

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

Residential : 1.100
Town Homes/Duplexes: 0.000
Mobile Homes : 1.100
Agricultural Bldgs : 1.100
Commercial Bldgs : 0.955
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

YPSILANTI TOWNSHIP
2024 AGRICULTURAL ECF STUDY

11/13/2024

NBD: 1000 AGRICULTURAL- TOWNSHIP WIDE		RATES USED FOR RESIDENTIAL, MOBILE HOME AND AGRICULTURAL BUILDINGS																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Int. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Notes
K-11-34-400-029	7660 TUTTLE HILL	03/01/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$204,900	54.64	\$493,980	\$76,680	\$298,320	\$285,822	1.044	2,400	\$124.30	6605A	6.30	1 STORY	\$76,680		RES LIN SCHLS E ACERAGI	401	66	
K-11-29-300-006	6283 MERRITT	12/22/23	\$353,250	PTA	03-ARM'S LENGTH	\$353,250	\$184,700	52.29	\$403,792	\$67,130	\$286,120	\$240,473	1.190	1,885	\$151.79	4430A	8.31	1 STORY	\$67,130		RES YP SCHLS ACERAGE -	401	54	
K-11-30-400-012	5777 MERRITT	10/04/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,700	52.29	\$316,041	\$42,980	\$272,020	\$227,551	1.195	1,939	\$140.29	4430A	8.87	2 STORY	\$42,980		RES YP SCHLS ACERAGE -	401	71	
K-11-36-300-074	10275 BEMIS	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$202,900	57.97	\$381,346	\$70,000	\$280,000	\$311,346	0.899	2,202	\$127.16	6605A	20.74	2 STORY	\$70,000		RES LIN SCHLS E ACERAGI	401	75	
K-11-39-350-017	805 GOUCHINOIR	09/22/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,300	49.77	\$329,243	\$79,180	\$220,820	\$204,068	1.082	2,300	\$96.01	4430A	2.46	1 STORY	\$79,180		RES YP SCHLS SEC 8, 39 &	401	45	
K-11-32-200-037	7108 STONY CREEK	08/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$214,200	53.55	\$460,521	\$77,548	\$322,452	\$277,517	1.162	2,112	\$152.68	6600	5.52	1 STORY	\$77,548		RES LIN SCHLS W ACERAC	401	63	
K-11-34-300-007	7665 WHITTAKER	06/09/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,400	45.28	\$247,421	\$72,928	\$162,072	\$128,953	1.257	1,910	\$84.85	6600	15.01	2 STORY	\$72,928		RES LIN SCHLS W ACERAC	401	45	
K-11-36-300-055	7795 BUNTON	05/02/23	\$361,500	WD	03-ARM'S LENGTH	\$361,500	\$200,100	55.35	\$373,590	\$48,900	\$312,600	\$324,690	0.963	2,222	\$140.68	6605A	14.39	1 STORY	\$48,900		RES LIN SCHLS E ACERAGI	401	79	
K-11-28-100-054	6100 WHITTAKER	01/04/23	\$584,500	WD	24-PARTIAL ASSESSMENT	\$584,500	\$76,800	13.14	\$539,100	\$71,986	\$512,514	\$467,114	1.097	2,622	\$195.47	6600	0.95	2 STORY	\$71,986		RES LIN SCHLS W ACERAC	401	97	
K-11-34-100-025	8880 MERRITT	12/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$141,900	47.30	\$340,347	\$64,750	\$235,250	\$199,708	1.178	1,782	\$132.01	6600	7.13	1 STORY	\$64,750		RES LIN SCHLS W ACERAC	401	69	
Totals:			\$3,574,250			\$3,574,250	\$1,645,900		\$3,885,381		\$2,902,168	\$2,667,242			\$134.52		1.8627							
							Sale. Ratio =>	46.05				E.C.F. =>	1.088			Std. Deviation=>	0.112							
							Std. Dev. =>	12.87				Mean E.C.F. =>	1.107			Ave. Variance=>	8.9687	Coefficient of Var=>	8.1039					

ASSESSOR DETERMINED ECF 2023 1.100

Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the s/s'es that are representative of the ECF Neighborhood, results in an ECF of 1.100. The mean of the individual ECFs that was calculated for the s/s'es in the market for this ECF Neighborhood results in an ECF of 1.107 with a Standard Deviation of 0.112. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .995 and 1.219. An ECF of 1.100 was selected as the most representative of the neighborhood based upon the representative s/s'es for the neighborhood.

