

E.C.F.s for Neighborhood: 3700 'INDUSTRIAL - TOWNSHIP WIDE'

INDUSTRIAL PROPERTIES

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.660
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 3701 'INDUSTRIAL - LARGE PLANTS TOWNSHIP WIDE'

LARGE INDUSTRIAL PLANTS

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.660
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 3702 'INDUSTRIAL - CONNECTED VEHICLE TEST TRACK'

ACM CONNECTED VEHICLE TEST TRACK

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.943

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 3703 'INDUSTRIAL - WASHTENAW BUSINESS PARK'

JOE HALL DRIVE / HURON

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.743

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 3727 'INDUSTRIAL - IFT REAL POST 94'

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

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

YPSILANTI TOWNSHIP
2023 INDUSTRIAL ECF STUDY

NBD: 3700 AND 3701 TOWNSHIP WIDE INDUSTRIAL/ LARGE PLANT INDUSTRIAL

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-11-10-107-002	1332 E MICHIGAN	03/29/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$98,900	76.08	\$253,493	\$125,275	\$4,725	\$102,329	0.046	3,015	\$1.57	2500	54.6847	\$110,207	K-11-10-107-003, K-	COMM EAST SIDE - 210	201	0	
K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	9.3751	\$112,633		COMM HURON CORR & OFF HURON- 220	201	0	
K-11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	7.5248	\$149,725		COMM TEXTILE RD & SOUTH- 212	201	0	
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	2.5742	\$49,078		COMM EAST SIDE - 210	201	0	
K-11-06-478-004	2170 PACKARD	11/29/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$308,600	61.84	\$861,277	\$348,954	\$150,046	\$373,686	0.402	2,632	\$57.01	2529	19.1492	\$304,449		COMM WEST SIDE - 215	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	6.2075	\$77,580		COMM EAST SIDE - 210	201	0	
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	15.5477	\$75,504		COMM EAST SIDE - 210	201	0	
K-11-06-449-010	2220 WASHTENAW	02/02/22	\$724,166	WD	03-ARM'S LENGTH	\$724,166	\$397,000	54.82	\$1,028,986	\$432,376	\$291,790	\$441,933	0.660	2,269	\$128.60	2542	6.7236	\$391,051		COMMERCIAL CORNER- 209	201	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	\$134,337	\$66,506	\$58,494	\$54,135	1.081	1,425	\$41.05	2500	48.7501	\$61,725		COMM EAST SIDE - 210	201	0	
K-11-10-306-019	161 ECORSE	09/01/21	\$43,000	PTA	03-ARM'S LENGTH	\$43,000	\$49,900	116.05	\$145,480	\$39,841	\$3,159	\$84,309	0.037	1,222	\$2.59	2500	55.5553	\$34,921		COMM EAST SIDE - 210	201	0	
K-11-10-180-004	110 S HARRIS	07/20/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	39.5109	\$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	\$975,541	\$663,923	\$663,077	\$701,211	0.946	22,974	\$28.86	2500	35.2594	\$93,436		COMM EAST SIDE - 210	201	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	42.0861	\$61,920		COMM EAST SIDE - 210	201	0	
Totals:			\$3,618,166			\$3,618,166	\$1,922,900		\$5,432,155		\$1,872,313	\$2,836,928			\$61.97		6.6957						
							Sale. Ratio =>	53.15				E.C.F. =>	0.660				Std. Deviation=>	0.340003329					
							Std. Dev. =>	20.71				Mean E.C.F. =>	0.593				Ave. Variance=>	26.3807			Coefficient of Var=>	44.48513582	

3700 IND/ COM ECF Utilized 0.6600
3701 IND/ COM ECF Utilized 0.6600

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. 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 0.660. The Mean of the individual ECFs that was calculated for the sales in this ECF Neighborhood results in an ECF of 0.593 with a standard deviation of 0.3400. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.593 and 0.660. An ECF of 0.660 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.660
Calculated ECF Range .0370 - 1.0810
ECF Range: +/- 1 Standard Deviation .0 -1.4210
Previous Year ECF 0.625

