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

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

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

Page: 1/1

DB: Ypsitwp-2024

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

JOE HALL DRIVE / HURON

Residential : 0.000 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

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

NBD: 3700 AND 3701	L TOWNSHIP WIDE INDUST	TRIAL/ LARGE PLANT IN	IDUSTRIAL																			
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 PT	TA 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	2	01 0	
K -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000 W	D 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	2	01 0	
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000 W	D 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	2	01 0	
K -11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000 W	D 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	2	01 0	
K -11-06-478-004	2170 PACKARD	11/29/22	\$499,000 W	D 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	2	01 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 - 21	201	
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000 W	D 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	2	01 0	
K -11-06-449-010	2220 WASHTENAW	02/02/22	\$724,166 W	D 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	2	01 0	
K -11-01-310-002	2839 E MICHIGAN	12/15/21	\$125,000 W	D 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	2	01 0	
K -11-10-306-019	161 ECORSE	09/01/21	\$43,000 PT	TA 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	2	01 0	
K -11-10-180-004	110 S HARRIS	07/20/21	\$75,000 W	D 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 - 21	201	
K -11-01-340-039	2643 E MICHIGAN	04/29/21	\$760,000 W	D 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	35.2594		\$93,436		COMM EAST SIDE - 21	201	
K -11-01-310-002	2839 E MICHIGAN	12/15/21	\$125,000 W	D 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 - 21	0 201	
		Totals:	\$3,618,166	<u> </u>	\$3,618,166	\$1,922,900		\$5,432,155		\$1,872,313	\$2,836,928			\$61.97		6.6957						
					S	Sale. Ratio =>	53.15				E.C.F. =>	0.660	:	Std. Deviation=>	0.340003329							
					S	Std. Dev. =>	20.71				Mean E.C.F. =>	0.593		Ave. Variance=>	26.3807 Co	oefficient of Var=>	44.48513582					

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 Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 0.693 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 0.600 was selected as the most representative based upon the representative sales for the neighborhood.

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

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

STRIAL SALES- C	COUNTY WIDE- TO SUPPORT Y Street Address		e Price Instr.	Terms of Sale	ADJ SALE \$ Asd	l. when Sold Asd	/Adi. Sale Cu	ır. Appraisal L	.AND + YARD BL	DG RESIDUAL CO	OST MAN Ś	CF Flo	oor Area \$/	SO FT	DEV BY MEAN (9	S) Land Value	Community	Occupancy	Class	
9-330-010	576 S MANSFIELD	03/31/23	\$550,000 PTA	03-ARM'S LENGTH	\$550.000	\$150,100 Asd	/Adj. Sale Ct 27.29	5324,941	\$77.527	\$472.473	\$586,289	0.806	7,200	\$65.62	,	,	67.448 City of Ypsilanti	<u> </u>	Class 301	
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	0.806	85,160	\$23.63			92,863 Saline	Industrial - Light Manufacturing	301	
14-461-002	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			02.400 City of Ypsilanti		301	
7-226-010	612 S MANSFIELD	02/28/23	\$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			123520 City of Ypsilanti		301	
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			72,420	Warehouses - Storage	301	
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	\$1,083,813	0.542	17,200	\$49.16			16,120 City of Ypsilanti		301	
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			84.017 City of Ypsilanti		301	
06-200-022	777 W EIGHT MILE RD	06/14/19	\$1.000,000 PTA	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2.089.171	\$969,960	\$30,040	\$1.998.591	0.433	80,547	\$0.37			35,426 Northfield Twp		301	
J6-200-022	777 W EIGHT MILE RD	00/14/19	\$1,000,000 WD	US-ARIVI S LEINGTH	\$1,000,000	\$931,700	95.17	\$2,069,171	\$909,900	\$30,040	\$1,996,591	0.015	80,547	\$0.57		1.5051 \$5	35,426 Northheld Twp	industrial - Light Manufacturing	301	
										\$5,442,178	\$8,969,549	0.607 ECF	:							
												0.668 Me	an ECF							
red																				
-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	.85.6188 \$2	83,355	COMM HURON CORR & OFF HURON- 2:	20 201	0
-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
3-384-007	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
4-100-002	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!	ŚE	02,488	RAWSONVILLE RD- 211	201	0
2-434-001	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 -11-02-455-00	7 COMM EAST SIDE - 210	201	45
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 -11-02-383-00	06, K - COMM EAST SIDE - 210	201	0
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!		16,243	COMM EAST SIDE - 210	201	0
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			94,059	COMM TEXTILE RD & SOUTH- 212	201	0
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		43.8717		,603 K -11-14-487-018, K -11-14-487-019, K		201
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!	45.0717	\$1,349,		INDUST THROUGH OUT TI	301
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!	1 3/4 STOR			COMM TEXTILE RD & SOU	201
			\$390,000 WD		\$390,000		36.59	\$466.857		\$342.874							1	COMM EAST SIDE - 210		201
-01-300-005	2562 E MICHIGAN	08/27/21	, ,	03-ARM'S LENGTH	1	\$142,700		1,	\$47,126	1 - 7 -	\$334,981	1.024	8,316	\$41.23		\$	38,979		201	0
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
red From County	y Sales																			
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		64.2815	287680	Warehouses - Distribution	301	
-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		.27.2672 \$1	78,760	Industrial - Light Manufacturing	301	
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		.30.1983 \$1	66,000	Warehouses - Storage	301	
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			44.702	Industrial - Light Manufacturing	301	
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			14,012	Warehouses - Storage	201	
		04/05/21	34,330,000 WD	OJ-MRIVI S LEIVOT II	24,230,000	32,120,400	40.73	34,232,007	2004,339	401,000,00	33,300,208	1.003	05,510	333.23		.00.5200 35	17,012	war chouses - storage	301	