Median Calculated ECF 1.130
Calculated ECF Range .344 - 1.179
ECF Range: +/- 1 Standard Deviation .061 -1.462
Previous Year ECF 1.032

Removed: Not Represantitive																								
K-11-40-352-009	39 S HEWITT	10/13/23	\$139,900	LC	03-ARM'S LENGTH	\$139,900	\$103,500	73.98	\$224,014	\$63,542	\$76,358	\$114,623	0.666	1,464	\$52.16	4430A	#REF!	1 STORY	\$63,542		RES YP SCHLS SEC 8, 39 &	401	45	
K-11-35-400-020	7710 BUNTON	09/12/23	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$128,200	72.02	\$245,303	\$42,700	\$135,300	\$202,603	0.668	1,706	\$79.31	6605A	66.78	1 STORY	\$42,700		RES LIN SCHLS E ACERAGI	401	72	
K-11-34-300-007	7665 WHITTAKER	06/09/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,400	45.28	\$247,421	\$72,928	\$162,072	\$128,953	1.257	1,910	\$84.85	6600	59.0658	2 STORY	\$72,928		RES LIN SCHLS W ACERAC	401	80	45
K-11-35-300-064	9419 BEMIS	06/02/23	\$199,013	WD	03-ARM'S LENGTH	\$199,013	\$161,900	81.35	\$344,685	\$73,392	\$125,621	\$271,293	0.463	2,356	\$53.32	6605A	72.68	1 STORY	\$73,392		RES LIN SCHLS E ACERAGI	401	80	Modular
K-11-19-400-026	5610 ELLIS	01/26/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$246,700	41.46	\$585,272	\$191,970	\$403,030	\$316,466	1.274	2,480	\$162.51	4430A	#REF!	1 3/4 STORY	\$191,970		RES YP SCHLS ACERAGE -	401	45	Not Representative
K-11-32-200-047	7279 STONY CREEK	12/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,600	53.42	\$363,437	\$74,672	\$250,328	\$209,250	1.196	2,621	\$95.51	6600	#REF!	BILEVEL	\$74,672		RES LIN SCHLS W ACERAC	401	54	Not Representative
K-11-28-200-004	7460 TEXTILE	10/14/22	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$100,300	34.95	\$250,454	\$78,500	\$208,500	\$124,604	1.673	1,928	\$108.14	6600	91.0920	1 STORY	\$78,500		RES LIN SCHLS W ACERAC	401	45	Not Representative
K-11-21-300-018	7395 TEXTILE	10/05/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$236,800	44.26	\$554,876	\$79,828	\$455,172	\$344,238	1.322	2,023	\$225.00	6600	#REF!	1 STORY	\$79,828		RES LIN SCHLS W ACERAC	401	67	Not Representative
K-11-33-400-011	7636 WHITTAKER	09/19/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$70,800	61.57	\$184,142	\$75,784	\$39,216	\$78,520	0.499	812	\$48.30	6600	209.44	1 STORY	\$75,784		RES LIN SCHLS W ACERAC	401	45	
K-11-29-200-025	6180 TEXTILE	05/06/22	\$450,000	CD	20-MULTI PARCEL SALE REF	\$450,000	\$523,000	116.22	\$1,132,511	\$145,337	\$304,663	\$742,236	0.410	5,801	\$52.52	4430A	#REF!	1 STORY	\$145,337	K-11-29-200-024	RES YP SCHLS ACERAGE -	401	78	Not Representative
K-11-19-300-010	5383 TEXTILE	04/22/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$192,300	44.21	\$384,450	\$69,930	\$365,070	\$262,100	1.393	1,994	\$183.08	4430A	63.0489	1 STORY	\$69,930		RES YP SCHLS ACERAGE -	401	66	Not Representative
K-11-32-200-035	7298 STONY CREEK	03/22/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$139,900	40.43	\$357,411	\$45,123	\$300,877	\$223,063	1.349	1,658	\$161.07	6600	#REF!	1 STORY	\$45,123		RES LIN SCHLS W ACERAC	401	71	Not Representative
K-11-36-100-032	7186 RAWSONVILLE	03/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,900	33.29	\$157,399	\$64,380	\$175,620	\$67,707	2.594	1,760	\$99.78	6605A	148.6443	1 3/4 STORY	\$64,380		RES LIN SCHLS E ACERAGI	401	36	Not Representative
K-11-19-300-040	5655 MUNGER	03/18/22	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$163,400	39.09	\$350,769	\$69,748	\$348,252	\$211,294	1.648	1,932	\$180.25	4430A	0.1411	2 STORY	\$69,748		RES YP SCHLS ACERAGE -	401	80	Not Representative
K-11-19-300-040	5655 MUNGER	03/18/22	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$163,400	39.09	\$348,119	\$80,122	\$337,878	\$223,331	1.513	1,932	\$174.89	4430A	75.0527	2 STORY	\$80,122		RES YP SCHLS ACERAGE -	401	79	Not Representative
K-11-21-200-024	5487 WHITTAKER	03/15/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,800	36.91	\$213,027	\$65,816	\$199,184	\$110,685	1.800	1,287	\$154.77	4430A	70.0326	1 STORY	\$65,816		RES YP SCHLS ACERAGE -	401	45	Not Representative
K-11-30-100-018	5740 TEXTILE	03/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$146,100	36.53	\$296,530	\$87,168	\$312,832	\$160,781	1.946	1,896	\$165.00	4430A	8.0251	TRILEVEL	\$87,168		RES YP SCHLS ACERAGE -	401	45	Not Representative
K-11-31-200-039	5460 MERRITT	02/18/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,300	34.84	\$203,103	\$34,830	\$250,170	\$120,195	2.081	1,918	\$130.43	6600	25.7723	1 1/4 STORY	\$34,830		RES LIN SCHLS W ACERAC	401	45	Not Representative
K-11-18-360-005	1416 HILLTOP	01/20/22	\$125,000	WD	08-ESTATE	\$125,000	\$94,200	75.36	\$208,852	\$53,400	\$71,600	\$116,851	0.613	1,610	\$44.47	4430A	61.26	BILEVEL	\$53,400		RES YP SCHLS ACERAGE -	401	45	

