

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00100.AGR THROUGH OUT TWP - 100, Last Edited: 11/13/2024

Maximum Value for Frontages/Sites: 500,000

Minimum Value for Frontages/Sites: 100

Rates for Rate Table 'AGRICULTURAL', (Acres)

#1 TILL: 1-44	: 6,236
#2 TILL: 1-44	: 5,924
#3 TILL: 1-44	: 5,612
#4 TILL: 1-44	: 5,301
#5 TILL: 1-44	: 4,989
#6 TILL: 1-44	: 4,677
#7 TILL: 1-44	: 4,365
#1 TILL: 45-100	: 5,436
#2 TILL: 45-100	: 5,164
#3 TILL: 45-100	: 4,892
#4 TILL: 45-100	: 4,621
#5 TILL: 45-100	: 4,349
#6 TILL: 45-100	: 4,077
#7 TILL: 45-100	: 3,805
#1 TILL: 100+	: 4,908
#2 TILL: 100+	: 4,663
#3 TILL: 100+	: 4,417
#4 TILL: 100+	: 4,172
#5 TILL: 100+	: 3,926
#6 TILL: 100+	: 3,681
#7 TILL: 100+	: 3,436
BLD SITE	: 30,935
CELL TOWER	: 102,019

Parcel	Street	City	Acreage	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/AC	Class	Notes
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	4	\$ 2,222	\$ 295,862	\$ 6,755	102	
O-15-13-200-005	Vacant	Sharon Twp	22.93	9/22/2023	\$ 126,000	7	\$ 1,668	\$ 127,668	\$ 5,568	102	
C-03-02-100-001	9710 Merrill Rd	Webster Twp	38.10	9/12/2023	\$ 275,000	7	\$ 3,641	\$ 278,641	\$ 7,313	102	
T-20-33-300-002	7175 Milan-Oakville Rd	Augusta Twp	40.00	3/20/2023	\$ 237,299	13	\$ 5,836	\$ 243,135	\$ 6,078	101	Deed Prorates
S-19-36-400-007, 008, 010	N Sanford Rd	York Twp	37.41	10/19/2022	\$ 237,050	17	\$ 7,623	\$ 244,673	\$ 6,540	101	
T-20-02-300-042	9272 Willis Rd	Augusta Twp	24.56	6/22/2022	\$ 185,000	21	\$ 7,349	\$ 192,349	\$ 7,832	402	
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	22	\$ 11,488	\$ 287,533	\$ 5,729	102	
T-20-14-400-023, -016 & -022	Talladay Rd	Augusta Twp	59.34	12/16/2021	\$ 275,000	27	\$ 14,046	\$ 289,046	\$ 4,871	102/402	
T-20-05-400-023	6935 Willis Rd	Augusta Twp	17.00	10/15/2021	\$ 110,000	29	\$ 6,034	\$ 116,034	\$ 6,826	102	
C-03-09-300-002	8101 Donovan Rd	Webster Twp	40.00	7/27/2021	\$ 300,000	32	\$ 18,160	\$ 318,160	\$ 7,954	102	
D-04-28-400-030	Island Lake Rd	Dexter Twp	17.74	6/8/2021	\$ 85,000	33	\$ 5,306	\$ 90,306	\$ 5,091	102	
N-14-24-400-021	Textile Rd	Freedom Twp	17.90	5/19/2021	\$ 85,000	34	\$ 5,467	\$ 90,467	\$ 5,054	102	
G-07-33-100-009	1906 S Lima Center Rd	Lima Twp	20.04	4/19/2021	\$ 130,000	35	\$ 8,607	\$ 138,607	\$ 6,917	402	
S-19-27-100-006, -007, -008	Willow Rd	York Twp	30.00	4/9/2021	\$ 198,900	35	\$ 13,169	\$ 212,069	\$ 7,069	102	
O-15-35-400-030		Sharon Twp	19.93	3/12/2021	\$ 140,000	36	\$ 9,534	\$ 149,534	\$ 7,503	102	
S-19-27-400-003	12720 Platt Rd	York Twp	60.05	3/5/2021	\$ 240,000	36	\$ 16,344	\$ 256,344	\$ 4,269	102	
C-03-10-200-005	8663 Scully Rd	Webster Twp	22.58	1/26/2021	\$ 160,000	38	\$ 11,501	\$ 171,501	\$ 7,595	101	
			561.57		\$ 3,353,934			\$ 3,501,930	\$ 6,236		

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2020, the average sale price per acre was \$6,850. The average sale per acre for 2021 was \$8,328 and the average sale price for 2022 was \$7,255. The overall average price per acre of all years was \$7,316. This results in an overall increase of 6.80% for the three year period or 2.27% per year. The inflation rate used for this study is 2.27%/year

