1	\$ 882	\$ 215,882	\$ 2.00		
09-112-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	2	\$ 4,157	\$ 511,157	\$ 9.78		
70-023-01-0307-000 et al	Telegraph Rd	Brownstown Twp	1.16	50,704	12/29/2022	\$ 400,000	3	\$ 4,920	\$ 404,920	\$ 7.99		
71-036-01-0016-701	Canton Center N	Canton Twp	0.78	33,977	11/15/2022	\$ 172,500	4	\$ 2,829	\$ 175,329	\$ 5.16		
56-029-99-0006-718	36101 Warren	Westland	1.84	80,150	9/28/2022	\$ 575,000	6	\$ 14,145	\$ 589,145	\$ 7.35		
L-12-23-100-018	W Michigan Ave	Pittsfield Twp	2.93	127,631	8/17/2022	\$ 500,000	7	\$ 14,350	\$ 514,350	\$ 4.03		
71-132-99-0003-704	45541 Michigan Ave	Canton Twp	1.03	45,041	6/23/2022	\$ 800,000	9	\$ 29,520	\$ 829,520	\$ 18.42		
L-12-16-365-016	Concourse Rd	Pittsfield Twp	2.00	87,120	6/9/2022	\$ 315,000	9	\$ 11,624	\$ 326,624	\$ 3.75		
71-142-99-0020-701	41298 Michigan Ave	Canton Twp	1.31	57,064	5/6/2022	\$ 340,000	10	\$ 13,940	\$ 353,940	\$ 6.20		
35-007-01-0131-004	Ford Rd	Garden City	0.68	29,534	4/1/2022	\$ 340,000	11	\$ 15,334	\$ 355,334	\$ 12.03		
55-004-02-0005-01 et al	E Michigan Ave	Wayne	2.27	98,881	3/18/2022	\$ 283,500	12	\$ 13,948	\$ 297,448	\$ 3.01		
005-01-0008-001	20385 Middlebelt Rd	Livonia	0.69	30,056	3/4/2022	\$ 225,000	12	\$ 11,070	\$ 236,070	\$ 7.85		
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	13	\$ 71,955	\$ 1,421,955	\$ 11.87	Hotel	
71-142-01-0001-001 et al	40441 S Michigan Ave	Canton Twp	2.26	98,446	2/16/2022	\$ 330,000	13	\$ 17,589	\$ 347,589	\$ 3.53		
78-025-99-0009-704	40975 Concept Dr	Plymouth Twp	3.99	173,804	2/11/2022	\$ 740,000	13	\$ 39,442	\$ 779,442	\$ 4.48		
L-12-01-100-001	2080 Golfside Rd	Pittsfield Twp	1.33	57,935	1/28/2022	\$ 275,000	14	\$ 15,785	\$ 290,785	\$ 5.02		
08-08-06-210-022	3165 Baker Rd	Dexter	0.34	14,854	12/29/2021	\$ 207,000	15	\$ 12,731	\$ 219,731	\$ 14.79		
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	17	\$ 27,880	\$ 427,880	\$ 9.36		
70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000	19	\$ 58,425	\$ 808,425	\$ 7.55		
H-08-21-100-024	N Zeeb Rd	Scio Twp	2.17	94,699	8/3/2021	\$ 450,000	19	\$ 35,055	\$ 485,055	\$ 5.12	Hotel	
052-99-0030-704	N Newburgh	Westland	1.67	72,702	5/6/2021	\$ 325,000	22	\$ 29,315	\$ 354,315	\$ 4.87		
78-016-02-0020-402	Maple Park	Plymouth Twp	1.00	43,560	4/16/2021	\$ 165,000	23	\$ 15,560	\$ 180,560	\$ 4.15		
H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	24	\$ 91,020	\$ 1,016,020	\$ 13.56		
120-02-0549-002 & 120-02-0547-000	37601 & 37711 Plymouth Rd	Livonia	2.60	113,169	3/31/2021	\$ 280,000	24	\$ 27,552	\$ 307,552	\$ 2.72		
042-02-0444-000 et al	N Wayne	Westland	0.85	37,157	2/24/2021	\$ 187,500	25	\$ 19,219	\$ 206,719	\$ 5.56		
77-051-99-0138-708	40570 S Mile Rd	Northville Twp	1.56	67,954	2/22/2021	\$ 285,000	25	\$ 29,213	\$ 314,213	\$ 4.62		
075-05-0133-01 & 075-05-0134-001	S Wayne	Westland	0.38	16,509	2/8/2021	\$ 125,000	25	\$ 12,813	\$ 137,813	\$ 8.35		
K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000	26	\$ 47,970	\$ 497,970	\$ 14.85		
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	26	\$ 121,524	\$ 1,261,524	\$ 15.91		
77-042-99-0013-000 et al	18800 - 18850 Northville Rd	Northville Twp	1.20	52,272	12/28/2020	\$ 285,000	27	\$ 31,550	\$ 316,550	\$ 6.06		
115-05-0013-000	11777 Globe	Livonia	0.80	34,848	12/18/2020	\$ 235,000	27	\$ 26,015	\$ 261,015	\$ 7.49	sold twice	
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	27	\$ 83,025	\$ 833,025	\$ 12.05		
045-01-0304-000 & 045-01-0382-000	35937 Ford/ N Berry	Westland	0.71	30,971	11/20/2020	\$ 250,000	28	\$ 28,700	\$ 278,700	\$ 9.00		
71-058-99-0003-722	45001 Ford Rd	Canton Twp	1.81	78,844	11/12/2020	\$ 555,000	28	\$ 63,714	\$ 618,714	\$ 7.85		
119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/16/2020	\$ 500,000	29	\$ 59,450	\$ 559,450	\$ 9.73		
60-070-99-0046-702	Champaign St	Taylor	0.42	18,295	9/15/2020	\$ 225,000	30	\$ 27,675	\$ 252,675	\$ 13.81		
09-12-10-304-099	2081 E Ellsworth Rd	Ann Arbor	3.45	150,456	9/15/2020	\$ 637,500	30	\$ 78,413	\$ 715,913	\$ 4.76		
08-08-05-300-050	7390 Dexter-Ann Arbor Rd	Dexter City	1.00	43,560	2/21/2020	\$ 220,521	37	\$ 33,453	\$ 253,974	\$ 5.83		

1 Acre	S/SF	S/AC	Table Rate
Rate Used	\$	6.94	\$ 302,316
1.5 Acre	S/SF	S/AC	Table Rate
Rate Used	\$	6.94	\$ 302,316
2 Acre	S/SF	S/AC	Table Rate
Rate Used	\$	6.94	\$ 302,316
2.5 Acre	S/SF	S/AC	Table Rate
Rate Used	\$	6.94	\$ 302,316
3 Acre	S/SF	S/AC	Table Rate
Rate Used	\$	6.94	\$ 302,316
4 Acre	S/SF	S/AC	Table Rate
Rate Used	\$	6.94	\$ 302,316
5 Acre	S/SF	S/AC	Table Rate
Rate Used	\$	6.94	\$ 302,316
SF	Sale Price	S/SF	S/AC
2,587,420	\$ 17,957,279	6.94	\$ 302,316

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	S/SF	Comment
09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000	35	\$ 186,550	\$ 1,486,550	\$ 26.89	Not Representative
K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	32	\$ 98,400	\$ 848,400	\$ 27.05	Not Representative
08-08-06-280-026	Broad St	Dexter City	0.16	6,926	10/30/2020	\$ 125,000	29	\$ 14,863	\$ 139,863	\$ 18.05	Not Representative
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	26	\$ 121,524	\$ 1,261,524	\$ 14.38	Not Representative
010-99-0013-301	1490 W Ann Arbor Rd	Plymouth City	0.53	23,261	7/19/2022	\$ 520,000	8	\$ 17,056	\$ 537,056	\$ 22.35	Not Representative
71-036-01-0016-701	Canton Center N	Canton Twp	0.78	33,977	11/15/2022	\$ 172,500	5	\$ 3,536	\$ 176,036	\$ 5.08	Not Representative

YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 210 LAND TABLE

12/22/2023

210 Commercial East Side

East Side Commercial

1 Acre

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment
56-003-03-0039-000 et al	Warren Rd	Westland	0.15	6,665	9/6/2022	15,000	6	\$ 369	\$ 15,369	\$ 2.31	
143-01-0106-000	9106 Middlebelt	Livonia	1.48	64,469	9/1/2022	149,000	6	\$ 3,665	\$ 152,665	\$ 2.37	
76-24-34-101-067	21751 W 9 Mile Rd	Southfield	0.97	42,123	8/30/2022	120,000	7	\$ 3,444	\$ 123,444	\$ 2.93	
045-01-0316-301	36391 Ford	Westland	0.68	29,490	6/9/2022	55,000	9	\$ 2,030	\$ 57,030	\$ 1.93	
K-11-26-200-004	9050 Textile Rd	Ypsilanti Twp	1.16	50,530	12/29/2021	42,000	15	\$ 2,583	\$ 44,583	\$ 0.88	
I-09-33-370-009	1709 State St	Ann Arbor Twp	0.56	24,394	11/5/2021	30,000	16	\$ 1,968	\$ 31,968	\$ 1.31	
052-02-0006-000 & 052-02-0007-0	27982 & 27984 Five Mile Rd	Livonia	0.62	27,007	7/9/2021	60,000	20	\$ 4,920	\$ 64,920	\$ 2.40	
44-018-03-0136-000	Michigan Ave	Inkster	0.33	14,157	4/14/2021	30,000	23	\$ 2,829	\$ 32,829	\$ 2.32	
77-051-99-0138-708	40570 5 Mile Rd	Northville Twp	1.56	67,954	2/22/2021	285,000	25	\$ 29,213	\$ 314,213	\$ 4.62	
052-99-0073-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	160,000	27	\$ 17,712	\$ 177,712	\$ 2.58	
062-01-0166-006	Cherry Hill	Westland	0.33	14,288	5/28/2020	12,000	34	\$ 1,673	\$ 13,673	\$ 0.96	
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	24,000	34	\$ 3,346	\$ 27,346	\$ 0.53	
K-11-13-310-001	1757 Woodale Ave	Ypsilanti Twp	0.21	9,148	3/6/2020	20,000	36	\$ 2,952	\$ 22,952	\$ 2.51	
80-100-01-0087-300	Eureka/ola	Romulus	0.68	29,795	3/4/2020	12,000	36	\$ 1,771	\$ 13,771	\$ 0.46	
1 Acre											
				SF	Sale Price	\$/SF			\$/AC		
				500,592	\$ 1,092,474	\$ 2.18			\$ 95,064		\$ 95,064