NBD: 1000 COMMERCIAL BUILDING IN AG CLASS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$742,300	108.36	\$849,030	\$637,464	\$47,536	\$159,672	0.298	6,461	\$7.36	2542	53.3412	\$597,274		RAWSONVILLE RD- 211	201	0
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,984,486	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	28.4220	\$260,725		COMM EAST SIDE - 210	201	0
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$118,184	\$12,305	\$57,695	\$88,005	0.656	1,373	\$42.02	2500	17.5530	\$11,383		COMM EAST SIDE - 210	201	45
K-11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$267,236	\$71,160	\$78,840	\$156,485	0.504	3,430	\$22.99	2500	32.7304	\$63,570		COMM EAST SIDE - 210	201	0
K-11-02-374-021	1439 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	16.6102	\$40,712	K-11-02-374-022	COMM EAST SIDE - 210	202	0
K-11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	16.6102	\$40,712	K-11-02-374-021	COMM EAST SIDE - 210	201	0
K-11-20-301-017	5820 STONY CREEK	04/24/23	\$1,650,000	LC	03-ARM'S LENGTH	\$1,650,000	\$753,600	45.67	\$1,866,703	\$1,052,988	\$597,012	\$601,860	0.992	15,495	\$38.53	2525	16.0823	\$1,034,326		COMM GOLF COURSE & L	201	0
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$248,937	\$66,450	\$128,550	\$134,976	0.952	1,845	\$69.67	2525	12.1273	\$59,166		COMM WEST SIDE - 215	201	0
K-11-10-380-025	979 E CORSE	03/28/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,600	49.76	\$213,534	\$50,508	\$119,492	\$130,109	0.918	2,980	\$40.10	2500	8.7281	\$36,513		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	17.6025	\$77,580		COMM EAST SIDE - 210	201	0
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,818,689	\$1,500,016	\$8,999,984	\$8,509,877	1.058	172,663	\$52.12	3700	22.6471	\$1,344,702		INDUST THROUGH OUT T	301	0
Totals:			\$15,861,000			\$15,861,000	\$6,192,800		\$13,275,208		\$11,973,344	\$11,693,298			\$42.77		19.2828					
								Sale. Ratio =>	39.04					E.C.F. =>	1.024	Std. Deviation=>		0.262467274				
								Std. Dev. =>	23.43					Mean E.C.F. =>	0.831	Ave. Variance=>		22.0413	Coefficient of Var=>			