Rate Used

\$ 6,236

Removed

C-03-29-200-007	7373 Gregory Rd	Webster Twp	7.96	3/1/2024	\$ 100,000		Not representative AG	\$ 12,563	102	
M-13-18-300-001	Diuble Rd	Lodi Twp	40.55	2/21/2024	\$ 390,000		Not representative AG	\$ 9,618	102	
R-18-34-400-012	Hack Rd	Saline Twp	20.26	9/5/2023	\$ 62,000	7	Not representativ	\$ 3,060	102	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	17.47	6/2/2023	\$ 140,000		West Side	\$ 8,014	102	
O-15-18-300-007	Vacant	Sharon Twp	10.02	5/25/2023	\$ 100,000		Not representative AG	\$ 9,980	102	
C-03-10-200-031	8727 Scully Rd	Webster Twp	23.64	5/6/2023	\$ 270,000		West Side	\$ 11,421	102	
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000		West Side	\$ 6,800	102	
C-03-03-100-016	9570 Scully Rd	Webster Twp	6.34	4/6/2023	\$ 140,000		Not representative AG	\$ 22,082	402	
D-04-20-400-022, -023, 300-02	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000		Not representative AG	\$ 14,675	102/401	Barn
H-08-29-300-010	7019 Park Rd	Scio Twp	5.14	10/14/2022	\$ 60,000		Not representative AG	\$ 11,671	102	
T-20-03-200-027	Whittaker Rd	Augusta Twp	15.83	9/14/2022	\$ 190,000		Not representative AG	\$ 12,003	102	
A-01-22-400-026	8651 Brookville Rd	Salem Twp	23.35	8/16/2022	\$ 250,000		Not representative AG	\$ 10,707	102	
M-13-06-300-014	S Parker Rd	Lodi Twp	37.33	7/8/2022	\$ 675,000		Not representative AG	\$ 18,082	402	
T-20-24-100-001	Rawsonville Rd	Augusta Twp	20.00	4/20/2022	\$ 200,000		Not representative AG	\$ 10,000	102	
T-20-21-200-014 & -015	Hitchingham Rd	Augusta Twp	39.72	4/1/2022	\$ 140,000	23	Not representativ	\$ 3,525	102	
R-18-13-300-021	Mooreville Rd	Saline Twp	17.26	11/12/2021	\$ 288,475		Not representative AG	\$ 16,713	102	

Parcel	Street	City	Acreage	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ AC	Class	Notes
T-20-02-100-032	Bemis Rd	Augusta Twp	64.28	2/9/2024	\$ 375,000	1	\$ 709	\$ 375,709	\$ 5,845	101	Parking
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	3	\$ 1,666	\$ 295,306	\$ 6,742	102	
C-03-19-400-008, -009	Gregory Rd	Webster Twp	144.25	12/21/2023	\$ 531,548	3	\$ 3,017	\$ 534,565	\$ 3,706	102	
O-15-13-200-005	Vacant	Sharon Twp	22.93	9/22/2023	\$ 126,000	6	\$ 1,430	\$ 127,430	\$ 5,557	102	
C-03-02-100-001	9710 Merrill Rd	Webster Twp	38.10	9/12/2023	\$ 275,000	6	\$ 3,121	\$ 278,121	\$ 7,300	102	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	17.47	6/2/2023	\$ 140,000	9	\$ 2,384	\$ 142,384	\$ 8,150	102	
N-14-12-300-002, -004, 400-002, 400-003	Ellsworth Rd	Freedom Twp	160.00	4/19/2023	\$ 722,000	11	\$ 15,024	\$ 737,024	\$ 4,606	102	LC
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	11	\$ 7,075	\$ 347,075	\$ 6,941	102	
T-20-33-300-002	7175 Milan-Oakville Rd	Augusta Twp	40.00	3/20/2023	\$ 237,299	12	\$ 5,387	\$ 242,686	\$ 6,067	101	Deed Prorates
G-07-32-300-001, N-14-05-200-001	13031 Scio Church Rd	Freedom Twp/ Lima Twp	136.71	3/2/2023	\$ 850,000	12	\$ 19,295	\$ 869,295	\$ 6,359	102	Old house/barn
S-19-36-400-007, 008, 010	N Sanford Rd	York Twp	37.41	10/19/2022	\$ 237,050	17	\$ 7,623	\$ 244,673	\$ 6,540	101	
J-10-28-200-006 & -007	Vreeland Rd	Superior Twp	129.19	5/13/2022	\$ 550,000	22	\$ 22,889	\$ 572,889	\$ 4,434	102	
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	22	\$ 11,488	\$ 287,533	\$ 5,729	102	
T-20-21-200-014 & -015	Hitchingham Rd	Augusta Twp	39.72	4/1/2022	\$ 140,000	23	\$ 6,091	\$ 146,091	\$ 3,678	102	
T-20-14-400-023, -016 & -022	Talladay Rd	Augusta Twp	59.34	12/16/2021	\$ 275,000	28	\$ 14,566	\$ 289,566	\$ 4,880	102/402	
R-18-13-300-020	Mooreville Rd	Saline Twp	79.18	11/5/2021	\$ 528,275	29	\$ 28,980	\$ 557,255	\$ 7,038	102	
			1112.57		\$ 5,896,857			\$ 6,047,602	\$ 5,436		