1.5 Acres

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment
56-003-03-0039-000 et al	Warren Rd	Westland	0.15	6,665	9/6/2022	15,000	6	\$ 369	\$ 15,369	\$ 2.31	
143-01-0106-000	9106 Middlebelt	Livonia	1.48	64,469	9/1/2022	149,000	6	\$ 3,665	\$ 152,665	\$ 2.37	
76-24-34-101-067	21751 W 9 Mile Rd	Southfield	0.97	42,123	8/30/2022	120,000	7	\$ 3,444	\$ 123,444	\$ 2.93	
045-01-0316-301	36391 Ford	Westland	0.68	29,490	6/9/2022	55,000	9	\$ 2,030	\$ 57,030	\$ 1.93	
K-11-26-200-004	9050 Textile Rd	Ypsilanti Twp	1.16	50,530	12/29/2021	42,000	15	\$ 2,583	\$ 44,583	\$ 0.88	
I-09-33-370-009	1709 State St	Ann Arbor Twp	0.56	24,394	11/5/2021	30,000	16	\$ 1,968	\$ 31,968	\$ 1.31	
052-02-0006-000 & 052-02-0007-0	27982 & 27984 Five Mile Rd	Livonia	0.62	27,007	7/9/2021	60,000	20	\$ 4,920	\$ 64,920	\$ 2.40	
44-018-03-0136-000	Michigan Ave	Inkster	0.33	14,157	4/14/2021	30,000	23	\$ 2,829	\$ 32,829	\$ 2.32	
77-051-99-0138-708	40570 5 Mile Rd	Northville Twp	1.56	67,954	2/22/2021	285,000	25	\$ 29,213	\$ 314,213	\$ 4.62	
052-99-0073-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	160,000	27	\$ 17,712	\$ 177,712	\$ 2.58	
062-01-0166-006	Cherry Hill	Westland	0.33	14,288	5/28/2020	12,000	34	\$ 1,673	\$ 13,673	\$ 0.96	
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	24,000	34	\$ 3,346	\$ 27,346	\$ 0.53	
K-11-13-310-001	1757 Woodale Ave	Ypsilanti Twp	0.21	9,148	3/6/2020	20,000	36	\$ 2,952	\$ 22,952	\$ 2.51	
80-100-01-0087-300	Eureka/ola	Romulus	0.68	29,795	3/4/2020	12,000	36	\$ 1,771	\$ 13,771	\$ 0.46	
1.5 Acres											
				SF	Sale Price	\$/SF			\$/AC		
				500,592	\$ 1,092,474	\$ 2.18			\$ 95,064		\$ 142,596

2.0 Acres

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment
71-100-99-0020-000	40012 Michigan Ave	Canton Twp	2.48	108,029	2/7/2023	215,000	1	\$ 882	\$ 215,882	\$ 2.00	
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	10/31/2022	188,253	5	\$ 3,859	\$ 192,112	\$ 1.50	
56-028-99-0026-000 et al	N Newburgh	Westland	2.57	111,949	9/23/2022	225,000	6	\$ 5,535	\$ 230,535	\$ 2.06	
143-01-0106-000	9106 Middlebelt	Livonia	1.48	64,469	9/1/2022	149,000	6	\$ 3,665	\$ 152,665	\$ 2.37	
L-12-16-365-016	Concourse Rd	Pittsfield Twp	2.00	87,120	6/9/2022	315,000	9	\$ 11,624	\$ 326,624	\$ 3.75	
045-04-0002-000	Marquette	Westland	3.00	130,680	2/8/2022	225,000	13	\$ 11,993	\$ 236,993	\$ 1.81	
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	1/25/2022	303,853	14	\$ 17,441	\$ 321,294	\$ 2.50	
C-03-32-300-009	7495 Joy Rd	Webster Twp	2.93	127,631	1/21/2022	275,000	14	\$ 15,785	\$ 290,785	\$ 2.28	
K-11-26-200-004	9050 Textile Rd	Ypsilanti Twp	1.16	50,530	12/29/2021	42,000	15	\$ 2,583	\$ 44,583	\$ 0.88	
A-01-30-300-010	Pontiac Trail	Salem Twp	2.50	108,900	4/29/2021	105,000	23	\$ 9,902	\$ 114,902	\$ 1.06	
120-02-0549-002 & 120-02-0547-0	37601 & 37711 Plymouth Rd	Livonia	2.60	113,169	3/31/2021	280,000	24	\$ 27,552	\$ 307,552	\$ 2.72	
042-02-0444-000 et al	N Wayne	Westland	2.64	115,086	2/24/2021	187,500	25	\$ 19,219	\$ 206,719	\$ 1.80	
052-99-0073-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	160,000	27	\$ 17,712	\$ 177,712	\$ 2.58	
71-141-99-0012-000	39603 Michigan Ave	Canton Twp	2.86	124,582	7/27/2020	173,250	32	\$ 22,730	\$ 195,980	\$ 1.57	
L-12-28-215-005	Textile Rd	Pittsfield Twp	3.01	131,116	7/21/2020	150,000	32	\$ 19,680	\$ 169,680	\$ 1.29	
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	24,000	34	\$ 3,346	\$ 27,346	\$ 0.53	
H-08-19-275-020	8201 Jackson Rd	Scio Twp	2.99	130,244	4/3/2020	283,500	35	\$ 40,682	\$ 324,182	\$ 2.49	
K-11-02-432-002 et al	E Michigan Ave	Ypsilanti Twp	2.20	95,701	2/4/2020	130,000	37	\$ 19,721	\$ 149,721	\$ 1.56	
2.0 Acre											
				SF	Sale Price	\$/SF			\$/AC		
				1,876,783	\$ 3,685,266	\$ 1.96			\$ 85,535		\$ 171,070

2.5 Acres

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment
71-100-99-0020-000	40012 Michigan Ave	Canton Twp	2.48	108,029	2/7/2023	215,000	1	\$ 882	\$ 215,882	\$ 2.00	
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	10/31/2022	188,253	5	\$ 3,859	\$ 192,112	\$ 1.50	
56-028-99-0026-000 et al	N Newburgh	Westland	2.57	111,949	9/23/2022	225,000	6	\$ 5,535	\$ 230,535	\$ 2.06	
143-01-0106-000	9106 Middlebelt	Livonia	1.48	64,469	9/1/2022	149,000	6	\$ 3,665	\$ 152,665	\$ 2.37	
L-12-23-100-018	W Michigan Ave	Pittsfield Twp	2.93	127,631	8/17/2022	500,000	7	\$ 14,350	\$ 514,350	\$ 4.03	
049-05-0981-301	37401 Ford	Westland	3.49	151,981	7/5/2022	115,000	8	\$ 3,772	\$ 118,772	\$ 0.78	
56-030-99-0008-702	N Newburgh	Westland	2.99	130,244	6/15/2022	40,000	9	\$ 1,476	\$ 41,476	\$ 0.32	
L-12-16-365-016	Concourse Rd	Pittsfield Twp	2.00	87,120	6/9/2022	315,000	9	\$ 11,624	\$ 326,624	\$ 3.75	
K-11-01-340-008	2790 Holmes Rd	Ypsilanti Twp	1.96	85,378	3/21/2022	20,000	12	\$ 984	\$ 20,984	\$ 0.25	
045-04-0002-000	Marquette	Westland	3.00	130,680	2/8/2022	225,000	14	\$ 12,915	\$ 237,915	\$ 1.82	
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	1/25/2022	303,853	15	\$ 18,687	\$ 322,540	\$ 2.51	
C-03-32-300-009	7495 Joy Rd	Webster Twp	2.93	127,631	1/21/2022	275,000	15	\$ 16,913	\$ 291,913	\$ 2.29	
70-009-99-0015-712	23270 Sibley Rd	Brownstown Twp	3.44	149,846	11/29/2021	420,000	17	\$ 29,274	\$ 449,274	\$ 3.00	
A-01-30-300-010	Pontiac Trail	Salem Twp	2.50	108,900	4/29/2021	105,000	23	\$ 9,902	\$ 114,902	\$ 1.06	
120-02-0549-002 & 120-02-0547-0	37601 & 37711 Plymouth Rd	Livonia	2.60	113,169	3/31/2021	280,000	24	\$ 27,552	\$ 307,552	\$ 2.72	
042-02-0444-000 et al	N Wayne	Westland	2.64	115,086	2/24/2021	187,500	25	\$ 19,219	\$ 206,719	\$ 1.80	
052-99-0073-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	160,000	27	\$ 17,712	\$ 177,712	\$ 2.58	
K-11-10-280-017	940 Minion St	Ypsilanti Twp	1.99	86,684	9/23/2020	35,000	30	\$ 4,305	\$ 39,305	\$ 0.45	
71-141-99-0012-000	39603 Michigan Ave	Canton Twp	2.86	124,582	7/27/2020	173,250	32	\$ 22,730	\$ 195,980	\$ 1.57	
L-12-28-215-005	Textile Rd	Pittsfield Twp	3.01	131,116	7/21/2020	150,000	32	\$ 19,680	\$ 169,680	\$ 1.29	
H-08-19-275-020	8201 Jackson Rd	Scio Twp	2.99	130,244	4/3/2020	283,500	35	\$ 40,682	\$ 324,182	\$ 2.49	
K-11-02-432-002 et al	E Michigan Ave	Ypsilanti Twp	2.20	95,701	2/4/2020	130,000	37	\$ 19,721	\$ 149,721	\$ 1.56	
2.5 Acre											
				SF	Sale Price	\$/SF			\$/AC		
				2,506,399	\$ 4,800,794	\$ 1.92			\$ 83,435		\$ 208,589

3 Acres

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment
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YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 210 LAND TABLE

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 3 Acres with Rate Used, \$/SF, \$/AC, and Table Rate.

4 Acres

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 4 Acres with Rate Used, \$/SF, \$/AC, and Table Rate.