ASSESSOR DETERMINED ECF 2023

| naissance Zone | | | | |

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| Street Address | Sale Date | Sale Price Inst | r. 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. |
| 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 | ŗ |
| 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 | |
| 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
 | 9.9573 | \$42,605 | K -11-02-455-007 | COMM EAST SIDE - 210 | 201
 | 45 | |
| 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 | |
| 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 | |
| 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 | |
| 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 | (|
| 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 | |
| 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 | | COMMERCIAL CORNER- 209 | 201
 | 0 | |
| 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- 22 | 201
 | 0 | |
| 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 | | INDUST THROUGH OUT T
 | 301 | 1 |
| 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 | |
| 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 | r |
| 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 | |
| | Totals: | \$16,244,500 | | \$16,244,500 | \$6,160,500

 | | \$15,631,552 |

 | \$13,090,924 | \$13,878,517 | | | \$53.41 |
 | 30.0073 | | | |
 | | |
| | | | | s | ale. Ratio =>

 | 37.92 | |

 | | .C.F. => | 0.943 | | Std. Deviation=> | 0.335039878
 | | | | |
 | | |
| | | | | s | td. Dev. =>

 | 29.54 | |

 | ı | /lean E.C.F. => | 0.643 | | Ave. Variance=> | 47.9929 C
 | oefficient of Var=> | 74.61835213 | | | | | | | | | | | | | | | | | | | | |
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| | Street Address 1585 BEVERLY 4785 MUNGER 2144 E MICHIGAN 1346 E MICHIGAN 1436 E MICHIGAN 1159 E MICHIGAN 1159 E MICHIGAN 1252 E MICHIGAN 100 SHARE 570 WHITTAKER 1476 SEAVER 1425 ECORSE 110 5 HARRIS | Street Address Sale Date 1585 BEVERLY 02/10/23 4785 MUNGER 01/03/23 2144 E MICHIGAN 12/15/22 1346 E MICHIGAN 11/21/22 1436 E MICHIGAN 08/08/22 2502 E MICHIGAN 06/23/22 2502 E MICHIGAN 05/20/22 1100 SHARE 05/06/22 570 WHITTAKER 03/28/22 1476 SEAVER 02/11/22 1425 ECORSE 10/01/21 1105 HARRIS 07/20/21 2643 E MICHIGAN 04/29/21 | Street Address Sale Date Sale Price Inst 1585 BEVERLY 02/10/23 \$250,000 WD 4785 MUNGER 01/03/23 \$300,000 WD 2144 E MICHIGAN 12/15/22 \$50,000 WD 1346 E MICHIGAN 11/30/22 \$87,500 WD 436 E MICHIGAN 08/08/22 \$900,000 WD 2502 E MICHIGAN 06/23/22 \$331,000 LC 255 E MICHIGAN 05/20/22 \$155,000 WD 1100 SHARE 05/06/22 \$180,000 WD 5570 WHITTAKER 03/28/22 \$2,360,000 CD 1476 SEAVER 02/11/22 \$10,500,000 WD 1425 ECORSE 10/01/21 \$150,000 WD 2643 E MICHIGAN 04/29/21 \$75,000 WD | Street Address Sale Date Sale Price Instr. 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Terms of Sale Adj. Sale Sale Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. S E.C.F. Floor Area \$/Sq. Ft. ECF Area 1583 BEVERLY 0.2/10/23 \$250,000 WD 0.3-ARM'S LENGTH \$250,000 \$93,000 \$37.28 \$255,459 \$51,960 \$198,000 \$124,009 \$121,00 \$36.88 \$250,000 \$244,565 \$149,775 \$150,0275 \$252,409 \$6.06 \$484 \$310.49 \$254 \$445,656 \$149,775 \$150,0275 \$524,607 \$6.00 \$6.00 \$240 \$240 \$244,666 \$145,006 \$42,605 \$73,935 \$74,267 \$0.10 \$1214 \$6.09 \$250 \$1346 EMICHIGAN \$11/30/22 \$140,000 \$124,000 \$93,800 \$64.25 \$265,352 \$59,499 \$86,501 \$152,484 \$0.567 \$1.436 \$60.44 \$254 \$245 \$245,000 \$122,400 \$122,400 \$122,400 \$122,400 \$182,400 \$182, | Street_Address Sale Date Sale Price Instr. Terms of Sale Adj, Sale | Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale Adj. Sale Asd. When Sold Azd/Adj. Sale Cur. Appraisal Land + Yard Bldg, Residual Cost Man. Sec. Floor Area SySq. Et. ECF Area Over. by Mean (Floor Sale) Sale Sec. Sale Sal | Street Address Sale Date Sale Price Inst. Terms of Sale Adj, Sale | Street Address Sale Date Sale Price Instr. Terms of Sale Add, Sale Add, Meth Sold Azd/Add, Sale Cur. Appraisal Land + Yard Bidg, Residual Cost Man. S. EC.F. Floor Area S/S.R. EC.F. Read Dev. by Mean (%) Saliding Style Land Value Other Parcels in Sale Sale Style Sale Styl | She Neet Address She Date Sale Pite Instr. Erms of Sale Adj, Sale Adj, Sale Adj, Sale Add, Sale Add, Sale Add, Sale Cur. Appraisal Lnd Yard Bdg, Residual Cur. Appraisal Sale, Sal | Street Addriess |