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2020, the average sale price per acre was \$6,850, The average sale price per acre for 2021 was \$8,328 and the average sale price for 2022 was \$7,255. The overall average price per acre of all years was \$7,316. This results in an overall increase of 6.80% for the three year period or 2.27% per year. The inflation rate used for this study is 2.27% per year

Rate Used
\$ 5,436

Removed

C-03-05-300-007	9200 Mast Rd	Webster Twp	72.84	3/15/2024	\$ 1,000,000	Not representative AG	\$	13,729		102	
M-13-18-300-001	Diuble Rd	Lodi Twp	40.55	2/21/2024	\$ 390,000	Not representative AG	\$	9,618		102	
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	Not representative AG	\$	9,595		101	Barn
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	Not representative AG	\$	9,595		101	Barn
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	Not representative AG	\$	6,800		102	
D-04-20-400-022, -023, 300-022	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000	Not representative AG	\$	14,675		102/401	Barn
D-04-20-400-022, -023, 300-022	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000	Not representative AG	\$	14,675		102/401	Barn
C-03-29-300-002, 400-013, 32-100-001	5151, 5300, 5702 Mast Rd	Webster Twp	138.98	10/27/2022	\$ 328,500	Not representative AG	\$	2,364		102	
S-19-18-200-005	S Maple Rd	York Twp	120.51	7/12/2022	\$ 1,200,000	Not representative AG	\$	9,958		101	
S-19-31-400-004 et al	Various	York & Milan Twps	119.05	7/12/2022	\$ 892,890	Not representative AG	\$	7,500		102	
I-09-04-100-004, -005 & -009	E Joy Rd	Ann Arbor Twp	113.95	1/13/2022	\$ 341,850	Not representat	\$	3,000		102	
R-18-24-100-009	Mooreville Rd	Saline Twp	50.25	11/12/2021	\$ 438,741	Not representative AG	\$	8,731		102	
R-18-13-400-006	Mooreville Rd	Saline Twp	104.82	11/5/2021	\$ 870,925	Not representative AG	\$	8,309		102	
C-03-09-300-002	8101 Donovan Rd	Webster Twp	40.00	7/27/2021	\$ 300,000	Not representative AG	\$	7,500		102	

Parcel	Street	City	Acreage	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ AC	Class	Notes
T-20-02-100-032	Bemis Rd	Augusta Twp	64.28	2/9/2024	\$ 375,000	1	\$ 709	\$ 375,709	\$ 5,845	101	Parking
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	3	\$ 1,666	\$ 295,306	\$ 6,742	102	
C-03-19-400-008, -009	Gregory Rd	Webster Twp	144.25	12/21/2023	\$ 531,548	3	\$ 3,017	\$ 534,565	\$ 3,706	102	
N-14-12-300-002, -004, 400-002	Ellsworth Rd	Freedom Twp	160.00	4/19/2023	\$ 722,000	11	\$ 15,024	\$ 737,024	\$ 4,606	102	LC
S-19-31-400-004 et al	Various	York & Milan Twps	119.05	7/12/2022	\$ 892,890	20	\$ 33,781	\$ 926,671	\$ 7,784	102	
J-10-28-200-006 & -007	Vreeland Rd	Superior Twp	129.19	5/13/2022	\$ 550,000	22	\$ 22,889	\$ 572,889	\$ 4,434	102	
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	22	\$ 11,488	\$ 287,533	\$ 5,729	102	
I-09-04-100-004, -005 & -009	E Joy Rd	Ann Arbor Twp	113.95	1/13/2022	\$ 341,850	26	\$ 16,813	\$ 358,663	\$ 3,148	102	
T-20-14-400-023, -016 & -022	Talladay Rd	Augusta Twp	59.34	12/16/2021	\$ 275,000	26	\$ 13,525	\$ 288,525	\$ 4,862	102/402	
S-19-27-400-003	12720 Platt Rd	York Twp	60.05	3/5/2021	\$ 240,000	36	\$ 16,344	\$ 256,344	\$ 4,269	102	
			944.10		\$ 4,497,973			\$ 4,633,230	\$ 4,908		

Rate Used
\$ 4,908

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2020, the average sale price per acre was \$6,850. The average sale price per acre for 2021 was \$8,328 and the average sale price for 2022 was \$7,255. The overall average price per acre of all years was \$7,316. This results in an overall increase of 6.80% for the three year period or 2.27% per year. The inflation rate used for this study is 2.27% / year