5 Acres

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 5 Acres with Rate Used, \$/SF, \$/AC, and Table Rate.

7 Acres

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 7 Acres with Rate Used, \$/SF, \$/AC, and Table Rate.

10 Acres

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 10 Acres with Rate Used, \$/SF, \$/AC, and Table Rate.

15 Acres

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 15 Acres with Rate Used, \$/SF, \$/AC, and Table Rate.

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 210 LAND TABLE**

12/22/2023

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed	Parcel	Street	City	Acre	SF	Sale Date	Sale Price	\$/SF	Comment	Comment
	L-12-14-100-008	4110 Carpenter Rd	Pittsfield Twp	5.61	244,372	3/30/2023	\$ 3,000,000	\$ 12.28		Not Representative
	09-12-05-304-011	S Main St	Ann Arbor	1.26	54,973	3/15/2023	\$ 1,060,000	\$ 19.28		Not Representative
	K-11-39-350-002	1695 W Michigan Ave	Ypsilanti Twp	2.70	117,612	1/15/2023	\$ 72,500	\$ 0.62		Not Representative
	09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	\$ 9.70		Not Representative
	70-023-01-0307-000 et al	Telegraph Rd	Brownstown Twp	1.16	50,704	12/29/2022	\$ 400,000	\$ 7.89		Not Representative
	010-99-0013-301	1490 W Ann Arbor Rd	Plymouth City	0.53	23,261	7/19/2022	\$ 520,000	\$ 22.35		Not Representative
	71-132-99-0003-704	45541 Michigan Ave	Canton Twp	1.03	45,041	6/23/2022	\$ 800,000	\$ 17.76		Not Representative
	35-007-01-0131-004	Ford Rd	Garden City	0.68	29,534	4/1/2022	\$ 340,000	\$ 11.51		Not Representative
	H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	\$ 11.27	Hotel	Not Representative
	08-08-06-210-022	3165 Baker Rd	Dexter	0.34	14,854	12/29/2021	\$ 207,000	\$ 13.94		Not Representative
	79-999-00-2023-081	12131 Wormer	Redford	0.23	10,019	12/6/2021	\$ 115,000	\$ 11.48		Not Representative
	H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	\$ 8.75		Not Representative
	70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000	\$ 7.01		Not Representative
	71-098-99-0024-000	Haggerty Rd S	Canton Twp	0.75	32,670	6/29/2021	\$ 1,650,000	\$ 50.51		Not Representative
	71-134-99-0010-702	4007 Canton Center Rd S	Canton Twp	2.32	100,929	5/4/2021	\$ 5,925,000	\$ 58.70		Not Representative
	H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	\$ 12.35		Not Representative
	K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000	\$ 13.42	Add Demo	Not Representative
	71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	\$ 14.38		Not Representative
	18-18-01-150-002	118 W Michigan Ave	Saline City	0.13	5,489	1/7/2021	\$ 83,756	\$ 15.26		Not Representative
	71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	\$ 10.85		Not Representative
	08-08-06-280-026	Broad St	Dexter City	0.16	6,926	10/30/2020	\$ 125,000	\$ 18.05		Not Representative
	119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/6/2020	\$ 500,000	\$ 8.70		Not Representative
	K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	\$ 23.91		Not Representative
	09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000	\$ 23.52		Not Representative
	L-12-08-400-018	3764 S State St	Pittsfield Twp	3.47	151,153	3/23/2020	\$ 2,500,000	\$ 16.54	Hotel	Not Representative

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 210 LAND TABLE**

12/22/2023

YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 210 LAND TABLE

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, 3 Acre Rate Used, \$/SF, \$/AC, Table Rate. Includes rows for parcels like 5801 S State St and 940 Minion St.

Summary row for 3 Acres: SF 2,574,048, Sale Price \$ 3,505,995, \$/SF 1.36, \$/AC \$ 59,331, Table Rate \$ 177,993.

Table for 4 Acres section with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, 4 Acre Rate Used, \$/SF, \$/AC, Table Rate. Includes rows for parcels like 56-081-99-0020-000 et al and 189 Koucar Dr.

Summary row for 4 Acres: SF 2,988,695, Sale Price \$ 3,815,886, \$/SF 1.28, \$/AC \$ 55,616, Table Rate \$ 222,465.

Table for 5 Acres section with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, 5 Acre Rate Used, \$/SF, \$/AC, Table Rate. Includes rows for parcels like 56-081-99-0020-000 et al and 189 Koucar Dr.

Summary row for 5 Acres: SF 2,477,344, Sale Price \$ 2,924,773, \$/SF 1.18, \$/AC \$ 51,427, Table Rate \$ 257,136.

Table for 7 Acres section with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, 7 Acre Rate Used, \$/SF, \$/AC, Table Rate. Includes rows for parcels like 56-081-99-0020-000 et al and 189 Koucar Dr.

Summary row for 7 Acres: SF 3,211,766, Sale Price \$ 3,110,427, \$/SF 0.97, \$/AC \$ 42,186, Table Rate \$ 295,299.

Table for 10 thru 40 Acres section with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, 10 Acre Rate Used, \$/SF, \$/AC, Table Rate. Includes rows for parcels like 70-050-99-0013-72 et al and 1250 Watson St.

Summary row for 10 thru 40 Acres: SF 8,282,455, Sale Price \$ 6,333,498, \$/SF 0.76, \$/AC \$ 33,310, Table Rate \$ 999,295.

Summary row for 15 Acres: Rate Used \$ 0.76, \$/AC \$ 33,310, Table Rate \$ 499,647.

Summary row for 20 Acres: Rate Used \$ 0.76, \$/AC \$ 33,310, Table Rate \$ 666,197.

Summary row for 25 Acres: Rate Used \$ 0.76, \$/AC \$ 33,310, Table Rate \$ 832,746.

Summary row for 30 Acres: Rate Used \$ 0.76, \$/AC \$ 33,310, Table Rate \$ 999,295.

Summary row for 40 Acres: Rate Used \$ 0.76, \$/AC \$ 33,310, Table Rate \$ 1,332,393.

Summary row for 50 Acres: SF 8,282,455, Sale Price \$ 6,333,498, \$/SF 0.76, \$/AC \$ 33,310, Table Rate \$ 999,295.

Table for 50 Acres section with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, 50 Acre Rate Used, \$/SF, \$/AC, Table Rate. Includes rows for parcels like 70-050-99-0013-72 et al and 189 Koucar Dr.

Summary row for 50 Acres: Rate Used \$ 0.76, \$/AC \$ 33,310, Table Rate \$ 999,295.

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 210 LAND TABLE**

18-12-31-210-026	7181 N Maple Rd	Saline City	6.37	277,521	8/3/2021	\$ 285,000	19	\$	22,202	\$	307,202	\$	1.03									Rate Used	\$	0.65	\$	28,336	\$	1,416,808
118-99-0001-004	12950 Eckles	Livonia	18.77	81,621	5/4/2021	\$ 170,000	22	\$	15,334	\$	185,334	\$	0.21	Racer Sale									SF	Sale Price	\$/SF	\$/AC		
J-10-01-100-022	Plymouth- Ann Arbor Rd	Superior Twp	25.00	1,089,000	6/30/2020	\$ 250,000	33	\$	33,825	\$	283,825	\$	0.23															
052-99-0023-707	Cherry Hill	Westland	11.14	485,258	6/23/2020	\$ 612,700	33	\$	82,898	\$	695,598	\$	1.26															

100 Acres																												
Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment	100 Acre		\$/SF	\$/AC	Table Rate												
70-050-99-0013-72 et al	Telegraph Rd	Brownstown Twp	29.88	1,301,616	3/28/2023	\$ 1,200,000	0	\$	-	\$	1,200,000	\$	0.92															
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.52	240,408	2/17/2022	\$ 170,000	13	\$	9,061	\$	179,061	\$	0.71															
56-058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	14	\$	10,045	\$	185,045	\$	0.44															
007-01-0588-000	Liberty	Westland	9.35	407,286	12/31/2021	\$ 120,000	15	\$	7,380	\$	127,380	\$	0.29															
70-159-99-0002-702	33211 Mccann Rd	Brownstown Twp	5.53	240,800	11/22/2021	\$ 60,000	16	\$	3,936	\$	63,936	\$	0.25															
83-043-99-0015-000	Tyler Rd	Van Buren Twp	43.68	1,902,701	11/2/2021	\$ 1,462,500	16	\$	95,940	\$	1,558,440	\$	0.77	RM2/ Res														
L-12-35-400-002	Bemis Rd	Pittsfield Twp	23.61	1,028,452	8/11/2021	\$ 299,900	19	\$	23,362	\$	323,262	\$	0.29															
118-99-0001-004	12950 Eckles	Livonia	18.77	81,621	5/4/2021	\$ 170,000	22	\$	15,334	\$	185,334	\$	0.21	Racer Sale														
80-017-99-0008-704	Beverly/ Wayne	Romulus	7.22	314,503	8/19/2020	\$ 30,000	31	\$	3,813	\$	33,813	\$	0.10															
J-10-01-100-022	Plymouth- Ann Arbor Rd	Superior Twp	25.00	1,089,000	6/30/2020	\$ 250,000	33	\$	33,825	\$	283,825	\$	0.23															
														SF	Sale Price	\$/SF	\$/AC											
														7,740,525	\$ 4,140,096	\$	0.53	\$	23,298	\$	2,329,850							