INDUSTRIAL SALES- COUNTY WIDE- TO SUPPORT YPSILANTI TWP ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class			
11-11-39-330-010	576 S MANSFIELD	03/31/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62	80.5870	\$67,448	City of Ypsilanti	Office Buildings	301			
18-12-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63	90.9590	\$692,863	Saline	Industrial - Light Manufacturing	301			
11-11-04-461-002	12 E FOREST	02/28/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15	54.6701	\$102,400	City of Ypsilanti	Industrial - Light Manufacturing	301			
11-11-37-226-010	612 S MANSFIELD	09/12/22	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97	102.4352	\$123,520	City of Ypsilanti	Industrial - Light Manufacturing	301			
11-11-04-360-003	626 N HURON	07/27/22	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.063	15,952	\$72.25	106.3447	\$72,420	City of Ypsilanti	Warehouses - Storage	301			
11-11-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16	54.2071	\$116,120	City of Ypsilanti	Industrial - Light Manufacturing	301			
11-11-04-360-001	2-4 W Forest Ave	12/03/20	\$200,000	PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00	43.3332	\$84,017	City of Ypsilanti	Warehouse	301			
B-02-06-200-022	777 W EIGHT MILE RD	06/14/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,089,171	\$969,960	\$30,040	\$1,998,591	0.015	80,547	\$0.37	1.5031	\$935,426	Northfield Twp	Industrial - Light Manufacturing	301			
												\$5,442,178	\$8,969,549	0.607 ECF	0.668 Mean ECF								

Removed

K-11-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504	WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	185.6188	\$283,355		COMM HURON CORR & OFF HURON- 220	201	0
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	#REF!	\$50,305		COMM EAST SIDE - 210	201	0
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-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	#REF!	\$602,488		RAWSONVILLE RD- 211	201	0
K-11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	9.8340	\$42,605	K-11-02-455-007	COMM EAST SIDE - 210	201	45
K-11-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$68,500	456.67	\$172,203	\$101,421	(\$86,421)	\$56,490	(1.530)	1,639	(\$52.73)	2500	#REF!	\$99,696	K-11-02-383-006, K-	COMM EAST SIDE - 210	201	0
K-11-11-271-007	297 S HARRIS	10/03/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$85,200	68.16	\$355,794	\$160,551	(\$35,551)	\$155,820	(0.228)	27,361	(\$1.30)	2500	#REF!	\$116,243		COMM EAST SIDE - 210	201	0
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	\$42.98	2500	18.4462	\$294,059		COMM TEXTILE RD & SOUTH- 212	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	43.8717	\$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 SEVER	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	#REF!	\$1,349,258		INDUST THROUGH OUT T	301	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	#REF!	\$330,771		COMM TEXTILE RD & SOU	201	36
K-11-01-300-005	2562 E MICHIGAN	08/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$142,700	36.59	\$466,857	\$47,126	\$342,874	\$334,981	1.024	8,316	\$41.23	2500	#REF!	\$38,979		COMM EAST SIDE - 210	201	0
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	#REF!	\$355,000		COMM EAST SIDE - 210	201	0

Removed From County Sales

L-12-08-400-009	760 STATE CIR	09/02/2022	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$773,676	\$326,530	\$1,473,470	\$557,538	2.643	16,000	\$92.09	264.2815	287680		Warehouses - Distribution	301
11-11-39-335-006	535 S MANSFIELD	11/25/22	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$178,760	\$2,996,240	\$2,354,291	1.273	42,880	\$69.88	127.2672	\$178,760		Industrial - Light Manufacturing	301
11-11-37-230-012	599 S MANSFIELD	10/07/22	\$1,100,000	LC	03-ARM'S LENGTH	\$1,100,000	\$231,600	21.05	\$507,254	\$223,000	\$877,000	\$673,588	1.302	14,000	\$62.64	130.1983	\$166,000		Warehouses - Storage	301
K-11-38-280-012	1476 SEVER	02/11/22	\$10,500,000	WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,818,689	\$1,50										