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 | .21540 | ECF Range: +/- 1 Standard Deviation | 0.1.5540 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .1000 | .100

										ECF Rai	nge: +/- 1 Standard		.0 -1.5540 1.000							
NDUSTRIAL SALES-	COUNTY WIDE- TO SUPPORT Y	PSILANTI TWP ECF																		
arcel Number	Street Address	Sale Date Sal	le Price Inst	r. Terms of Sale	ADJ SALE \$ Asi	d. when Sold As	sd/Adj. Sale Cu	ur. Appraisal L	AND + YARD B	LDG RESIDUAL C	OST MAN \$	CF	Floor Area \$/	SQ FT	DEV BY M	MEAN (%) Lan	d Value Community	Occupancy	Class	
1-11-39-330-010	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	
-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	
-11-04-461-002	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	
-11-37-226-010	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	123520 City of Ypsilanti	Industrial - Light Manufacturing	301	
1-11-04-360-003	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	
1-11-37-226-013	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	
-11-38-280-012	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	
8-12-31-480-002	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	
1-11-04-360-001	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	
												0.830	Mean ECF			82.9583				
moved																				
11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000 PTA		\$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		#REF!	\$454,08		COMM EAST SIDE - 210	201 Not Representa
1-14-487-017	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		03 K -11-14-487-018, K -11-14-487-019		201 Not Representa
11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000 WD		\$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		#REF!	\$1,349,25		INDUST THROUGH OUT T	301 Not Representa
11-01-310-002	2839 E MICHIGAN	12/15/21	\$125,000 WD		\$125,000	\$50,100	40.08	\$139,626	\$62,984	\$62,016	\$61,167	1.014	1,425	\$43.52		#REF!	\$61,92		COMM EAST SIDE - 210	201 Not Representat
11-25-400-014	6630 RAWSONVILLE	10/15/21	\$600,000 WD		\$600,000	\$149,900	24.98	\$601,403	\$330,771	\$269,229	\$203,144	1.325	5,710	\$47.15	2500	38.2062 13,			COMM TEXTILE RD & SOU	201 Not Representa
11-01-340-040	2625 E MICHIGAN	01/13/21	\$1,775,000 WD		\$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	\$355,00		COMM EAST SIDE - 210	201 Not Representa
-11-10-145-004	1106 E MICHIGAN	03/06/20	\$150,000 WD		\$150,000	\$154,700	103.13	\$564,020	\$218,824	(\$68,824)	\$275,496	(0.250)	13,772	(\$5.00)	2500	24.9819	\$183,18		COMM EAST SIDE - 210	201 Not Representa
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	\$84,8t	64 K-11-13-333-015	COMM EAST SIDE - 210	201 Not Representat
moved From Count																				
12-08-400-009	760 STATE CIR	09/02/2022	\$1,800,000 CD		\$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	
-11-39-335-006	535 S MANSFIELD	11/25/22	\$3,175,000 PTA		\$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	
-11-37-230-012	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	
-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	