Removed

C-03-05-300-007	9200 Mast Rd	Webster Twp	72.84	3/15/2024	\$ 1,000,000	Not representative AG	\$ 13,729	102	
S-19-13-300-001, 14-100-016, 13	Stony Creek Rd/ Carpenter Rd	York Twp	232.38	12/28/2023	\$ 3,704,626	Not representative AG	\$ 15,942	102	
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	Not representative AG	\$ 9,595	101	Barn
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	Not representative AG	\$ 9,595	101	Barn
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	Not representative AG	\$ 6,800	102	
G-07-32-300-001, N-14-05-200-C	13031 Scio Church Rd	Freedom Twp/ Lima Twp	136.71	3/2/2023	\$ 850,000	Not representative AG	\$ 6,218	102	Old house/barn
C-03-29-300-002, 400-013, 32-1C	5151, 5300, 5702 Mast Rd	Webster Twp	138.98	10/27/2022	\$ 328,500	Not representative AG	\$ 2,364	102	
S-19-18-200-005	S Maple Rd	York Twp	120.51	7/12/2022	\$ 1,200,000	Not representative AG	\$ 9,958	101	
H-08-33-400-004	S Zeeb Rd	Scio Twp	157.50	2/18/2022	\$ 1,700,000	Not representative AG	\$ 10,794	102	
J-10-20-100-002	4772 Cherry Hill Rd	Superior Twp	161.84	12/17/2021	\$ 1,000,000	Not representative AG	\$ 6,179	402	
R-18-24-100-009	Mooreville Rd	Saline Twp	50.25	11/12/2021	\$ 438,741	Not representative AG	\$ 8,731	102	
R-18-13-400-006	Mooreville Rd	Saline Twp	104.82	11/5/2021	\$ 870,925	Not representative AG	\$ 8,309	102	
R-18-13-300-020	Mooreville Rd	Saline Twp	79.18	11/5/2021	\$ 528,275	Not representative AG	\$ 6,672	102	
H-08-08-300-001	Dexter- Ann Arbor Rd	Scio Twp	80.00	7/22/2021	\$ 1,350,000	Not representative AG	\$ 16,875	601	
N-14-25-100-004, 400-009	Webber Rd	Freedom Twp	74.80	7/13/2021	\$ 214,000	Not representative AG	\$ 2,861	102	
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	Not representative AG	\$ 6,800	102	

2025 Agricultural Land Review
Till Rates Used

11/13/2024

Soil	Acreage	Rate
#1 Till:	1 - 44	\$ 6,236
#2 Till:	1 - 44	\$ 5,924
#3 Till:	1 - 44	\$ 5,612
#4 Till:	1 - 44	\$ 5,301
#5 Till:	1 - 44	\$ 4,989
#6 Till:	1 - 44	\$ 4,677
#7 Till:	1 - 44	\$ 4,365
#1 Till:	45 - 100	\$ 5,436
#2 Till:	45 - 100	\$ 5,164
#3 Till:	45 - 100	\$ 4,892
#4 Till:	45 - 100	\$ 4,621
#5 Till:	45 - 100	\$ 4,349
#6 Till:	45 - 100	\$ 4,077
#7 Till:	45 - 100	\$ 3,805
#1 Till:	100 +	\$ 4,908
#2 Till:	100 +	\$ 4,663
#3 Till:	100 +	\$ 4,417
#4 Till:	100 +	\$ 4,172
#5 Till:	100 +	\$ 3,926
#6 Till:	100 +	\$ 3,681
#7 Till:	100 +	\$ 3,436

Note: 5% Reduction in value per Soil Type

Parcel	Street	Acreage	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ AC	Class	Comment
K-11-30-300-062	5223 Arundel Way	5.25	2/28/2023	\$ 150,000	13	\$ 3,689	\$ 153,689	\$ 29,274	402	
K-11-35-300-069	9177 Bemis Rd	4.106	6/17/2022	\$ 99,800	21	\$ 3,965	\$ 103,765	\$ 25,271	402	
K-11-28-200-042	6520 Whittaker Rd	1.214	6/16/2021	\$ 40,000	33	\$ 2,497	\$ 42,497	\$ 35,006	402	
K-11-35-300-056	9711 Tuttle Hill Rd	2.50	1/29/2021	\$ 58,000	39	\$ 4,279	\$ 62,279	\$ 24,912	402	
K-11-34-300-021	8145 Bemis Rd	1.08	6/20/2022	\$ 37,500	21	\$ 1,490	\$ 38,990	\$ 36,102	402	
K-11-35-300-071	9101 Bemis Rd	1.1	6/17/2022	\$ 49,800	21	\$ 1,978	\$ 51,778	\$ 47,071		
K-11-30-300-067	5104 Arundel Way	2.38	4/10/2023	\$ 90,500	11	\$ 1,883	\$ 92,383	\$ 38,816		
		17.63		\$ 525,600			\$ 545,380	\$ 30,935		