NBD: 3702 Industrial Renaissance Zone

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	47.0888		\$50,305		COMM EAST SIDE - 210	201	0
K-11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	66.8270	\$149,725		COMM TEXTILE RD & SOUTH- 212	201	0	
K-11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$60.24	2500	9.9573	\$42,605		K-11-02-455-007	201	45	
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	56.7280	\$49,078		COMM EAST SIDE - 210	201	0	
K-11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	18.2752	\$29,258		COMM EAST SIDE - 210	201	0	
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	83.3130	\$164,119		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	45.7184	\$77,580		COMM EAST SIDE - 210	201	0	
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	74.8499	\$75,504		COMM EAST SIDE - 210	201	0	
K-11-15-105-003	1100 SHARE	05/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500	50.4614	\$110,047		COMM EAST SIDE - 210	201	0	
K-11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000	CD	03-ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	79.8793	\$554,668		K-11-21-300-041	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	11.4342	\$1,344,702		COMM HURON CORR & OFF HURON- 220	301	0	
K-11-11-331-009	1425 E CORSE	10/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,400	59.60	\$270,879	\$76,066	\$73,934	\$155,477	0.476	3,430	\$21.56	2500	47.5529	\$68,520		COMM EAST SIDE - 210	201	0	
K-11-10-180-004	110 S HARRIS	07/20/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	44.5265	\$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	35.2883	\$93,732		COMM EAST SIDE - 210	201	0	
Totals:			\$16,244,500			\$16,244,500	\$6,160,500		\$15,631,552		\$13,090,924	\$13,878,517			\$53.41		30.0073						
								Sale. Ratio =>					0.943		Std. Deviation=>	0.335039878							
								Std. Dev. =>	29.54				Mean E.C.F. =>	0.643	Ave. Variance=>	47.9929	Coefficient of Var=>	74.61835213					

ASSESSOR DETERMINED ECF 2023 0.9430

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. 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 0.943. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.643 with a standard deviation of 0.3350. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.6430 and 0.9430. An ECF of 0.9430 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF	0.662
Calculated ECF Range	.100 - 1.219
ECF Range: +/- 1 Standard Deviation	.0 - 1.5540
Previous Year ECF	1.000

INDUSTRIAL SALES- COUNTY WIDE- TO SUPPORT YPSILANTI TWP ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class	
11-11-39-330-010	576 S MANSFIELD	03/31/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62	80.5870	\$67,448	City of Ypsilanti	Office Buildings	301	
18-12-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63	90.9590	\$692,863	Saline	Industrial - Light Manufacturing	301	
11-11-04-461-002	12 E FOREST	02/28/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15	54.6701	\$102,400	City of Ypsilanti	Industrial - Light Manufacturing	301	
11-11-37-226-010	612 S MANSFIELD	09/12/22	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97	102.4352	\$123,520	City of Ypsilanti	Industrial - Light Manufacturing	301	
11-11-04-360-003	626 N HURON	07/27/22	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.063	15,952	\$72.25	106.3447	\$72,420	City of Ypsilanti	Warehouses - Storage	301	
11-11-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16	54.2071	\$116,120	City of Ypsilanti	Industrial - Light Manufacturing	301	
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	105.7593	\$1,344,702		Industrial - Light Manufacturing	301	
18-12-31-480-002	151 S INDUSTRIAL DR	04/09/21	\$4,550,000	WD	03-ARM'S LENGTH	\$4,550,000	\$2,126,400	46.73	\$4,252,807	\$684,539	\$3,865,461	\$3,568,268	1.083	69,916	\$55.29	108.3288	\$514,012		Warehouses - Storage	301	
11-11-04-360-001	2-4 W Forest Ave	12/03/20	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00	43.3332	\$84,017	City of Ypsilanti	Warehouse	301	
											\$18,277,583	\$19,049,103				0.959 ECF	95.9498				
																0.830 Mean ECF	82.9583				