YPSILANTI TOWNSHIP- ECF STUDY 12/22/2023

| HURON CENTER PARK/ WA | ASHTENAW BUSINESS | PARK | | | | | | | | |

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|-----------------------|--|---|---|---|--|--|--|---|--|---
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---|--|---|---|---------------------------------|---
--|---|
| Street Address | Sale Date | Sale Price In | str. 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.
 |
| 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 | 2 | 01 0 |
 |
| 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
 | 46.7708
 | \$42,605 | K -11-02-455-007 | COMM EAST SIDE - 210 | 2 | 01 45 |
 |
| 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 | 2 | 01 0 |
 |
| 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 | 2 | 01 0 |
 |
| 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 | 2 | 01 0 |
 |
| 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
 | | \$77,58 |) | COMM EAST SIDE - 210 | 201 | (
 |
| 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 | 2 | 01 0 |
 |
| 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 | 2 | 01 0 |
 |
| 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- 22 | 20 2 | 01 0 |
 |
| 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 | 2 | 01 0 |
 |
| 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
 | | \$62,00 | 9 | COMM EAST SIDE - 210 | 201 | r
 |
| 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
 | | \$93,43 | 5 | COMM EAST SIDE - 21 | 201 |
 |
| | Totals: | \$5,494,500 | | \$5,494,500 | \$3,132,900 | | \$8,601,931 | | \$3,893,016 | \$5,241,860 |

 | | \$54.74 |
 | 18.6256
 | | | | | |
 |
| | | | | Sai | le. Ratio => | 57.02 | | | E | .C.F. => | 0.743

 | | Std. Deviation=> | 0.275043593
 |
 | | | | | |
 |
| | | | | Sto | d. Dev. => | 28.62 | | | ı | ve. E.C.F. => | 0.556