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed										
Parcel	Street	City	Acre	SF	Sale Date	Sale Price	\$/SF	Comment	Comment	Comment
L-12-14-100-008	4110 Carpenter Rd	Pittsfield Twp	5.61	244,372	3/30/2023	\$ 3,000,000	\$ 12.28		Not Representative	
09-12-05-304-011	S Main St	Ann Arbor	1.26	54,973	3/15/2023	\$ 1,060,000	\$ 19.28		Not Representative	
K-11-39-350-002	1695 W Michigan Ave	Ypsilanti Twp	2.70	117,612	1/15/2023	\$ 72,500	\$ 0.62		Not Representative	
09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	\$ 9.70		Not Representative	
70-023-01-0307-000 et al	Telegraph Rd	Brownstown Twp	1.16	50,704	12/29/2022	\$ 400,000	\$ 7.89		Not Representative	
010-99-0013-301	1490 W Ann Arbor Rd	Plymouth City	0.53	23,261	7/19/2022	\$ 520,000	\$ 22.35		Not Representative	
71-132-99-0003-704	45541 Michigan Ave	Canton Twp	1.03	45,041	6/23/2022	\$ 800,000	\$ 17.76		Not Representative	
35-007-01-0131-004	Ford Rd	Garden City	0.68	29,534	4/1/2022	\$ 340,000	\$ 11.51		Not Representative	
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	\$ 11.27	Hotel	Not Representative	
08-08-06-210-022	3165 Baker Rd	Dexter	0.34	14,854	12/29/2021	\$ 207,000	\$ 13.94		Not Representative	
79-999-00-2023-081	12131 Wormer	Redford	0.23	10,019	12/6/2021	\$ 115,000	\$ 11.48		Not Representative	
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	\$ 8.75		Not Representative	
70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000	\$ 7.01		Not Representative	
71-098-99-0024-000	Haggerty Rd S	Canton Twp	0.75	32,670	6/29/2021	\$ 1,650,000	\$ 50.51		Not Representative	
71-134-99-0010-702	4007 Canton Center Rd S	Canton Twp	2.32	100,929	5/4/2021	\$ 5,925,000	\$ 58.70		Not Representative	
H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	\$ 12.35		Not Representative	
K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000	\$ 13.42	Add Demo	Not Representative	
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	\$ 14.38		Not Representative	
18-18-01-150-002	118 W Michigan Ave	Saline City	0.13	5,489	1/7/2021	\$ 83,756	\$ 15.26		Not Representative	
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	\$ 10.85		Not Representative	
08-08-06-280-026	Broad St	Dexter City	0.16	6,926	10/30/2020	\$ 125,000	\$ 18.05		Not Representative	
119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/6/2020	\$ 500,000	\$ 8.70		Not Representative	
K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	\$ 23.91		Not Representative	
09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000	\$ 23.52		Not Representative	
L-12-08-400-018	3764 S State St	Pittsfield Twp	3.47	151,153	3/23/2020	\$ 2,500,000	\$ 16.54	Hotel	Not Representative	

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 211 LAND TABLE**

211 Commercial East Side
Rawsonville Rd
1 thru 3 Acres

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment
09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	2	\$	4,157	\$ 511,157	\$ 9.78
70-023-01-0307-000 et al	Telegraph Rd	Brownstown Twp	1.16	50,704	12/29/2022	\$ 400,000	3	\$	4,920	\$ 404,920	\$ 7.99
71-036-01-0016-701	Canton Center N	Canton Twp	0.78	33,977	11/15/2022	\$ 172,500	4	\$	2,829	\$ 175,329	\$ 5.16
56-029-99-0008-718	36101 Warren	Westland	1.84	80,150	9/28/2022	\$ 575,000	6	\$	14,145	\$ 589,145	\$ 7.35
H-08-20-200-022-021	7500 Jackson Rd	Scio Twp	4.13	179,903	8/22/2022	\$ 900,000	7	\$	25,830	\$ 925,830	\$ 5.15
L-12-23-100-018	W Michigan Ave	Pittsfield Twp	2.93	127,631	8/17/2022	\$ 500,000	7	\$	14,350	\$ 514,350	\$ 4.03
L-12-16-365-016	Concourse Rd	Pittsfield Twp	2.00	87,120	6/9/2022	\$ 315,000	9	\$	11,624	\$ 326,624	\$ 3.75
71-142-99-0020-701	41298 Michigan Ave	Canton Twp	1.31	57,064	5/6/2022	\$ 340,000	10	\$	13,940	\$ 353,940	\$ 6.20
L-12-26-200-003	6094 Michigan Ave	Pittsfield Twp	3.63	158,123	3/23/2022	\$ 627,500	12	\$	30,873	\$ 658,373	\$ 4.16
005-01-0008-001	20385 Middlebelt Rd	Livonia	0.69	30,056	3/4/2022	\$ 225,000	12	\$	11,070	\$ 236,070	\$ 7.85
78-025-99-0009-704	40975 Concept Dr	Plymouth Twp	3.99	173,804	2/11/2022	\$ 740,000	13	\$	39,442	\$ 779,442	\$ 4.48
L-12-01-100-001	2080 Golfside Rd	Pittsfield Twp	1.33	57,935	1/28/2022	\$ 275,000	14	\$	15,785	\$ 290,785	\$ 5.02
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	17	\$	27,880	\$ 427,880	\$ 9.36
70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000	19	\$	58,425	\$ 808,425	\$ 7.55
H-08-21-100-024	N Zeeb Rd	Scio Twp	2.17	94,699	8/3/2021	\$ 450,000	19	\$	35,055	\$ 485,055	\$ 5.12 Hotel
052-99-0030-704	N Newburgh	Westland	1.67	72,702	5/6/2021	\$ 325,000	22	\$	29,315	\$ 354,315	\$ 4.87
78-016-02-0020-402	Maple Park	Plymouth Twp	1.00	43,560	4/16/2021	\$ 165,000	23	\$	15,560	\$ 180,560	\$ 4.15
042-02-0444-000 et al	N Wayne	Westland	0.85	37,157	2/24/2021	\$ 187,500	25	\$	19,219	\$ 206,719	\$ 5.56
77-051-99-0138-708	40570 5 Mile Rd	Northville Twp	1.56	67,954	2/22/2021	\$ 285,000	25	\$	29,213	\$ 314,213	\$ 4.62
075-05-0133-01 & 075-05-0134-00 5 Wayne	N Wayne	Westland	0.38	16,509	2/8/2021	\$ 125,000	25	\$	12,813	\$ 137,813	\$ 8.35
77-042-99-0013-000 et al	18800 - 18850 Northville Rd	Northville Twp	1.20	52,272	12/28/2020	\$ 285,000	27	\$	31,550	\$ 316,550	\$ 6.06 demo 2 houses
115-05-0013-000	11777 Globe	Livonia	0.80	34,848	12/18/2020	\$ 235,000	27	\$	26,015	\$ 261,015	\$ 7.49 sold twice
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	27	\$	83,025	\$ 833,025	\$ 12.05
045-01-0304-000 & 045-01-0382-0 35937 Ford/ N Berry	N Berry	Westland	0.71	30,971	11/20/2020	\$ 250,000	28	\$	28,700	\$ 278,700	\$ 9.00
71-058-99-0003-722	45001 Ford Rd	Canton Twp	1.81	78,844	11/12/2020	\$ 555,000	28	\$	63,714	\$ 618,714	\$ 7.85
119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/6/2020	\$ 500,000	29	\$	59,450	\$ 559,450	\$ 9.73
09-12-10-304-099	2081 E Ellsworth Rd	Ann Arbor	3.45	150,456	9/15/2020	\$ 637,500	30	\$	78,413	\$ 715,913	\$ 4.76
030-99-0001-713 & 029-99-0013-7 Warren	Warren	Westland	4.34	189,050	5/1/2020	\$ 700,000	34	\$	97,580	\$ 797,580	\$ 4.22
08-08-05-300-050	7390 Dexter-Ann Arbor Rd	Dexter City	1.00	43,560	2/21/2020	\$ 220,521	37	\$	33,453	\$ 253,974	\$ 5.83

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used \$	5.84	\$ 254,323	\$ 254,323

1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used \$	5.84	\$ 254,323	\$ 381,485

2 Acre	\$/SF	\$/AC	Table Rate
Rate Used \$	5.84	\$ 254,323	\$ 508,647

2.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used \$	5.84	\$ 254,323	\$ 635,808