Rate Used
\$ 30,935

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2020, the average sale price per acre was \$6,850, The average sale per acre for 2021 was \$8,328 and the average sale price for 2022 was \$7,255. The overall average price per acre of all years was \$7,316. This results in an overall increase of 6.80% for the three year period or 2.27% per year. The inflation rate used for this study is 2.27%/ year

Removed- Not Representative

K-11-25-300-007	6551 Bunton Rd	10	2/13/2024	\$ 175,000	Not representative AG	\$ 17,500	402	
K-11-36-300-018	10400 Martz Rd	4.05	12/28/2023	\$ 34,410	Not representative AG	\$ 8,496		Size, Outlier
K-11-36-300-020	10465 Bemis Rd	3.43	4/12/2023	\$ 43,000	Not representative AG	\$ 12,536	402	
K-11-18-360-004	1464 Hilltop Dr	2.33	1/3/2023	\$ 50,000	Not representative AG	\$ 21,459	402	
K-11-36-300-014	10443 Bemis Rd	4.07	3/30/2022	\$ 50,000	Not representative AG	\$ 12,285	402	
K-11-35-100-003	9855 Martz Rd	3.02	11/12/2021	\$ 65,000	Not representative AG	\$ 21,523	402	
K-11-35-400-024	7626 Bunton Rd	2.50	10/7/2021	\$ 38,000	Not representative AG	\$ 15,200	402	
K-11-27-300-005	8041 Merritt Rd	5.00	6/24/2021	\$ 50,000	Not representative AG	\$ 10,000		Size, Outlier
K-11-27-300-004	8021 Merritt Rd	5.00	6/24/2021	\$ 50,000	Not representative AG	\$ 10,000		Size, Outlier
K-11-36-200-015	10075 Martz Rd	5.00	3/1/2021	\$ 45,000	Not representative AG	\$ 9,000		Size, Outlier

**YPSILANTI TOWNSHIP
2025 AGRICULTURAL LAND REVIEW**

Cell Tower Rates

Ag and Residential Land Tables

1 Acre

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Months	Time Adj	Adj Sale Price	\$/SF	Comment
56-003-03-0039-000 et al	Warren Rd	Westland	0.15	6,665	9/6/2022	\$ 15,000	7	431	15,431	\$ 2.25	
143-01-0106-000	9106 Middlebelt	Livonia	1.48	64,469	9/1/2022	\$ 149,000	7	4,276	153,276	\$ 2.31	
76-24-34-101-067	21751 W 9 Mile Rd	Southfield	0.97	42,123	8/30/2022	\$ 120,000	8	3,936	123,936	\$ 2.85	
045-01-0316-301	36391 Ford	Westland	0.68	29,490	6/9/2022	\$ 55,000	10	2,255	57,255	\$ 1.87	
K-11-26-200-004	9050 Textile Rd	Ypsilanti Twp	1.16	50,530	12/29/2021	\$ 42,000	15	2,583	44,583	\$ 0.83	
I-09-33-370-009	1709 State St	Ann Arbor Twp	0.56	24,394	11/5/2021	\$ 30,000	16	1,968	31,968	\$ 1.23	
052-02-0006-000 & 052-02-0007-000	27982 & 27984 Five Mile Rd	Livonia	0.62	27,007	7/9/2021	\$ 60,000	20	4,920	64,920	\$ 2.22	
78-016-02-0020-402	Maple Park	Plymouth Twp	1.00	43,560	4/16/2021	\$ 165,000	23	15,560	180,560	\$ 3.79	
44-018-03-0136-000	Michigan Ave	Inkster	0.33	14,157	4/14/2021	\$ 30,000	23	2,829	32,829	\$ 2.12	
77-051-99-0138-708	40570 5 Mile Rd	Northville Twp	1.56	67,954	2/22/2021	\$ 285,000	25	29,213	314,213	\$ 4.19	
052-99-0073-001	27480 Five Mile	Livonia	1.58	68,955	12/31/2020	\$ 160,000	27	17,712	177,712	\$ 2.32	
062-01-0166-006	Cherry Hill	Westland	0.33	14,288	5/28/2020	\$ 12,000	34	1,673	13,673	\$ 0.84	
80-076-99-0005-000	Huron River Dr	Romulus	1.19	51,619	5/22/2020	\$ 24,000	34	3,346	27,346	\$ 0.46	
K-11-13-310-001	1757 Woodale Ave	Ypsilanti Twp	0.21	9,148	3/6/2020	\$ 20,000	36	2,952	22,952	\$ 2.19	
80-100-01-0087-300	Eureka/ola	Romulus	0.68	29,795	3/4/2020	\$ 12,000	36	1,771	13,771	\$ 0.40	

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 2.34	\$ 102,019	\$ 102,019
SF	Adj Sale Price	\$/SF	\$/AC
544,152	\$ 1,274,423	\$ 2.34	\$ 102,019