Removed

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	Not Representative	
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	119.9388	\$18,603	K-11-14-487-018, K-11-14-487-019, K-11-	COMM EAST SIDE - 210	201	Not Representative	
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	#REF!	\$1,349,258		INDUST THROUGH OUT T	301	Not Representative	
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	\$161,167	1.014	1,425	\$43.52	2500	#REF!	\$61,920		COMM EAST SIDE - 210	201	Not Representative	
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	38.2062	1 3/4 STORY	\$330,771		COMM TEXTILE RD & SOU	201	Not Representative
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	Not Representative	
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	Not Representative	
K-11-13-333-014	1533 BEVERLY	06/14/19	\$260,000	LC	03-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	Not Representative	

Removed From County Sales

L-12-08-400-009	760 STATE CIR	09/02/2022	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$773,676	\$326,530	\$1,473,470	\$557,538	2.643	16,000	\$92.09	264.2815	287680		Warehouses - Distribution	301
11-11-39-335-006	535 S MANSFIELD	11/25/22	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$178,760	\$2,996,240	\$2,354,291	1.273	42,880	\$69.88	127.2672	\$178,760		Industrial - Light Manufacturing	301
11-11-37-230-012	599 S MANSFIELD	10/07/22	\$1,100,000	LC	03-ARM'S LENGTH	\$1,100,000	\$231,600	21.05	\$507,254	\$223,000	\$877,000	\$673,588	1.302	14,000	\$62.64	130.1983	\$166,000		Warehouses - Storage	301
B-02-06-200-022	777 W EIGHT MILE RD	06/14/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,089,171	\$969,960	\$30,040	\$1,998,591	0.015	80,547	\$0.37	1.5031	\$935,426	Northfield Twp	Industrial - Light Manufacturing	301

NBD: 3703 HURON CENTER PARK/ WASHTEWAW BUSINESS PARK																									
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-11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	10.0990	\$149,725		COMM TEXTILE RD & SOUTH- 212	201		0		
K-11-02-434-001	2144 E MICHIGAN	12/15/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	46.7708	\$42,605	K-11-02-455-007	COMM EAST SIDE - 210	201		45		
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	17.5398	\$49,078		COMM EAST SIDE - 210	201		0		
K-11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	0.0000	\$29,258		COMM EAST SIDE - 210	201		0		
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	27.6708	\$164,119		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	9.8675	\$77,580		COMM EAST SIDE - 210	201		0		
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	19.2077	\$75,504		COMM EAST SIDE - 210	201		0		
K-11-15-105-003	1100 SHARE	05/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500	30.6701	\$110,047		COMMERCIAL CORNER- 209	201		0		
K-11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000	CD	03-ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	79.8793	\$554,668	K-11-21-300-041	COMM HURON CORR & OFF HURON- 220	201		0		
K-11-11-331-009	1425 ECORSE	10/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,400	59.60	\$270,879	\$76,066	\$73,934	\$155,477	0.476	3,430	\$21.56	2500	47.5529	\$68,520		COMM EAST SIDE - 210	201		0		
K-11-10-180-004	110 S HARRIS	07/20/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	19.7913	\$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	\$975,541	\$96,923	\$663,077	\$701,211	0.946	22,974	\$28.86	2500	94.5616	\$93,436		COMM EAST SIDE - 210	201		0		
Totals:			\$5,494,500			\$5,494,500	\$3,132,900		\$8,601,931		\$3,893,016	\$5,241,860			\$54.74		18.6256								
													Sale. Ratio =>	57.02			E.C.F. =>	0.743			Std. Deviation=>	0.275043593			
													Std. Dev. =>	28.62			Ave. E.C.F. =>	0.556			Ave. Variance=>	33.6342	Coefficient of Var=>		60.44732103
																						3703 IND ECF Utilized	0.7430		