 | | Ave. Variance=> | 33.6342 C
 | oefficient of
Var=> | 60.44732103 | | | | |
 |
| | Street Address 4785 MUNGER 2144 E MICHIGAN 1346 E MICHIGAN 1436 E MICHIGAN 1436 E MICHIGAN 159 E MICHIGAN 150 E MICHIGAN 150 E MICHIGAN 1100 SHARE 5570 WHITTAKER 1425 ECORSE 1100 SHARRIS | Street Address Sale Date 4785 MUNGER 01/03/23 2144 E MICHIGAN 12/15/22 1346 E MICHIGAN 12/12/22 1436 E MICHIGAN 11/30/22 159 E MICHIGAN 08/08/22 2502 E MICHIGAN 05/20/22 1100 SHARE 05/06/22 5570 WHITTAKER 03/28/22 1425 E CORSE 10/01/21 1105 HARRIS 07/20/21 2643 E MICHIGAN 04/29/21 | 4785 MUNGER 01/03/23 \$300,000 WD 2144 E MICHIGAN 12/15/22 \$50,000 WD 1346 E MICHIGAN 12/12/22 \$146,000 WD 1436 E MICHIGAN 11/30/22 \$87,500 WD 1159 E MICHIGAN 08/08/22 \$930,000 CD 2502 E MICHIGAN 05/23/22 \$331,000 LC 1100 SHARE 05/06/22 \$155,000 WD 570 WHITTAKER 03/28/22 \$2,360,000 CD 1425 E CORSE 10/01/21 \$150,000 WD 105 HARRIS 07/20/21 \$75,000 WD 2643 E MICHIGAN 04/29/21 \$760,000 WD | Street Address Sale Date Sale Price Instr. Terms of Sale 4785 MUNGER 01/03/23 \$300,000 WD 03-ARM'S LENGTH 2144 E MICHIGAN 12/15/22 \$50,000 WD 03-ARM'S LENGTH 1346 E MICHIGAN 12/12/22 \$146,000 WD 03-ARM'S LENGTH 1436 E MICHIGAN 11/30/22 \$87,500 WD 03-ARM'S LENGTH 159 E MICHIGAN 08/08/22 \$900,000 WD 03-ARM'S LENGTH 2502 E MICHIGAN 06/23/22 \$331,000 LC 03-ARM'S LENGTH 1100 SHARE 05/06/22 \$155,000 WD 03-ARM'S LENGTH 5570 WHITTAKER 03/28/22 \$2,360,000 CD 03-ARM'S LENGTH 1425 ECORSE 10/01/21 \$150,000 WD 03-ARM'S LENGTH 1425 ECORSE 10/01/21 \$150,000 WD 03-ARM'S LENGTH 145 BARRIS 07/20/21 \$75,000 WD 03-ARM'S LENGTH 2643 E MICHIGAN 04/29/21 \$760,000 WD 03-ARM'S LENGTH | Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ 4785 MUNGER 01/03/23 \$300,000 WD 03-ARM'S LENGTH \$300,000 2144 E MICHIGAN 12/15/22 \$50,000 WD 03-ARM'S LENGTH \$50,000 1346 E MICHIGAN 12/12/22 \$146,000 WD 03-ARM'S LENGTH \$146,000 1436 E MICHIGAN 11/30/22 \$87,500 WD 03-ARM'S LENGTH \$87,500 159 E MICHIGAN 08/08/22 \$90,000 WD 03-ARM'S LENGTH \$900,000 2502 E MICHIGAN 06/23/22 \$331,000 LC 03-ARM'S LENGTH \$331,000 1100 SHARE 05/06/22 \$180,000 WD 03-ARM'S LENGTH \$155,000 1100 SHARE 05/06/22 \$180,000 WD 03-ARM'S LENGTH \$2,360,000 570 WHITTAKER 03/28/22 \$2,360,000 CD 03-ARM'S LENGTH \$150,000 1105 HARRIS 07/20/21 \$75,000 WD 03-ARM'S LENGTH \$150,000 1105 HARRIS | Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold 4785 MUNGER 01/03/23 \$300,000 WD 03-ARM'S LENGTH \$300,000 \$132,800 2144 E MICHIGAN 12/15/22 \$50,000 WD 03-ARM'S LENGTH \$50,000 \$62,300 1346 E MICHIGAN 12/12/22 \$146,000 WD 03-ARM'S LENGTH \$146,000 \$93,800 1436 E MICHIGAN 11/30/22 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$112,100 159 E MICHIGAN 08/08/22 \$900,000 WD 03-ARM'S LENGTH \$331,000 \$192,300 1255 E MICHIGAN 06/23/22 \$331,000 LC 03-ARM'S LENGTH \$331,000 \$192,300 1255 E MICHIGAN 05/20/22 \$155,000 WD 03-ARM'S LENGTH \$155,000 \$82,100 1100 SHARE 05/06/22 \$180,000 WD 03-ARM'S LENGTH \$180,000 \$10,900 5570 WHITTAKER 03/28/22 \$2,360,000 CD 03-ARM'S LENGTH \$2,360, | Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd, when Sold Asd/Adj. Sale 4785 MUNGER 01/03/23 \$300,000 WD 03-ARM/S LENGTH \$300,000 \$132,800 44.27 2144 E MICHIGAN 12/15/22 \$50,000 WD 03-ARM/S LENGTH \$50,000 \$62,300 124.60 1346 E MICHIGAN 12/12/22 \$146,000 WD 03-ARM/S LENGTH \$146,000 \$93,800 64.25 1436 E MICHIGAN 11/30/22 \$87,500 WD 03-ARM/S LENGTH \$87,500 \$112,100 128.11 1159 E MICHIGAN 08/08/22 \$900,000 WD 03-ARM/S LENGTH \$900,000 \$679,700 75.52 2502 E MICHIGAN 06/23/22 \$331,000 LC 03-ARM/S LENGTH \$331,000 \$192,300 \$8.10 1255 E MICHIGAN 05/20/22 \$155,000 WD 03-ARM/S LENGTH \$180,000 \$105,900 \$8.3 1100 SHARE 05/06/22 \$180,000 