AGRICULTURAL LAND STUDY

8/5/2024

All Sales
Used for Time Adjustments

Parcel	Street	City	Acreage	Sale Date	Sale Price	\$/ AC	Class	AVERAGE PER AC/YEAR			
C-03-05-300-007	9200 Mast Rd	Webster Twp	72.84	3/15/2024	\$ 1,000,000	\$ 13,729	102				
C-03-29-200-007	7373 Gregory Rd	Webster Twp	7.96	3/1/2024	\$ 100,000	\$ 12,563	102				
M-13-18-300-001	Diuble Rd	Lodi Twp	40.55	2/21/2024	\$ 390,000	\$ 9,618	102				
T-20-02-100-032	Bemis Rd	Augusta Twp	64.28	2/9/2024	\$ 375,000	\$ 5,834	101	Parking			
S-19-13-300-001, 14-100-016, 13-200-015	Stony Creek Rd/ Carpenter Rd	York Twp	232.38	12/28/2023	\$ 3,704,626	\$ 15,942	102				
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	\$ 6,704	102				
O-15-13-200-005	Vacant	Sharon Twp	22.93	9/22/2023	\$ 126,000	\$ 5,495	102				
C-03-19-400-008, -009	Gregory Rd	Webster Twp	144.25	12/21/2023	\$ 531,548	\$ 3,685	102				
C-03-02-100-001	9710 Merrill Rd	Webster Twp	38.10	9/12/2023	\$ 275,000	\$ 7,218	102				
R-18-34-400-012	Hack Rd	Saline Twp	20.26	9/5/2023	\$ 62,000	\$ 3,060	102				
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	\$ 9,595	101	Barn			
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	17.47	6/2/2023	\$ 140,000	\$ 8,014	102				
O-15-18-300-007	Vacant	Sharon Twp	10.02	5/25/2023	\$ 100,000	\$ 9,980	102				
C-03-10-200-031	8727 Scully Rd	Webster Twp	23.64	5/23/2023	\$ 270,000	\$ 11,421	102				
N-14-12-300-002, -004, 400-002, 400-003	Ellsworth Rd	Freedom Twp	160.00	4/19/2023	\$ 722,000	\$ 4,513	102	LC			
C-03-03-100-016	9570 Scully Rd	Webster Twp	6.34	4/6/2023	\$ 140,000	\$ 22,082	402				
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	\$ 6,800	102				
T-20-33-300-002	7175 Milan-Oakville Rd	Augusta Twp	40.00	3/20/2023	\$ 237,299	\$ 5,932	101	Deed Prorates			
G-07-32-300-001, N-14-05-200-001	13031 Scio Church Rd	Freedom Twp/ Lima Twp	136.71	3/2/2023	\$ 850,000	\$ 6,218	102	Old house/barn	\$ 1,045	\$ 8,742,113	\$ 8,366
D-04-20-400-022, -023, 300-022	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000	\$ 14,675	102/401	Barn			
C-03-29-300-002, 400-013, 32-100-003	5151, 5300, 5702 Mast Rd	Webster Twp	138.98	10/27/2022	\$ 328,500	\$ 2,364	102				
S-19-36-400-007, 008, 010	N Sanford Rd	York Twp	37.41	10/19/2022	\$ 237,050	\$ 6,337	101				
H-08-29-300-010	7019 Park Rd	Scio Twp	5.14	10/14/2022	\$ 60,000	\$ 11,671	102				
T-20-03-200-027	Whittaker Rd	Augusta Twp	15.83	9/14/2022	\$ 190,000	\$ 12,003	102				
A-01-22-400-026	8651 Brookville Rd	Salem Twp	23.35	8/16/2022	\$ 250,000	\$ 10,707	102				
S-19-31-400-004 et al	Various	York & Milan Twps	119.05	7/12/2022	\$ 892,890	\$ 7,500	102				
S-19-18-200-005	S Maple Rd	York Twp	120.51	7/12/2022	\$ 1,200,000	\$ 9,958	101				
M-13-06-300-014	S Parker Rd	Lodi Twp	37.33	7/8/2022	\$ 675,000	\$ 18,082	402				
T-20-02-300-042	9272 Willis Rd	Augusta Twp	24.56	6/22/2022	\$ 185,000	\$ 7,533	402				