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. 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 0.7430. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.5560 with a standard deviation of 0.2750. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.5560 and 0.7430. An ECF of 0.7430 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.611
 Calculated ECF Range 0.100 - 0.946
 ECF Range: +/- 1 Standard Deviation .0 - 1.2210
 Previous Year ECF 0.707

INDUSTRIAL SALES- COUNTY WIDE- TO SUPPORT YPSILANTI TWP ECF																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class				
11-11-39-330-010	576 S MANSFIELD	03/31/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62	80.5870	\$67,448	City of Ypsilanti	Office Buildings		301			
18-12-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63	90.9590	\$692,863	Saline	Industrial - Light Manufacturing		301			
11-11-04-461-002	12 E FOREST	02/28/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15	54.6701	\$102,400	City of Ypsilanti	Industrial - Light Manufacturing		301			
11-11-37-226-010	612 S MANSFIELD	09/12/22	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97	102.4352	\$123,520	City of Ypsilanti	Industrial - Light Manufacturing		301			
11-11-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16	54.2071	\$116,120	City of Ypsilanti	Industrial - Light Manufacturing		301			
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	105.7593	\$1,344,702		Industrial - Light Manufacturing		301			
11-11-04-360-001	2-4 W Forest Ave	12/03/20	\$200,000	PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00	43.3332	\$84,017	City of Ypsilanti	Warehouse		301			
B-02-06-200-022	777 W EIGHT MILE RD	06/14/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,089,171	\$969,960	\$30,040	\$1,998,591	0.015	80,547	\$0.37	1.5031	\$935,426	Northfield Twp	Industrial - Light Manufacturing		301			
													\$13,289,582	\$16,395,611		0.811 ECF		81.0557						
																0.667 Mean ECF		66.6817						
Removed																								
K-11-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504	WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	102.3058	\$283,355		COMM HURON CORR & OFF HURON- 220	201		0	
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	#REF!	\$50,305		COMM EAST SIDE - 210	201		0	
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-11-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$68,500	456.67	\$172,203	\$101,421	(\$86,421)	\$56,490	(1.530)	1,639	(\$52.73)	2500	152.9845	\$99,696	K-11-02-383-006, I	COMM EAST SIDE - 210	201		0	
K-11-11-271-007	297 S HARRIS	10/03/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$85,200	68.16	\$355,794	\$160,551	(\$35,551)	\$155,820	(0.228)	27,361	(\$1.30)	2500	#REF!	\$116,243		COMM EAST SIDE - 210	201		0	
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	\$42.98	2500	60.5056	\$294,059		COMM TEXTILE RD & SOUTH- 212	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	#REF!	\$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	#REF!	\$1,349,258		INDUST THROUGH OUT T	301		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	7.8536	1 3/4 STORY	\$330,771		COMM TEXTILE RD & SOU	201		36
K-11-01-300-005	2562 E MICHIGAN	08/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$142,700	36.59	\$466,857	\$47,126	\$342,874	\$334,981	1.024	8,316	\$41.23	2500	82.5650	\$38,979		COMM EAST SIDE - 210	201		0	
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	#REF!	\$355,000		COMM EAST SIDE - 210	201		0	
Removed From County Sales																								
L-12-08-400-009	760 STATE CIR	09/02/2022	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$773,676	\$326,530	\$1,473,470	\$557,538	2.643	16,000	\$92.09		264.2815	287680		Warehouses - Distribution	301			
11-11-39-335-006	535 S MANSFIELD	11/25/22	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$178,760	\$2,996,240	\$2,354,291	1.273	42,880	\$69.88	127.2672	\$178,760		Industrial - Light Manufacturing		301			
11-11-37-230-012	599 S MANSFIELD	10/07/22	\$1,100,000	LC	03-ARM'S LENGTH	\$1,100,000	\$231,600	21.05	\$507,254	\$223,000	\$877,000	\$673,588	1.302	14,000	\$62.64	130.1983	\$166,000		Warehouses - Storage		301			
11-11-04-360-003	626 N HURON	07/27/22	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.063	15,952	\$72.25	106.3447	\$72,420		Warehouses - Storage		301			
18-12-31-480-002	151 S INDUSTRIAL DR	04/09/21	\$4,550,000	WD	03-ARM'S LENGTH	\$4,550,000	\$2,126,400	46.73	\$4,252,807	\$684,539	\$3,865,461	\$3,568,268	1.083	69,916	\$55.29	108.3288	\$514,012		Warehouses - Storage		301			