3 Acre	\$/SF	\$/AC	Table Rate
Rate Used \$	5.84	\$ 254,323	\$ 762,970

SF	Sale Price	\$/SF	\$/AC
2,280,714	\$ 13,315,863	\$ 5.84	\$ 254,323

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed

71-100-99-0020-000	40012 Michigan Ave	Canton Twp	2.48	108,029	2/7/2023	\$ 215,000	1	\$	882	\$ 215,882	\$ 2.00	Not Representative
K-11-39-350-002	1695 W Michigan Ave	Ypsilanti Twp	2.70	117,612	1/15/20231	\$ 72,500	2	\$	595	\$ 73,095	\$ 0.62	Not Representative
56-081-99-0020-000 et al	Van Born	Westland	3.64	158,384	12/27/2022	\$ 230,000	3	\$	2,829	\$ 232,829	\$ 1.47	Not Representative
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	10/31/2022	\$ 188,253	5	\$	3,859	\$ 192,112	\$ 1.50	Not Representative
56-028-99-0026-000 et al	N Newburgh	Westland	2.57	111,949	9/23/2022	\$ 225,000	6	\$	5,535	\$ 230,535	\$ 2.06	Not Representative
143-01-0106-000	9106 Middlebelt	Livonia	1.48	64,469	9/1/2022	\$ 149,000	6	\$	3,665	\$ 152,665	\$ 2.37	Not Representative
76-24-34-101-067	21751 W 9 Mile Rd	Southfield	0.97	42,123	8/30/2022	\$ 120,000	7	\$	3,444	\$ 123,444	\$ 2.93	Not Representative
045-01-0316-301	36391 Ford	Westland	0.68	29,490	6/9/2022	\$ 55,000	9	\$	2,030	\$ 57,030	\$ 1.93	Not Representative
045-04-0002-000	Marquette	Westland	3.00	130,680	2/8/2022	\$ 225,000	13	\$	11,993	\$ 236,993	\$ 1.81	Not Representative
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	1/25/2022	\$ 303,853	14	\$	17,441	\$ 321,294	\$ 2.50	Not Representative
C-03-32-300-009	7495 Joy Rd	Webster Twp	2.93	127,631	1/21/2022	\$ 275,000	14	\$	15,785	\$ 290,785	\$ 2.28	Not Representative
08-08-06-210-022	3165 Baker Rd	Dexter	0.34	14,854	12/29/2021	\$ 207,000	15	\$	12,731	\$ 219,731	\$ 14.79	Not Representative
L-12-28-210-001	Hardwood Rd	Pittsfield Twp	4.68	203,861	12/16/2021	\$ 380,000	15	\$	23,370	\$ 403,370	\$ 1.98	Not Representative
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	12/7/2021	\$ 259,000	15	\$	15,929	\$ 274,929	\$ 1.59	Not Representative
79-999-00-2023-081	12131 Wormer	Redford	0.23	10,019	12/6/2021	\$ 115,000	15	\$	7,073	\$ 122,073	\$ 12.18	Not Representative
I-09-33-370-009	1709 State St	Ann Arbor Twp	0.56	24,394	11/5/2021	\$ 30,000	16	\$	1,968	\$ 31,968	\$ 1.31	Not Representative
18-12-31-205-016	Woodland Dr E	Saline City	4.23	184,215	10/27/2021	\$ 270,000	17	\$	18,819	\$ 288,819	\$ 1.57	Not Representative
052-02-0006-000 & 052-02-0007-0 27982 & 27984 Five Mile Rd	Five Mile Rd	Livonia	0.62	27,007	7/9/2021	\$ 60,000	20	\$	4,920	\$ 64,920	\$ 2.40	Not Representative
A-01-30-300-010	Pontiac Trail	Salem Twp	2.50	108,900	4/29/2021	\$ 105,000	23	\$	9,902	\$ 114,902	\$ 1.06	Not Representative
44-018-03-0136-000	Michigan Ave	Instker	0.33	14,157	4/14/2021	\$ 30,000	23	\$	2,829	\$ 32,829	\$ 2.32	Not Representative
120-02-0549-002 & 120-02-0547-0 37601 & 37711 Plymouth Rd	Plymouth Rd	Livonia	2.60	113,169	3/31/2021	\$ 280,000	24	\$	27,552	\$ 307,552	\$ 2.72	Not Representative
L-12-21-300-012	5801 S State St	Pittsfield Twp	5.00	217,800	2/10/2021	\$ 385,000	25	\$	39,463	\$ 424,463	\$ 1.95	Not Representative
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	26	\$	121,524	\$ 1,261,524	\$ 15.91	Not Representative
052-99-0073-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	\$ 160,000	27	\$	17,712	\$ 177,712	\$ 2.58	Not Representative
71-141-99-0012-000	39603 Michigan Ave	Canton Twp	2.86	124,582	7/27/2020	\$ 173,250	32	\$	22,730	\$ 195,980	\$ 1.57	Not Representative
L-12-28-215-005	Textile Rd	Pittsfield Twp	3.01	131,116	7/21/2020	\$ 150,000	32	\$	19,680	\$ 169,680	\$ 1.29	Not Representative
H-08-19-275-020	8201 Jackson Rd	Scio Twp	2.99	130,244	4/3/2020	\$ 283,500	35	\$	40,682	\$ 324,182	\$ 2.49	Not Representative
K-11-02-432-002 et al	E Michigan Ave	Ypsilanti Twp	2.20	95,701	2/4/2020	\$ 130,000	37	\$	19,721	\$ 149,721	\$ 1.56	Not Representative

YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 212 LAND TABLE

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, and various rate columns (10 Acre, 20 Acre, 30 Acre, 40 Acre, 50 Acre, 100 Acres). Includes sub-sections for 15 thru 40 Acres and 50 thru 100 Acres.

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Table titled 'Removed' listing various parcels with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, and Comment. Lists parcels that were excluded from the main table.

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 212 LAND TABLE**

12/22/2023

K-08-20-200-021	Jackson Rd	Scio Twp	4.13	179,903	1/25/2022	\$ 422,752	\$ 2.35	Not Representative
C-03-32-300-009	7495 Joy Rd	Webster Twp	2.93	127,631	1/21/2022	\$ 275,000	\$ 2.15	Not Representative
L-12-28-200-008	S State St	Pittsfield Twp	21.60	940,896	1/20/2022	\$ 2,100,000	\$ 2.23	Not Representative
56-058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	\$ 0.44	Not Representative
007-01-0588-000	Liberty	Westland	9.35	407,286	12/31/2021	\$ 120,000	\$ 0.29	Not Representative
H-08-19-100-062	7850 Jackson Rd	Scio Twp	20.38	887,753	12/7/2021	\$ 2,052,500	\$ 2.31	Not Representative
70-009-99-0015-712	23720 Sibley Rd	Brownstown Twp	3.44	149,846	11/29/2021	\$ 420,000	\$ 2.80	Not Representative
70-159-99-0002-702	33211 Mccann Rd	Brownstown Twp	5.53	240,800	11/22/2021	\$ 60,000	\$ 0.25	Not Representative
H-08-20-200-020	7485 Jackson Rd	Scio Twp	28.96	1,261,498	10/29/2021	\$ 4,560,000	\$ 3.61	Not Representative
70-050-99-0012-702	Telegraph Rd	Brownstown Twp	11.06	481,948	10/20/2021	\$ 1,800,000	\$ 3.73	Not Representative
50-23-26-200-038	Haggerty Rd	Novi City	21.01	915,196	10/12/2021	\$ 1,750,000	\$ 1.91	Not Representative
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	\$ 8.75	Not Representative
70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000	\$ 7.01	Not Representative
H-08-21-100-024	N Zeeb Rd	Scio Twp	2.17	94,699	8/3/2021	\$ 450,000	\$ 4.75	Not Representative
09-12-03-100-008	2270 Platt Rd	Ann Arbor	8.91	388,120	7/2/2021	\$ 1,025,000	\$ 2.64	Not Representative
71-098-99-0024-000	Haggerty Rd S	Canton Twp	0.75	32,670	6/29/2021	\$ 1,650,000	\$ 50.51	Not Representative
70-029-99-0005-003	Telegraph Rd	Brownstown Twp	4.00	174,240	6/3/2021	\$ 575,000	\$ 3.30	Not Representative
073-99-0007-000	37855 Lyndon	Livonia	9.34	406,850	5/21/2021	\$ 1,110,000	\$ 2.73	Not Representative
052-99-0030-704	N Newburgh	Westland	1.67	72,702	5/6/2021	\$ 325,000	\$ 4.47	Not Representative
71-134-99-0010-702	4007 Canton Center Rd S	Canton Twp	2.32	100,929	5/4/2021	\$ 5,925,000	\$ 58.70	Not Representative
H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	\$ 12.35	Not Representative
120-02-0549-002 & 120-02-0547-01	37601 & 37711 Plymouth Rd	Livonia	2.60	113,169	3/31/2021	\$ 280,000	\$ 2.47	Not Representative
042-02-0444-000 et al	N Wayne	Westland	0.85	37,157	2/24/2021	\$ 187,500	\$ 5.05	Not Representative
K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000	\$ 13.42	Not Representative
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	\$ 14.38	Not Representative
052-99-0079-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	\$ 160,000	\$ 2.32	Not Representative
77-042-99-0013-000 et al	18800 - 18850 Northville Rd	Northville Twp	1.20	52,272	12/28/2020	\$ 285,000	\$ 5.45	Not Representative
115-05-0013-000	11777 Globe	Livonia	0.80	34,848	12/18/2020	\$ 235,000	\$ 6.74	Not Representative
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	\$ 10.85	Not Representative
045-01-0304-000 & 045-01-0382-01	35937 Ford/ N Berry	Westland	0.71	30,971	11/20/2020	\$ 250,000	\$ 8.07	Not Representative
71-058-99-0003-722	45001 Ford Rd	Canton Twp	1.81	78,844	11/12/2020	\$ 555,000	\$ 7.04	Not Representative
L-12-13-200-034	4251 Carpenter Rd	Pittsfield Twp	8.60	374,616	10/30/2020	\$ 1,000,000	\$ 2.67	Not Representative
119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/6/2020	\$ 500,000	\$ 8.70	Not Representative
L-12-16-300-018	4950 S State St	Pittsfield Twp	14.00	609,840	9/30/2020	\$ 1,600,000	\$ 2.62	Not Representative
K-11-10-280-017	940 Minion St	Ypsilanti Twp	1.99	86,684	9/23/2020	\$ 35,000	\$ 0.40	Not Representative
09-12-10-304-099	2081 E Ellsworth Rd	Ann Arbor	3.45	150,456	9/15/2020	\$ 637,500	\$ 4.24	Not Representative
80-017-99-0008-704	Beverly/ Wayne	Romulus	7.22	314,503	8/19/2020	\$ 30,000	\$ 0.10	Not Representative
70-014-99-0010-701	18628 Telegraph Rd	Brownstown Twp	13.95	607,662	8/19/2020	\$ 1,410,000	\$ 2.32	Not Representative
80-058-99-0002-704	33151 Wick	Romulus	35.71	1,555,528	7/31/2020	\$ 4,364,250	\$ 2.81	Not Representative
K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	\$ 23.91	Not Representative
030-99-0001-713 & 029-99-0013-71	Warren	Westland	4.34	189,050	5/1/2020	\$ 700,000	\$ 3.70	Not Representative
80-039-99-0001-708	Wick/ Smith	Romulus	104.23	4,540,259	4/16/2020	\$ 10,050,000	\$ 2.21	Not Representative
09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000	\$ 23.52	Not Representative
H-08-10-275-020	8201 Jackson Rd	Scio Twp	2.99	130,244	4/3/2020	\$ 283,500	\$ 2.18	Not Representative
L-12-08-400-018	3764 S State St	Pittsfield Twp	3.47	151,153	3/23/2020	\$ 2,500,000	\$ 16.54	Not Representative
08-08-05-300-050	7390 Dexter-Ann Arbor Rd	Dexter City	1.00	43,560	2/21/2020	\$ 220,521	\$ 5.06	Not Representative

YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 2015 LAND TABLE

Table with 14 columns: Parcel ID, Address, City, Acres, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, SF, Sale Price, \$/SF, \$/AC. Includes rows for 09-12-10-304-099 and 08-08-05-300-050.

2.5 Acres

Table with 14 columns: Parcel, Street, City, Acres, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, SF, Sale Price, \$/SF, \$/AC. Includes rows for 70-023-01-0307-000 et al and 71-036-01-0016-701.

3 Acres

Table with 14 columns: Parcel, Street, City, Acres, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, SF, Sale Price, \$/SF, \$/AC. Includes rows for 09-12-11-102-056 and 70-023-01-0307-000 et al.