H-08-35-100-014	1210 S Wagner Rd	Scio Twp	106.46	6/6/2022	\$ 280,000	\$ 2,630	102				
J-10-28-200-006 & -007	Vreeland Rd	Superior Twp	129.19	5/13/2022	\$ 550,000	\$ 4,257	102				
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	\$ 5,500	102				
T-20-24-100-001	Rawsonville Rd	Augusta Twp	20.00	4/20/2022	\$ 200,000	\$ 10,000	102				
T-20-21-200-014 & -015	Hitchingham Rd	Augusta Twp	39.72	3/29/2022	\$ 140,000	\$ 3,525	102				
H-08-33-400-004	S Zeeb Rd	Scio Twp	157.50	2/18/2022	\$ 1,700,000	\$ 10,794	102				
J-10-12-200-002	Warren Rd	Superior Twp	33.92	1/14/2022	\$ 276,440	\$ 8,150	102				
I-09-04-100-004, -005 & -009	E Joy Rd	Ann Arbor Twp	113.95	1/13/2022	\$ 341,850	\$ 3,000	102		1,216	\$ 8,407,775	\$ 6,916
J-10-20-100-002	4772 Cherry Hill Rd	Superior Twp	161.84	12/17/2021	\$ 1,000,000	\$ 6,179	402				
T-20-14-400-023, -016 & -022	Talladay Rd	Augusta Twp	59.34	12/16/2021	\$ 275,000	\$ 4,634	102/402				
R-18-13-300-019	Mooreville Rd	Saline Twp	5.73	11/12/2021	\$ 86,209	\$ 15,045	102				
R-18-13-300-018	Mooreville Rd	Saline Twp	11.00	11/12/2021	\$ 163,216	\$ 14,838	102				
R-18-13-300-021	Mooreville Rd	Saline Twp	17.26	11/12/2021	\$ 288,475	\$ 16,713	102				
R-18-24-100-009	Mooreville Rd	Saline Twp	50.25	11/12/2021	\$ 438,741	\$ 8,731	102				
R-18-13-300-020	Mooreville Rd	Saline Twp	79.18	11/5/2021	\$ 528,275	\$ 6,672	102				
R-18-13-400-006	Mooreville Rd	Saline Twp	104.82	11/5/2021	\$ 870,925	\$ 8,309	102				
T-20-05-400-023	6935 Willis Rd	Augusta Twp	17.00	10/15/2021	\$ 110,000	\$ 6,471	102				
A-01-08-400-017	6864 Six Mile Rd	Salem Twp	17.82	9/7/2021	\$ 50,000	\$ 2,806	102				
D-77-04-100-002	Vacant	Dexter Twp	33.57	8/17/2021	\$ 336,000	\$ 10,009	102				
N-14-33-200-009	Ernst Rd	Freedom Twp	5.00	8/6/2021	\$ 50,000	\$ 10,000	102				
C-03-09-300-002	8101 Donovan Rd	Webster Twp	40.00	7/27/2021	\$ 300,000	\$ 7,500	102				
H-08-08-300-001	Dexter- Ann Arbor Rd	Scio Twp	80.00	7/22/2021	\$ 1,350,000	\$ 16,875	601				
N-14-25-400-008	8890 Weber Rd	Freedom Twp	12.00	7/13/2021	\$ 200,000	\$ 16,667	102				
N-14-25-100-004, 400-009	Webber Rd	Freedom Twp	74.80	7/13/2021	\$ 214,000	\$ 2,861	102				
M-13-10-300-006	5360 W Ellsworth Rd	Lodi Twp	28.95	7/7/2021	\$ 340,000	\$ 11,744	101	Barn			
T-20-02-400-032	Bunton Rd	Augusta Twp	24.53	6/16/2021	\$ 500,000	\$ 20,383	102				
D-04-28-400-030	Island Lake Rd	Dexter Twp	17.74	6/8/2021	\$ 85,000	\$ 4,791	102				
I-09-02-300-045	Warren Rd	Ann Arbor Twp	40.00	6/4/2021	\$ 388,000	\$ 9,700	102				
N-14-27-100-008	10044 Pleasant Lake Rd	Freedom Twp	19.99	6/3/2021	\$ 250,000	\$ 12,506	102				
R-18-23-100-009	Braun Rd	Saline Twp	18.42	5/21/2021	\$ 200,000	\$ 10,858	102				
N-14-24-400-021	Textile Rd	Freedom Twp	17.90	5/19/2021	\$ 85,000	\$ 4,749	102				
N-14-24-300-008	9140 Textile Rd	Freedom Twp	23.17	5/19/2021	\$ 250,000	\$ 10,790	102				