YPSILANTI TOWNSHIP- ECF STUDY

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.
<p>NBD: 3727 INDUSTRIAL IFT</p>																							
K -11-10-107-002	1332 E MICHIGAN	03/29/23	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$98,900	76.08	\$253,493	\$125,275	\$4,725	\$102,329	0.046	3,015	\$15.7	2500	54.6847	\$110,207	K -11-10-107-003, K -	COMM EAST SIDE - 210	201	0	
K -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	9.3751	\$112,633	COMM HURON CORR & OFF HURON- 220	201	0		
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	7.5248	\$149,725	COMM TEXTILE RD & SOUTH- 212	201	0		
K -11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	2.5742	\$49,078	COMM EAST SIDE - 210	201	0		
K -11-06-478-004	2170 PACKARD	11/29/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$308,600	61.84	\$861,277	\$348,954	\$150,046	\$373,686	0.402	2,632	\$57.01	2529	19.1492	\$304,449	COMM WEST SIDE - 215	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	6.2075	\$77,580	COMM EAST SIDE - 210	201	0		
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	15.5477	\$75,504	COMM EAST SIDE - 210	201	0		
K -11-06-449-010	2220 WASHTEANAW	02/02/22	\$724,166	WD	03-ARM'S LENGTH	\$724,166	\$397,000	54.82	\$1,028,986	\$432,376	\$291,790	\$441,933	0.660	2,269	\$128.60	2542	6.7236	\$391,051	COMMERCIAL CORNER- 209	201	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	\$134,337	\$66,506	\$58,494	\$54,135	1.081	1,425	\$41.05	2500	48.7501	\$61,725	COMM EAST SIDE - 210	201	0		
K -11-10-306-019	161 E CORSE	09/01/21	\$43,000	PTA	03-ARM'S LENGTH	\$43,000	\$49,900	116.05	\$145,480	\$39,841	\$3,159	\$84,309	0.037	1,222	\$2.59	2500	55.5553	\$34,921	COMM EAST SIDE - 210	201	0		
K -11-10-180-004	110 S HARRIS	07/20/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	39.5109	\$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	\$975,541	\$663,077	\$701,211	\$946	0.946	22,974	\$28.86	2500	35.2594	\$93,436	COMM EAST SIDE - 210	201	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	42.0861	\$61,920	COMM EAST SIDE - 210	201	0		
Totals:						\$3,618,166	\$1,922,900	53.15	\$5,432,155	\$1,872,313	\$2,836,928	\$61.97	0.660	Std. Deviation=>	0.340003329	6.6957	6.6957	26.3807	Coefficient of Var=>	44.48513582			
						Sale. Ratio =>	53.15	E.C.F. =>	0.660														
						Std. Dev. =>	20.71	Mean E.C.F. =>	0.593	Std. Deviation=>	0.340003329	Ave. Variance=>	6.6957	26.3807	Coefficient of Var=>	44.48513582							

3727 IND ECF Utilized 0.6600

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. 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 0.660. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.593 with a standard deviation of 0.3400. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.593 and 0.660. An ECF of 0.660 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.660
Calculated ECF Range .0370 - 1.0810
ECF Range: +/- 1 Standard Deviation .0 -1.4210
Previous Year ECF 0.625