WD 03-ARM/S LENGTH \$180,000 | Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd. when Sold Asd/Adj. Sale Cur. Appraisal 4785 MUNGER 0.1/03/23 \$300,000 WD 03-ARM'S LENGTH \$300,000 \$132,800 44.27 \$445,656 2144 E MICHIGAN 12/15/22 \$50,000 WD 03-ARM'S LENGTH \$50,000 \$62,300 124.60 \$154,006 1346 E MICHIGAN 12/12/22 \$146,000 WD 03-ARM'S LENGTH \$146,000 \$93,800 64.25 \$256,352 1436 E MICHIGAN 11/30/22 \$87,500 WD 03-ARM'S LENGTH \$87,500 \$112,100 128.11 \$328,938 1159 E MICHIGAN 08/08/22 \$900,000 WD 03-ARM'S LENGTH \$900,000 \$679,700 75.52 \$1,351,612 2502 E MICHIGAN 06/23/22 \$331,000 LC 03-ARM'S LENGTH \$331,000 \$192,300 \$8.10 \$542,579 1255 E MICHIGAN 05/20/22 \$155,000 WD 03-ARM'S LENGTH \$155,000 \$82,100 \$2.97 | Street Address Sale Date Sale Price Inst. Terms of Sale Adj. Sale \$ Asd. when Sold Asd. when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard 4785 MUNGER 0.1/03/23 \$300,000 WD 0.3-ARM'S LENGTH \$300,000 \$512,300 44.27 \$445,656 \$149,725 2144 E MICHIGAN 12/15/22 \$50,000 WD 0.3-ARM'S LENGTH \$50,000 \$93,800 64.25 \$265,352 \$59,499 1436 E MICHIGAN 11/30/22 \$87,500 WD 0.3-ARM'S LENGTH \$87,500 \$112,100 128.11 \$328,938 \$49,699 1159 E MICHIGAN 0.8/08/22 \$900,000 WD 0.3-ARM'S LENGTH \$900,000 \$679,700 75.52 \$1,351,612 \$200,479 2502 E MICHIGAN 0.6/03/22 \$331,000 LC 0.3-ARM'S LENGTH \$331,000 \$192,300 \$8.10 \$542,579 \$99,182 1255 E MICHIGAN 0.5/20/22 \$135,000 WD 0.3-ARM'S LENGTH \$155,000 \$82,100 \$2.97 \$199,475 \$89,015 | Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale Add. when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual | Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale \$ Asd, when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. \$ 4785 MUNGER 0.1/03/23 \$300,000 WD 03-ARM/S LENGTH \$500,000 \$132,800 44.27 \$445,656 \$149,725 \$150,275 \$5224,872 1.24 6 MICHIGAN 1.2/15/22 \$50,000 WD 03-ARM/S LENGTH \$50,000 \$62,300 124.60 \$154,006 \$42,605 \$73,995 \$74,267 1.34 6 E MICHIGAN 1.2/12/22 \$146,000 WD 03-ARM/S LENGTH \$87,500 \$112,100 128.11 \$328,938 \$49,699 \$37,801 \$206,844 1.436 E MICHIGAN 1.1/30/22 \$87,500 WD 03-ARM/S LENGTH \$800,000 \$679,700 75.52 \$1,351,612 \$200,479 \$699,521 \$839,630 1.59 E MICHIGAN 0.6/23/22 \$331,000 LC 03-ARM/S LENGTH \$331,000 \$192,300 \$81.0 \$542,579 \$99,182 \$23,81,818 \$333,868 <td>Street Address Sale Date Sale Price Instr. Terms of Sale Add, Sale \$ Asd, when Sold Asd/Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. \$ E.C.F. 4785 MUNGER 0.1/03/23 \$300,000 WD 03-ARM/S LENGTH \$300,000 \$62,300 124.60 \$154,006 \$42,605 \$150,275 \$224,872 0.668 1.346 E MICHIGAN 1.2/15/22 \$50,000 WD 03-ARM/S LENGTH \$50,000 \$93,800 64.25 \$265,352 \$59,499 \$86,501 \$152,484 0.567 1.436 E MICHIGAN 1.1/30/22 \$146,000 \$93,800 64.25 \$265,352 \$59,499 \$86,501 \$152,484 0.567 1.436 E MICHIGAN 1.1/30/22 \$87,500 WD 03-ARM/S LENGTH \$900,000 \$679,700 75.52 \$1,3351,612 \$200,479 \$699,521 \$899,630 0.833 1.590 E MICHIGAN 0.6/23/22 \$331,000 LC 03-ARM/S LENGTH \$1331,000 \$192,300 \$81.0 \$542,579 \$99,182 \$23</td> <td>Street Address Sale Date Sale Price Inst. Terms of Sale Adj. Sale \$ Asd. when Sold Asd. when Sold Cur. Appraisal Land + Yard Bidg. Residual Cost Man. \$ E.C.F. Floor Area 4785 MUNGER 0.1/03/23 \$300,000 WD 0.3-ARMYS LENGTH \$300,000 \$62,000 124.60 \$154,006 \$42,605 \$73,995 \$74,267 0.00 0.12,14 1346 E MICHIGAN 12/12/22 \$146,000 WD 03-ARMYS LENGTH \$516,000 \$93,800 64.25 \$265,332 \$59,499 \$86,501 \$152,484 0.567 1,436 1436 E MICHIGAN 11/30/22 \$87,500 WD 03-ARMYS LENGTH \$90,000 \$679,700 75.52 \$1,51,612 \$200,479 \$699,521 \$839,600 0.833 15,633 159 E MICHIGAN 0.8/08/22 \$900,000 WD 