AGRICULTURAL LAND STUDY

8/5/2024

All Sales

Used for Time Adjustments

A-01-12-100-008	Seven Mile Rd	Salem Twp	1.72	5/4/2021	\$	3,800	\$	2,209	101				
G-07-33-100-009	1906 S Lima Center Rd	Lima Twp	20.04	4/19/2021	\$	130,000	\$	6,487	402				
S-19-27-100-006, -007, -008	Willow Rd	York Twp	30.00	4/9/2021	\$	198,900	\$	6,630	102				
C-03-27-300-001	5401 Farrell Rd	Webster Twp	7.00	4/8/2021	\$	84,000	\$	12,000	102				
C-03-27-300-007	5470 Zeeb Rd	Webster Twp	12.04	4/8/2021	\$	144,000	\$	11,960	401				
O-15-35-400-030		Sharon Twp	19.93	3/12/2021	\$	140,000	\$	7,025	102				
S-19-27-400-003	12720 Platt Rd	York Twp	60.05	3/5/2021	\$	240,000	\$	3,997	102				
N-14-35-200-016	10141 Bethel Church Rd	Freedom Twp	21.25	2/9/2021	\$	165,000	\$	7,765	102				
C-03-10-200-005	8663 Scully Rd	Webster Twp	22.58	1/26/2021	\$	160,000	\$	7,086	101				
J-10-12-200-002	Warren Rd	Superior Twp	33.92	1/14/2021	\$	276,440	\$	8,150	102			1,189	\$ 9,900,981 \$ 8,328
H-08-31-400-020, -021 & -022	Strieter Rd	Scio Twp	142.69	12/30/2020	\$	699,017	\$	4,899	101				
F-06-15-100-001 & -002	Cavanaugh Lake Rd	Sylvan Twp	38.75	12/14/2020	\$	200,000	\$	5,161	401/102				
D-04-30-200-002 & -027	14060 Island Lake Rd	Dexter Twp	53.23	12/8/2020	\$	300,000	\$	5,636	102	Barn			
C-03-28-400-004, -008	5898, 5894 Daly Rd	Webster Twp	90.01	11/24/2020	\$	545,000	\$	6,055	102				
C-03-17-200-016	7501 Mast Rd	Webster Twp	50.61	11/19/2020	\$	190,000	\$	3,754	102				
C-03-17-200-016	7501 Mist Rd	Webster Twp	50.61	11/18/2020	\$	190,000	\$	3,754	101				
C-03-17-100-009	7972 Mast Rd	Webster Twp	27.10	11/16/2020	\$	207,500	\$	7,657	101				
C-03-21-200-06	6500 Gregory Rd	Webster Twp	70.64	11/5/2020	\$	475,000	\$	6,724	101				
R-18-35-400-010	Saline Twp	3950 Hack Rd	20.20	10/21/2020	\$	100,000	\$	4,950	102				
G-07-25-300-007	W Liberty Rd	Lima Twp	40.00	10/6/2020	\$	254,100	\$	6,353	102				
B-02-27-100-013	2500 E North Territorial Rd	Northfield Twp	12.42	10/1/2020	\$	135,000	\$	10,870	402				
N-14-02-200-001	10175 Scio Church Rd	Freedom Twp	110.68	9/11/2020	\$	1,500,000	\$	13,553	102				
N-14-31-400-004	Bemis Rd	Freedom Twp	40.00	9/6/2020	\$	100,000	\$	2,500	102				
M-13-16-200-005	W Ellsworth Rd	Lodi Twp	40.08	8/24/2020	\$	895,000	\$	22,330	102				
N-14-35-400-002	9587 Saline Waterworks Rd	Freedom Twp	52.50	8/4/2020	\$	285,000	\$	5,429	102				
R-18-18-200-002	Klager Rd	Saline Twp	25.00	7/29/2020	\$	97,000	\$	3,880	102				
J-10-13-300-001	Gotfredson Rd	Superior Twp	51.60	7/13/2020	\$	765,030	\$	14,826	102				
N-14-01-100-001	Scio Church Rd	Freedom Twp	55.21	6/22/2020	\$	229,000	\$	4,148	102				
P-16-35-300-002	W US 123 Hwy	Manchester Twp	67.65	6/22/2020	\$	230,000	\$	3,400	102				
B-02-28-300-006	1555 E Northfield Church Rd	Northfield Twp	57.11	6/5/2020	\$	425,000	\$	7,442	102				
S-19-25-200-016	Carpenter Rd	York Twp	78.45	5/14/2020	\$	470,000	\$	5,991	101				
C-03-27-400-016	4653 Farrell Rd	Webster Twp	5.00	4/10/2020	\$	110,000	\$	22,000	102				
A-01-07-300-021	Six Mile Rd	Salem Twp	70.87	3/19/2020	\$	245,000	\$	3,457	160				
K-11-34-400-002	8700 Martz Rd	Ypsilanti Twp	78.00	2/13/2020	\$	295,000	\$	3,782	101				
C-03-35-200-001 & -018	5110 Webster Church Rd	Webster Twp	90.02	1/24/2020	\$	582,000	\$	6,465	101				
G-07-17-400-021	N Fletcher Rd	Lima Twp	62.56	1/15/2020	\$	630,000	\$	10,070	101				
P-16-25-100-003 & -010	Allen & Sheridan RD	Manchester Twp	55.98	1/3/2020	\$	375,000	\$	6,699	102			1,537	\$ 10,528,647 \$ 6,850
			3941.49		\$	28,837,403	\$	7,316					

YPSILANTI TOWNSHIP
2025 AG LAND STUDY

Time Adjustment Analysis: For Cell Towers and Commercial & Industrial Land Tables.

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