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class	
<p>INDUSTRIAL SALES- COUNTY WIDE- TO SUPPORT YPSILANTI TWP ECF</p>																					
11-11-39-330-010	576 S MANSFIELD	03/31/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62	80.5870	\$67,448	City of Ypsilanti	Office Buildings	301	
18-12-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63	90.9590	\$692,863	Saline	Industrial - Light Manufacturing	301	
11-11-04-461-002	12 E FOREST	02/28/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15	54.6701	\$102,400	City of Ypsilanti	Industrial - Light Manufacturing	301	
11-11-37-226-010	612 S MANSFIELD	09/12/22	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97	102.4352	\$123,520	City of Ypsilanti	Industrial - Light Manufacturing	301	
11-11-04-360-003	626 N HURON	07/27/22	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.024	15,952	\$72.25	106.3447	\$72,420	City of Ypsilanti	Warehouses - Storage	301	
11-11-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16	54.2071	\$116,120	City of Ypsilanti	Industrial - Light Manufacturing	301	
11-11-04-360-001	2-4 W Forest Ave	12/03/20	\$200,000	PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00	43.3332	\$84,017	City of Ypsilanti	Warehouse	301	
B -02-06-200-022	777 W EIGHT MILE RD	06/14/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,089,171	\$969,960	\$30,040	\$1,998,591	0.015	80,547	\$0.37	1.5031	\$935,426	Northfield Twp	Industrial - Light Manufacturing	301	
												\$5,442,178	\$8,969,549	0.607 ECF	0.668 Mean ECF						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class		
<p>Removed</p>																						
K -11-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504	WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	185.6188	\$283,355	COMM HURON CORR & OFF HURON- 220	201	0	
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	#REF!	\$50,305	COMM EAST SIDE - 210	201	0	
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 -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$29.95	2542	#REF!	\$602,488	RAWSONVILLE RD- 211	201	0	
K -11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,605	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	6.2103	\$42,605	K -11-02-455-007	COMM EAST SIDE - 210	201	45
K -11-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$68,500	456.67	\$172,203	\$101,421	(\$86,421)	\$56,490	(1.530)	1,639	(\$52.73)	2500	#REF!	\$99,696	K -11-02-383-006, K -	COMM EAST SIDE - 210	201	0
K -11-11-271-007	297 S HARRIS	10/03/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$85,200	68.16	\$355,794	\$160,551	\$155,820	(0.228)	27.361	(\$1.30)	2500	#REF!	\$116,243	COMM EAST SIDE - 210	201	0		
K -11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	\$42.98	2500	18.4462	\$294,059	COMM TEXTILE RD & SOUTH- 212	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	43.8717	\$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	#REF!	\$1,349,258	INDUST THROUGH OUT T	301	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	#REF!	\$330,771	COMM TEXTILE RD & SOU	201	36	
K -11-01-300-005	2562 E MICHIGAN	08/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$142,700	36.59	\$466,857	\$47,126	\$342,874	\$334,981	1.024	8,316	\$41.23	2500	#REF!	\$38,979	COMM EAST SIDE - 210	201	0	
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	#REF!	\$355,000	COMM EAST SIDE - 210	201	0	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class
<p>Removed From County Sales</p>																				
L -12-08-400-009	760 STATE CIR	09/02/2022	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$773,676	\$326,530	\$1,473,470	\$557,538	2.643	16,000	\$92.09	264.2815	287680		Warehouses - Distribution	301
11-11-39-335-006	535 S MANSFIELD	11/25/22	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$178,760	\$2,996,240	\$2,354,291	1.273	42,880	\$69.88	127.2672	\$178,760		Industrial - Light Manufacturing	301
11-11-37-230-012	599 S MANSFIELD	10/07/22	\$1,100,000	LC	03-ARM'S LENGTH	\$1,100,000	\$231,600	21.05												