03-ARMYS LENGTH \$931,000 \$679,700 75.52 \$1,351,612 \$200,479 \$699,521 \$839,600 0.833 15,633 2525 E MICHIGAN 0.6/03/22 \$331,000 LC</td> <td>Street Address Sale Date Sale Price Instr Terms of Sale Add, Sale S Asd, when Sold Asd/Adj, Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. S E.C.F. Floor Area \$/Sq.FL 4785 MUNGER 0.1/03/23 \$300,000 WD 0.3-ARM'S LENGTH \$300,000 \$132,080 44.27 \$445,0565 \$149,725 \$150,0275 \$224,872 0.668 448 \$310.49 1.346 E MICHIGAN 12/15/22 \$50,000 WD 0.3-ARM'S LENGTH \$50,000 \$93,800 64.25 \$265,352 \$59,499 \$86,501 \$152,484 0.567 1.436 \$60.24 1.436 E MICHIGAN 11/30/22 \$387,500 WD 0.3-ARM'S LENGTH \$87,500 \$112,100 128.11 \$328,938 \$49,699 \$37,801 \$206,844 0.567 1.436 \$60.24 1436 E MICHIGAN 0.8/08/22 \$900,000 WD 0.3-ARM'S LENGTH \$900,000 \$679,700 75.52 \$1,351,612 \$200,479 \$569,521 \$839,630 0.833 15,633 \$44.75<!--</td--><td> Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale Adj. Sale Adj. Sale Adj. Sale Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. E.C.F. 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Floor Area 4785 MUNGER 0.1/03/23 \$300,000 WD 0.3-ARMYS LENGTH \$300,000 \$62,000 124.60 \$154,006 \$42,605 \$73,995 \$74,267 0.00 0.12,14 1346 E MICHIGAN 12/12/22 \$146,000 WD 03-ARMYS LENGTH \$516,000 \$93,800 64.25 \$265,332 \$59,499 \$86,501 \$152,484 0.567 1,436 1436 E MICHIGAN 11/30/22 \$87,500 WD 03-ARMYS LENGTH \$90,000 \$679,700 75.52 \$1,51,612 \$200,479 \$699,521 \$839,600 0.833 15,633 159 E MICHIGAN 0.8/08/22 \$900,000 WD 03-ARMYS LENGTH \$931,000 \$679,700 75.52 \$1,351,612 \$200,479 \$699,521 \$839,600 0.833 15,633 2525 E MICHIGAN 0.6/03/22 \$331,000 LC | Street Address Sale Date Sale Price Instr Terms of Sale Add, Sale S Asd, when Sold Asd/Adj, Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. S E.C.F. Floor Area \$/Sq.FL 4785 MUNGER 0.1/03/23 \$300,000 WD 0.3-ARM'S LENGTH \$300,000 \$132,080 44.27 \$445,0565 \$149,725 \$150,0275 \$224,872 0.668 448 \$310.49 1.346 E MICHIGAN 12/15/22 \$50,000 WD 0.3-ARM'S LENGTH \$50,000 \$93,800 64.25 \$265,352 \$59,499 \$86,501 \$152,484 0.567 1.436 \$60.24 1.436 E MICHIGAN 11/30/22 \$387,500 WD 0.3-ARM'S LENGTH \$87,500 \$112,100 128.11 \$328,938 \$49,699 \$37,801 \$206,844 0.567 1.436 \$60.24 1436 E MICHIGAN 0.8/08/22 \$900,000 WD 0.3-ARM'S LENGTH \$900,000 \$679,700 75.52 \$1,351,612 \$200,479 \$569,521 \$839,630 0.833 15,633 \$44.75 </td <td> Street Address Sale Date Sale Price Instr. Terms of Sale Adj. Sale Adj. Sale Adj. Sale Adj. Sale Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. E.C.F. 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Floor Area S/Sq.FL ECF Area A785 MUNGER 0.1/03/23 \$300,000 WD 0.3-ARM/S LENGTH \$300,000 \$56.300 124.60 \$154.000 \$514.505 \$5.40.505 \$7.395 \$74.67 0.100 1.214 \$300.40 \$2500 \$134.60 \$134.000 \$12.100 \$1.24.505 \$1.000 \$1.24.60 \$ | Street Address Sale Date Sale Price Instr. Terms of Sale Adj, Sale Asd, when Sold Asd/Adj, Sale Cur. Appraisal Land + Yard Bidg, Residual Cost Man. Sec. E.C.F. Floor Area SySq.ft. ECF Area Dev. by Mean (%) | Street Address Sale Date Sale Price Inst. Terms of Sale Adj. Sale Adj. Sale S. Asd. when Sold Adj. Sale Cur. Appraisal Land + Yard Bidg. Residual Cost Man. E.C.F. Floor Area S/Sq.FL ECF Area Dev. by Mean (%) Building Style 4785 MUNGER 11/15/22 \$300,000 WD 03-ARM/S LENGTH \$500,000 \$132,800 44.27 \$445,566 \$149,725 \$150,275 \$222,872 0.668 44.4 \$310.04 \$250 40.0990 \$149,725 \$124.6 ECF Area Adj. Sale S. Sa | Street Address | Street Address Sale Date Sale Price Inst. Terms of Sale Adj, Sale Adj, Sale Adj, Sale Adj, Sale Cur. 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3703 IND ECF Utilized 0.74