4 Acres

Table with 14 columns: Parcel, Street, City, Acres, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, SF, Sale Price, \$/SF, \$/AC. Includes rows for 70-023-01-0307-000 et al and 71-036-01-0016-701.

5 Acres

Table with 14 columns: Parcel, Street, City, Acres, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment, SF, Sale Price, \$/SF, \$/AC. Includes rows for L-12-14-100-008 and 56-067-99-0019-003.

YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 2015 LAND TABLE

Table with columns: Parcel ID, Address, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 5 Acre, 7 Acre, and 20 Acre rates.

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 7 Acre, 15 Acre, and 20 Acre rates.

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 10 Acre, 15 Acre, and 20 Acre rates.

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Lists removed parcels and their details.

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 2015 LAND TABLE**

052-99-0073-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	\$	160,000	\$	2.32	Not Representative
K-11-10-280-017	940 Minion St	Ypsilanti Twp	1.99	86,684	9/23/2020	\$	35,000	\$	0.40	Not Representative
002-99-0041-000	8620 N Middlebelt Rd	Westland	0.97	42,427	9/9/2020	\$	120,000	\$	2.83	Not Representative
K-11-02-458-006	24 Broadmoor Ave	Ypsilanti Twp	0.49	21,344	8/18/2020	\$	10,000	\$	0.47	Not Representative
K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$	750,000	\$	23.91	Not Representative
062-01-0166-006	Cherry Hill	Westland	0.33	14,288	5/28/2020	\$	12,000	\$	0.84	Not Representative
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	\$	24,000	\$	0.46	Not Representative
09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$	1,300,000	\$	23.52	Not Representative
80-100-01-0087-300	Eureka/ ola	Romulus	0.68	29,795	3/4/2020	\$	12,000	\$	0.40	Not Representative
K-11-02-432-002 et al	E Michigan Ave	Ypsilanti Twp	2.20	95,701	2/4/2020	\$	130,000	\$	1.36	Not Representative

YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 2015 LAND TABLE

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 2.50 Acre with Rate Used, SF, Sale Price, \$/SF, and \$/AC.

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 2.5 Acre with Rate Used, SF, Sale Price, \$/SF, and \$/AC.

Table with columns: Parcel, Street, City, Acre, SF, Sale Date, Sale Price, Mths, Adjustment, Adj Sale Price, \$/SF, Comment. Includes summary rows for 3 thru 5 Acre with Rate Used, SF, Sale Price, \$/SF, and \$/AC.

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 2015 LAND TABLE**

K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	Not Representative	\$ 23.91
062-01-0166-006	Cherry Hill	Westland	0.33	14,288	5/28/2020	\$ 12,000	Not Representative	\$ 0.84
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	\$ 24,000	Not Representative	\$ 0.46
09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000	Not Representative	\$ 23.52
80-100-01-0087-300	Eureka/ ola	Romulus	0.68	29,795	3/4/2020	\$ 12,000	Not Representative	\$ 0.40
K-11-02-432-002 et al	E Michigan Ave	Ypsilanti Twp	2.20	95,701	2/4/2020	\$ 130,000	Not Representative	\$ 1.36

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 218 LAND TABLE**

12/22/2023

218 Table: Hotel

1 thru 10 Acres

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	
56-067-99-0019-003	1421 S Venoy	Westland	8.68	378,014	12/2/2022	\$ 1,150,000	3	\$	14,145	\$ 1,164,145	\$ 3.08
56-029-99-0008-718	36101 Warren	Westland	1.84	80,150	9/28/2022	\$ 575,000	6	\$	14,145	\$ 589,145	\$ 7.35
H-08-20-200-022-021	7500 Jackson Rd	Scio Twp	4.13	179,903	8/22/2022	\$ 900,000	7	\$	25,830	\$ 925,830	\$ 5.15
L-12-23-100-018	W Michigan Ave	Pittsfield Twp	2.93	127,631	8/17/2022	\$ 500,000	7	\$	14,350	\$ 514,350	\$ 4.03
L-12-16-365-016	Concourse Rd	Pittsfield Twp	2.00	87,120	6/9/2022	\$ 315,000	8	\$	10,332	\$ 325,332	\$ 3.73
L-12-26-200-003	6094 Michigan Ave	Pittsfield Twp	3.63	158,123	3/23/2022	\$ 627,500	12	\$	30,873	\$ 658,373	\$ 4.16
56-052-99-0024-701	37800 Cherry Hill Rd	Westland	6.65	289,674	3/21/2022	\$ 1,200,000	12	\$	59,040	\$ 1,259,040	\$ 4.35
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	13	\$	71,955	\$ 1,421,955	\$ 11.87
71-142-01-0001-001	40441 S Michigan Ave	Canton Twp	2.26	98,446	2/16/2022	\$ 330,000	13	\$	17,589	\$ 347,589	\$ 3.53
78-025-99-0009-704	40975 Concept Dr	Plymouth Twp	3.99	173,804	2/11/2022	\$ 740,000	13	\$	39,442	\$ 779,442	\$ 4.48
L-12-01-100-001	2080 Golfside Rd	Pittsfield Twp	1.33	57,935	1/28/2022	\$ 275,000	14	\$	15,785	\$ 290,785	\$ 5.02
70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000	19	\$	58,425	\$ 808,425	\$ 7.55
H-08-21-100-024	N Zeeb Rd	Scio Twp	2.17	94,699	8/3/2021	\$ 450,000	19	\$	35,055	\$ 485,055	\$ 5.12
70-029-99-0005-003	Telegraph Rd	Brownstown Twp	4.00	174,240	6/3/2021	\$ 575,000	21	\$	49,508	\$ 624,508	\$ 3.58
052-99-0030-704	N Newburgh	Westland	1.67	72,702	5/6/2021	\$ 325,000	22	\$	29,315	\$ 354,315	\$ 4.87
78-016-02-0020-402	Maple Park	Plymouth Twp	1.00	43,560	4/16/2021	\$ 165,000	23	\$	15,560	\$ 180,560	\$ 4.15
042-02-0444-000 et al	N Wayne	Westland	0.85	37,157	2/24/2021	\$ 187,500	25	\$	19,219	\$ 206,719	\$ 5.56
77-051-99-0138-708	40570 S Mille Rd	Northville Twp	1.56	67,954	2/22/2021	\$ 285,000	25	\$	29,213	\$ 314,213	\$ 4.62
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	26	\$	121,524	\$ 1,261,524	\$ 15.91
09-12-10-304-099	2081 E Ellsworth Rd	Ann Arbor	3.45	150,456	9/15/2020	\$ 637,500	30	\$	78,413	\$ 715,913	\$ 4.76
030-99-0001-713 & 029-99-0	Warren	Westland	4.34	189,050	5/1/2020	\$ 700,000	34	\$	97,580	\$ 797,580	\$ 4.22

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 220,811

1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 331,216

2 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 441,622

2.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 552,027

3 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 662,432

4 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 883,243

5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 1,104,054

SF	Sale Price	\$/SF	\$/AC
2,766,713	\$14,024,796	\$ 5.07	\$ 220,811

7 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 1,545,675

10 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 5.07	\$ 220,811	\$ 2,208,108

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed											
L-12-08-400-018	3764 S State St	Pittsfield Twp	3.47	151,153	3/23/2020	\$ 2,500,000		Not Representative		\$ 16.54	Hotel

**YPSILANTI MICHIGAN
COMMERCIAL LAND STUDY
RATES FOR 219 LAND TABLE**

L-12-28-200-008	S State St	Pittsfield Twp	21.60	940,896	1/20/2022	\$	2,100,000	\$	2.23
H-08-19-100-062	7850 Jackson Rd	Scio Twp	20.38	887,753	12/7/2021	\$	2,052,500	\$	2.31
H-08-20-200-020	7485 Jackson Rd	Scio Twp	28.96	1,261,498	10/29/2021	\$	4,560,000	\$	3.61
70-050-99-0012-702	Telegraph Rd	Brownstown Twp	11.06	481,948	10/29/2021	\$	1,800,000	\$	3.73
09-12-03-100-008	2270 Platt Rd	Ann Arbor	8.91	388,120	7/2/2021	\$	1,025,000	\$	2.64
142-99-0016-000	28400 West Chicago	Livonia	8.74	380,671	5/27/2021	\$	600,000	\$	1.58
073-99-0007-000	37855 Lyndon	Livonia	9.34	406,850	5/21/2021	\$	1,110,000	\$	2.73
L-12-28-210-012	Textile Rd	Pittsfield Twp	18.53	807,167	2/17/2021	\$	1,400,000	\$	1.73
L-12-13-200-034	4251 Carpenter Rd	Pittsfield Twp	8.60	374,616	10/30/2020	\$	1,000,000	\$	2.67
L-12-16-300-018	4950 S State St	Pittsfield Twp	14.00	609,840	9/30/2020	\$	1,600,000	\$	2.62
71-125-99-0002-709	48600 Michigan	Canton Twp	97.33	4,239,695	8/19/2020	\$	5,750,000	\$	1.36
80-017-99-0008-704	Beverly/ Wayne	Romulus	7.22	314,503	8/19/2020	\$	30,000	\$	0.10
80-058-99-0002-704	33151 Wick	Romulus	35.71	1,555,528	7/31/2020	\$	4,364,250	\$	2.81
052-99-0023-707	Cherry Hill	Westland	11.14	485,258	6/23/2020	\$	612,700	\$	1.26
80-036-99-0005-703	Wick	Romulus	24.65	1,073,754	6/11/2020	\$	1,403,910	\$	1.31
80-039-99-0001-708	Wick/ Smith	Romulus	104.23	4,540,259	4/16/2020	\$	10,050,000	\$	2.21

Rate Used	\$	0.54	\$	23,508	\$	117,541
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7 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 164,558

10 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 235,083

15 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 352,624

20 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 470,165

25 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 587,707

30 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 705,248

40 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 940,331

50 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 1,175,413

100 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$	0.54	\$ 23,508 \$ 2,350,827