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

Median Calculated ECF
Calculated ECF Range
ECF Range: +/- 1 Standard Deviation
Previous Year ECF

0.952
.298 - 1.115
.0355 -1.3775
0.955

ASSESSOR DETERMINED ECF 2023 0.955

removed

K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$212,848	\$92,510	\$132,490	\$96,040	1.380	2,542	\$52.12	2500	42.7136	\$86,949	COMM EAST SIDE - 210	201	0
K-11-06-303-003	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525	54.3170	\$291,463	K-11-06-303-004	201	0
K-11-06-303-004	2751 WASHTENAW	11/28/23	\$820,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525	54.3170	\$291,463	K-11-06-303-003	201	0
K-11-03-200-010	528 E CLARK	11/10/23	\$1,380,000	WD	03-ARM'S LENGTH	\$1,380,000	\$285,500	20.76	\$592,853	\$297,307	\$1,082,693	\$217,313	4.982	2,400	\$451.12	2527	406.3775	\$261,865	COMMERCIAL CORNER- 2	201	0
K-11-10-108-001	1396 E MICHIGAN	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$144,000	46.45	\$293,939	\$36,446	\$273,554	\$194,334	1.408	4,598	\$59.49	2542	41.5702	\$31,051	K-11-10-108-010	201	0
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$175,048	\$48,041	\$38,799	\$101,362	0.383	0	#DIV/0!	2500	#REF!	\$25,064	COMM EAST SIDE - 210	201	0
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$338,005	\$224,634	(\$6,634)	\$90,480	(0.073)	2,400	(\$2.76)	2500	#REF!	\$224,634	COMM EAST SIDE - 210	201	0
K-11-10-125-012	1180 E CROSS	04/27/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$368,500	30.71	\$849,220	\$110,086	\$1,089,914	\$521,619	2.089	12,630	\$86.30	2530	125.8362	\$102,448	COMM EAST SIDE - 210	201	0
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$869,939	\$430,811	\$409,189	\$331,417	1.235	2,269	\$180.34	2542	31.6261	\$389,728	COMMERCIAL CORNER- 2	201	0
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$468,164	\$125,911	\$374,089	\$251,657	1.487	1,462	\$255.87	2527	42.8913	\$95,281	COMMERCIAL CORNER- 2	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	56.4291	\$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-11-39-350-002	1695 W MICHIGAN	01/15/23	\$72,500	LC	03-ARM'S LENGTH	\$72,500	\$92,100	127.03	\$112,229	\$112,229	(\$39,729)	\$0	#DIV/0!	0	#DIV/0!	2525	#REF!	\$112,229	COMM WEST SIDE- 215	202	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	46.3035	\$18,603	K-11-14-487-018, K-11-14-487-019, K-11-14-487-020	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