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 Calculated ECF Range
 0.611

 ECF Range: +/- 1 Standard Deviation Previous Year ECF
 0.707

Parcel Number	COUNTY WIDE- TO SUPPORT Y Street Address		e Price Instr.	Terms of Sale	ADJ SALE Ś Aso	d. when Sold Aso	d/Adi. Sale Cur	Appraisal L	AND + YARD BLD	OG RESIDUAL CO	ST MAN \$	ECF Flo	or Area \$/	SO FT	DEV	BY MEAN (%) Lar	nd Value Community	0	Class		
11-11-39-330-010	576 S MANSFIELD	03/31/23	\$550,000 PTA	03-ARM'S LENGTH	\$550.000	\$150.100 AS	27.29	\$324.941	\$77.527	\$472,473	\$586,289	0.806	7.200	\$65.62	DEV	80.5870	\$67.448 City of Ypsilan	Occupancy ti Office Buildings	Glass 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 Ypsilan		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	123520 City of Ypsilan		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 Ypsilan		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 Ypsilan		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 Tw	Industrial - Light Manufacturing	301		
																	, , , , , , , , , , , , , , , , , , , ,				
										\$13,289,582	\$16,395,611	0.811 ECF				81.0557					
												0.667 Mea	an ECF			66.6817					
Damanad																					
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	I- 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		COMM EAST SIDE - 210	201	
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		COMM EAST SIDE - 210	201	
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		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	
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	(
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 13	/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	C
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		
L-12-08-400-009	700 STATE CIK													400.00			4.00.000				
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		
		11/25/22 10/07/22	\$3,175,000 PTA \$1,100,000 LC	03-ARM'S LENGTH 03-ARM'S LENGTH	\$3,175,000 \$1,100,000	\$518,700 \$231,600	16.34 21.05	\$1,172,271 \$507,254	\$178,760 \$223,000	\$2,996,240 \$877,000	\$2,354,291 \$673,588	1.273 1.302	42,880 14,000	\$69.88 \$62.64		127.2672	\$1/8,/60 \$166,000	Industrial - Light Manufacturing Warehouses - Storage	301 301		
11-11-39-335-006	535 S MANSFIELD																		301 301 301		

YPSILANTI TOWNSHIP- ECF STUDY 12/22/2023

3727 IND ECF Utilized

NBD: 3727	INDUSTRIAL IFT																				
Parcel Number	Street Address	Sale Date	Sale Price II	str. 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	19-MULTI PARCEL 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	1	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- 22	10 2	01 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	2	01 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	2	01 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	2	01 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 - 21	0 201	
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	2	01 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	2	01 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	2	01 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	2	01 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 - 21	0 201	
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	35.2594		\$93,436	COMM EAST SIDE - 21	0 201	
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 - 21	0 201	
		Totals:	\$3,618,166		\$3,618,166	\$1,922,900		\$5,432,155		\$1,872,313	\$2,836,928			\$61.97		6.6957					
					5	Sale. Ratio =>	53.15				E.C.F. =>	0.660	S	itd. Deviation=>	0.340003329						
						td Day =>	20.71				Moan F C E ->	0.503	,	lve Variance->	26 3807 C	oefficient of Var=>	11 18513582				

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

Number	Street Address	Sale Date Sal	e Price Instr.	Terms of Sale	ADJ SALE \$ Asd	l. when Sold Asd/	Adj. Sale Cu	r. Appraisal LA	ND + YARD BLD	G RESIDUAL CO	ST MAN \$	CF Floo	or Area \$	/SQ FT	DEV	BY MEAN (%)	and Value Community	Occupancy	Class	
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 Ypsilan	i Office Buildings	301	
2-31-210-025	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	
11-04-461-002	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 Ypsilan	i Industrial - Light Manufacturing	301	
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	123520 City of Ypsilan	i Industrial - Light Manufacturing	301	
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	
-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 Ypsilant	i Industrial - Light Manufacturing	301	
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 Ypsilan		301	
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 Mea	ın ECF							
moved 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- 2	20 201	0
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
1-13-384-007	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!	\$45	4.087	COMM EAST SIDE - 210	201
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
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	6.2103	\$42,605 K-11-02-455-0	007 COMM EAST SIDE - 210	201	45
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-11-02-383-0	006. K - COMM EAST SIDE - 210	201	0
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
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
1-14-487-017	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	\$1	8,603 K-11-14-487-018, K-11-14-487-019, K	-11- COMM EAST SIDE - 210	201
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!	\$1,34	9,258	INDUST THROUGH OUT T\	301
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!	3/4 STORY \$33	0,771	COMM TEXTILE RD & SOU	201
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
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					25.577	\$54.70	2500		\$35		COMM EAST SIDE - 210	201