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 220 LAND TABLE**

H-08-19-100-062	7850 Jackson Rd	Scio Twp	20.38	887,753	12/7/2021	\$ 2,052,500	15	\$ 126,229	\$ 2,178,729	\$ 2.45
70-009-99-0015-712	23720 Sibley Rd	Brownstown Twp	3.44	149,846	11/29/2021	\$ 420,000	16	\$ 27,552	\$ 447,552	\$ 2.99
J-10-34-392-001	8170 Autumn Woods Trl	Superior Twp	7.41	322,780	11/18/2021	\$ 480,000	16	\$ 31,488	\$ 511,488	\$ 1.58
50-22-36-200-038	Haggerty Rd	Novi City	21.01	915,196	10/12/2021	\$ 1,750,000	17	\$ 121,975	\$ 1,871,975	\$ 2.05
09-12-03-100-008	2270 Platt Rd	Ann Arbor	8.91	388,120	7/2/2021	\$ 1,025,000	20	\$ 84,050	\$ 1,109,050	\$ 2.86
073-99-0007-000	37855 Lyndon	Livonia	9.34	406,850	5/21/2021	\$ 1,110,000	22	\$ 100,122	\$ 1,210,122	\$ 2.97
L-12-28-210-012	Textile Rd	Pittsfield Twp	18.53	807,167	2/17/2021	\$ 1,400,000	25	\$ 143,500	\$ 1,543,500	\$ 1.91 sold twice
L-12-13-200-034	4251 Carpenter Rd	Pittsfield Twp	8.60	374,616	10/30/2020	\$ 1,000,000	29	\$ 118,900	\$ 1,118,900	\$ 2.99 sold twice
L-12-16-300-018	4950 S State St	Pittsfield Twp	14.00	609,840	9/30/2020	\$ 1,600,000	30	\$ 196,800	\$ 1,796,800	\$ 2.95 sold twice

10 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 2.72	\$ 118,610	\$ 1,186,103

15 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 2.72	\$ 118,610	\$ 1,779,155

SF	Sale Price	\$/SF	\$/AC
8,708,907	\$ 23,713,647	\$ 2.72	\$ 118,610

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed	Address	Twp	Acres	Sale Price	Date	Value	Rate	Notes
56-001-99-0063-701	8455 N Inkster Rd	Westland	0.66	28,750	6/29/2023	\$ 3,000,000		Not Representative \$ 104.35
09-12-05-304-011	S Main St	Ann Arbor	1.26	54,973	3/15/2023	\$ 1,060,000		Not Representative \$ 19.28
K-11-39-350-002	1695 W Michigan Ave	Ypsilanti Twp	2.70	117,612	1/15/2023	\$ 72,500		Not Representative \$ 0.62
09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000		Not Representative \$ 9.70
56-081-99-0020-000 et al	Van Born	Westland	3.64	158,384	12/27/2022	\$ 230,000		Not Representative \$ 1.45
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	10/31/2022	\$ 188,253		Not Representative \$ 1.46
09-12-09-201-005	Boardwalk Dr	Ann Arbor	1.00	43,560	9/8/2022	\$ 31,320,000		Not Representative \$ 719.01
010-99-0013-301	1490 W Ann Arbor Rd	Plymouth City	0.53	23,261	7/19/2022	\$ 520,000		Not Representative \$ 22.35
049-05-0981-301	37401 Ford	Westland	3.49	151,981	7/5/2022	\$ 115,000		Not Representative \$ 0.76
71-132-99-0003-704	45541 Michigan Ave	Canton Twp	1.03	45,041	6/23/2022	\$ 800,000		Not Representative \$ 17.76
56-030-99-0008-702	N Newburgh	Westland	2.99	130,244	6/15/2022	\$ 40,000		Not Representative \$ 0.31
35-007-01-0131-004	Ford Rd	Garden City	0.68	29,534	4/1/2022	\$ 340,000		Not Representative \$ 11.51
K-11-01-340-008	2790 Holmes Rd	Ypsilanti Twp	1.96	85,378	3/21/2022	\$ 20,000		Not Representative \$ 0.23
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000		Not Representative \$ 11.27 Hotel
045-04-0002-000	Marquette	Westland	3.00	130,680	2/8/2022	\$ 225,000		Not Representative \$ 1.72
K-11-26-200-004	9050 Textile Rd	Ypsilanti Twp	1.16	50,530	12/29/2021	\$ 42,000		Not Representative \$ 0.83
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	12/7/2021	\$ 259,000		Not Representative \$ 1.50
I-09-33-370-009	1709 State St	Ann Arbor Twp	0.56	24,394	11/5/2021	\$ 30,000		Not Representative \$ 1.23
18-12-31-205-016	Woodland Dr E	Saline City	4.23	184,215	10/27/2021	\$ 270,000		Not Representative \$ 1.47
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000		Not Representative \$ 8.75
70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000		Not Representative \$ 7.01
71-098-99-0024-000	Haggerty Rd S	Canton Twp	0.75	32,670	6/29/2021	\$ 1,650,000		Not Representative \$ 50.51
71-134-99-0010-702	4007 Canton Center Rd S	Canton Twp	2.32	100,929	5/4/2021	\$ 5,925,000		Not Representative \$ 58.70
A-01-30-300-010	Pontiac Trail	Salem Twp	2.50	108,900	4/29/2021	\$ 105,000		Not Representative \$ 0.96
H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000		Not Representative \$ 12.35
K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000		Not Representative \$ 13.42 Add Demo
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000		Not Representative \$ 14.38
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000		Not Representative \$ 10.85
045-01-0304-000 & 045-01-035937 Ford/ N Berry		Westland	0.71	30,971	11/20/2020	\$ 250,000		Not Representative \$ 8.07
119-99-0003-000	12430 Eckles	Livonia	1.32	57,499	10/6/2020	\$ 500,000		Not Representative \$ 8.70
K-11-10-280-017	940 Minion St	Ypsilanti Twp	1.99	86,684	9/23/2020	\$ 35,000		Not Representative \$ 0.40
K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000		Not Representative \$ 23.91
71-141-99-0012-000	39603 Michigan Ave	Canton Twp	2.86	124,582	7/27/2020	\$ 173,250		Not Representative \$ 1.39
L-12-28-215-005	Textile Rd	Pittsfield Twp	3.01	131,116	7/21/2020	\$ 150,000		Not Representative \$ 1.14
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	\$ 24,000		Not Representative \$ 0.46
09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000		Not Representative \$ 23.52
L-12-08-400-018	3764 S State St	Pittsfield Twp	3.47	151,153	3/23/2020	\$ 2,500,000		Not Representative \$ 16.54 Hotel
80-100-01-0087-300	Eureka/ ola	Romulus	0.68	29,795	3/4/2020	\$ 12,000		Not Representative \$ 0.40
K-11-02-432-002 et al	E Michigan Ave	Ypsilanti Twp	2.20	95,701	2/4/2020	\$ 130,000		Not Representative \$ 1.36

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 220 LAND TABLE**

12/22/2023

18-12-31-210-026	7181 N Maple Rd	Saline City	6.37	277,521	8/3/2021	\$ 285,000	19	\$ 22,202	\$ 307,202	\$ 1.11
09-12-03-100-008	2270 Platt Rd	Ann Arbor	8.91	388,120	7/2/2021	\$ 1,025,000	20	\$ 84,050	\$ 1,109,050	\$ 2.86
142-99-0016-000	28400 West Chicago	Livonia	8.74	380,671	5/27/2021	\$ 600,000	22	\$ 54,120	\$ 654,120	\$ 1.72
L-12-28-210-012	Textile Rd	Pittsfield Twp	18.53	807,167	2/17/2021	\$ 1,400,000	25	\$ 143,500	\$ 1,543,500	\$ 1.91 sold twice
L-12-21-300-012	5801 S State St	Pittsfield Twp	5.00	217,800	2/10/2021	\$ 385,000	25	\$ 39,463	\$ 424,463	\$ 1.95
052-99-0023-707	Cherry Hill	Westland	11.14	485,258	6/23/2020	\$ 612,700	33	\$ 82,898	\$ 695,598	\$ 1.43
80-036-99-0005-703	Wick	Romulus	24.65	1,073,754	6/11/2020	\$ 1,403,910	33	\$ 189,949	\$ 1,593,859	\$ 1.48
80-039-99-0001-708	Wick/ Smith	Romulus	104.23	4,540,259	4/16/2020	\$ 10,050,000	35	\$ 1,442,175	\$ 11,492,175	\$ 2.53

30 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 1.73	\$ 75,226	\$ 2,256,783

40 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 1.73	\$ 75,226	\$ 3,009,045

50 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 1.73	\$ 75,226	\$ 3,761,306

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

SF	Sale Price	\$/SF	\$/AC
17,617,842	\$ 30,425,203	\$ 1.73	\$ 75,226

100 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 1.73	\$ 75,226	\$ 7,522,612

Removed

71-098-99-0022-000	2009 Haggerty S	Canton Twp	2.30	100,188	6/21/2023	\$ 400,000	Not Representative	\$ 3.99
L-12-23-400-031	Carpenter Rd	Pittsfield Twp	4.10	178,596	6/20/2023	\$ 810,000	Not Representative	\$ 4.54
H-08-26-475-002 et al	3669 W Liberty Rd	Scio Twp	11.80	514,008	5/31/2023	\$ 386,276	Not Representative	\$ 0.75
18-12-30-430-049	Tefft Ct	Saline City	7.34	319,600	5/8/2023	\$ 484,800	Not Representative	\$ 1.52
L-12-01-100-046	4800 Clark Rd	Pittsfield Twp	17.01	740,956	5/3/2023	\$ 4,000,000	Not Representative	\$ 5.40
J-10-35-300-011	Macarthur Blvd	Superior Twp	8.31	361,984	4/20/2023	\$ 87,000	Not Representative	\$ 0.24
L-12-14-100-008	4110 Carpenter Rd	Pittsfield Twp	5.61	244,372	3/30/2023	\$ 3,000,000	Not Representative	\$ 12.28
09-12-05-304-011	5 Main St	Ann Arbor	1.26	54,973	3/15/2023	\$ 1,060,000	Not Representative	\$ 19.28
09-12-05-304-011	5 Main St	Ann Arbor	1.26	54,973	3/15/2023	\$ 1,060,000	Not Representative	\$ 19.28
09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	Not Representative	\$ 9.70
09-12-11-102-056	3680 Packard Rd	Ann Arbor	1.20	52,272	1/4/2023	\$ 507,000	Not Representative	\$ 9.70
70-023-01-0307-000 et al	Telegraph Rd	Brownstown Twp	1.16	50,704	12/29/2022	\$ 400,000	Not Representative	\$ 7.89
56-067-99-0019-003	1421 S Venoy	Westland	8.68	378,014	12/2/2022	\$ 1,150,000	Not Representative	\$ 3.04
56-029-99-0008-718	36101 Warren	Westland	1.84	80,150	9/28/2022	\$ 575,000	Not Representative	\$ 7.17
09-12-09-201-005	Boardwalk Dr	Ann Arbor	1.00	43,560	9/8/2022	\$ 31,320,000	Not Representative	\$ 719.01
H-08-20-200-022-021	7500 Jackson Rd	Scio Twp	4.13	179,903	8/22/2022	\$ 900,000	Not Representative	\$ 5.00
71-132-99-0003-704	45541 Michigan Ave	Canton Twp	1.03	45,041	6/23/2022	\$ 800,000	Not Representative	\$ 17.76
56-030-99-0008-702	N Newburgh	Westland	2.99	130,244	6/15/2022	\$ 40,000	Not Representative	\$ 0.31
71-142-99-0020-701	41298 Michigan Ave	Canton Twp	1.31	57,064	5/6/2022	\$ 340,000	Not Representative	\$ 5.96
K-11-01-340-008	2790 Holmes Rd	Ypsilanti Twp	1.96	85,378	3/21/2022	\$ 20,000	Not Representative	\$ 0.23
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	Not Representative	\$ 11.27 Hotel
83-060-99-0001-701	I-94 Service Dr	Van Buren Twp	20.01	871,679	2/10/2022	\$ 2,750,000	Not Representative	\$ 3.15
L-12-01-100-001	2080 Golfside Rd	Pittsfield Twp	1.33	57,935	1/28/2022	\$ 275,000	Not Representative	\$ 4.75
H-08-26-100-005	120 Nancy Dr	Scio Twp	1.05	45,738	10/4/2021	\$ 400,000	Not Representative	\$ 8.75
70-126-99-0009-724	Gibraltar Rd	Brownstown Twp	2.46	107,027	8/26/2021	\$ 750,000	Not Representative	\$ 7.01
H-08-21-100-024	N Zeeb Rd	Scio Twp	2.17	94,699	8/3/2021	\$ 450,000	Not Representative	\$ 4.75 Hotel
052-99-0030-704	N Newburgh	Westland	1.67	72,702	5/6/2021	\$ 325,000	Not Representative	\$ 4.47
71-134-99-0010-702	4007 Canton Center Rd S	Canton Twp	2.32	100,929	5/4/2021	\$ 5,925,000	Not Representative	\$ 58.70
H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	Not Representative	\$ 12.35
71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	Not Representative	\$ 14.38
77-042-99-0013-000 et al	18800 - 18850 Northville Rd	Northville Twp	1.20	52,272	12/28/2020	\$ 285,000	Not Representative	\$ 5.45 demo 2 houses
71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	Not Representative	\$ 10.85
71-058-99-0003-722	45001 Ford Rd	Canton Twp	1.81	78,844	11/12/2020	\$ 555,000	Not Representative	\$ 7.04
119-99-0003-000	12430 Eccles	Livonia	1.32	57,499	10/6/2020	\$ 500,000	Not Representative	\$ 8.70
K-11-10-280-017	940 Minion St	Ypsilanti Twp	1.99	86,684	9/23/2020	\$ 35,000	Not Representative	\$ 0.40
09-12-10-304-099	2081 E Ellsworth Rd	Ann Arbor	3.45	150,456	9/15/2020	\$ 637,500	Not Representative	\$ 4.24
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	\$ 24,000	Not Representative	\$ 0.46
09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000	Not Representative	\$ 23.52
L-12-08-400-018	3764 S State St	Pittsfield Twp	3.47	151,153	3/23/2020	\$ 2,500,000	Not Representative	\$ 16.54 Hotel
08-08-05-300-050	7390 Dexter-Ann Arbor Rd	Dexter City	1.00	43,560	2/21/2020	\$ 220,521	Not Representative	\$ 5.06

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY
RATES FOR 240 LAND TABLE**

12/22/2023

**240 Table: Commercial
Cell Tower**

1 - 2 Acres

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment				
010-99-0013-301	1490 W Ann Arbor Rd	Plymouth City	0.53	23,261	7/19/2022	\$ 520,000	8	\$ 17,056	\$ 537,056	\$ 23.09		2 Acre	\$/SF	\$/AC	Table Rate
80-026-99-0015-705	39390 Ecorse Rd	Romulus	1.17	50,965	1/31/2022	\$ 1,810,000	14	\$ 103,894	\$ 1,913,894	\$ 37.55		Rate Used	\$ 37.17	\$ 1,619,287	\$ 3,238,574
77-045-99-0001-713	Traditions Dr	Northville Twp	1.28	55,757	12/16/2021	\$ 1,950,000	15	\$ 119,925	\$ 2,069,925	\$ 37.12					
70-014-99-0010-702	Telegraph Rd	Brownstown Twp	0.46	20,038	11/18/2021	\$ 475,000	16	\$ 31,160	\$ 506,160	\$ 25.26					
71-098-99-0024-000	Haggerty Rd S	Canton Twp	0.75	32,670	6/29/2021	\$ 1,650,000	21	\$ 142,065	\$ 1,792,065	\$ 54.85		1 Acre	\$/SF	\$/AC	Table Rate
48-004-02-0095-000, -0096-0 220 S Main St		Northville	0.40	17,424	8/18/2020	\$ 550,000	31	\$ 69,905	\$ 619,905	\$ 35.58		Rate Used	\$ 37.17	\$ 1,619,287	\$ 1,619,287

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 37.17	\$ 1,619,287	\$ 2,428,931

Removed	Parcel	Street	City	Acre	SF	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	Comment				
	35-007-01-0131-004	Ford Rd	Garden City	0.68	29,534	4/1/2022	\$ 340,000	Not Representative		\$ 11.51					
	H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	2/21/2022	\$ 1,350,000	Not Representative		\$ 11.27	Hotel				
	08-08-06-210-022	3165 Baker Rd	Dexter	0.34	14,854	12/29/2021	\$ 207,000	Not Representative		\$ 13.94					
	H-08-21-400-035	140 S Zeeb Rd	Scio Twp	1.72	74,923	3/31/2021	\$ 925,000	Not Representative		\$ 12.35	Bank				
	70-153-01-0008-000	W Jefferson Ave	Brownstown Twp	0.43	18,557	2/24/2021	\$ 300,000	Not Representative		\$ 16.17					
	075-05-0133-01 & 075-05-01: S Wayne		Westland	0.23	9,975	2/8/2021	\$ 125,000	Not Representative		\$ 12.53					
	K-11-39-252-007	617 S Hewitt Rd	Ypsilanti Twp	0.77	33,541	1/15/2021	\$ 450,000	Not Representative		\$ 13.42	Add Demo				
	71-049-99-001-719	39825 Ford	Canton Twp	1.82	79,279	1/14/2021	\$ 1,140,000	Not Representative		\$ 14.38					
	18-18-01-150-002	118 W Michigan Ave	Saline City	0.13	5,489	1/7/2021	\$ 83,756	Not Representative		\$ 15.26					
	71-073-99-0001-706	49491 Cherry Hill Rd	Canton Twp	1.59	69,130	12/4/2020	\$ 750,000	Not Representative		\$ 10.85					
	60-070-99-0046-702	Champaign St	Taylor	0.42	18,295	9/15/2020	\$ 225,000	Not Representative		\$ 12.30					
	L-12-08-400-018	3764 S State St	Pittsfield Twp	3.47	151,153	3/23/2020	\$ 2,500,000	Not Representative		\$ 16.54	Hotel				
	71-134-99-0010-702	4007 Canton Center Rd S	Canton Twp	2.32	100,929	5/4/2021	\$ 5,925,000	Not Representative		\$ -					
	K-11-06-478-001	2169 Washtenaw Rd	Ypsilanti Twp	0.72	31,363	7/29/2020	\$ 750,000	Not Representative		\$ -					
	09-09-30-318-028	2151 W Stadium Blvd	Ann Arbor	1.27	55,278	4/3/2020	\$ 1,300,000	Not Representative		\$ -					

**YPSILANTI TOWNSHIP
COMMERCIAL LAND STUDY**

Time Adjustment Analysis: For Commercial & Industrial Land Tables

Parcel	Street	City	Acre	SF	Sale 1 Date	Sale 1 Price	Sale 2 Date	Sale 2 Price	Gross % Increase	Months	% / Month
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	10/31/2022	\$ 188,253	1/25/2022	\$ 303,853	61.41%	9	6.82%
H-08-20-200-022-021	7500 Jackson Rd	Scio Twp	4.13	179,903	8/22/2022	\$ 900,000	1/25/2022	\$ 422,752	112.89%	7	16.13%
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	12/7/2021	\$ 259,000	78.19%	4	19.55%
L-12-28-210-012	Textile Rd	Pittsfield Twp	18.53	807,167	2/17/2021	\$ 1,400,000	1/3/2019	\$ 1,649,000	-15.10%	15	-1.01%
115-05-0013-000	11777 Globe	Livonia	0.80	34,848	12/18/2020	\$ 235,000	3/23/2018	\$ 175,000	34.29%	21	1.63%
L-12-13-200-034	4251 Carpenter Rd	Pittsfield Twp	8.60	374,616	10/30/2020	\$ 1,000,000	5/14/2019	\$ 380,000	163.16%	17	9.60%
L-12-16-300-018	4950 S State St	Pittsfield Twp	14.00	609,840	9/30/2020	\$ 1,600,000	9/27/2019	\$ 890,000	79.78%	12	6.65%
K-11-02-383-006 et al	1643 E Michigan Ave	Ypsilanti Twp	1.05	45,738	11/26/2019	\$ 90,000	2/14/2019	\$ 100,000	-10.00%	9	-1.11%
L-12-24-200-042	4100 Morgan Rd	Pittsfield Twp	1.51	65,776	4/29/2019	\$ 80,000	12/14/2018	\$ 62,500	28.00%	5	5.60%
		Totals		2,418,887		\$ 5,954,753		\$ 4,242,105	40.37%	99	0.41% Monthly Average