

E.C.F.s for Neighborhood: 2500 'COMMERCIAL EAST SIDE - 500'

ALL COMMERCIAL

Residential : 1.180
Town Homes/Duplexes: 1.180
Mobile Homes : 1.180
Agricultural Bldgs : 1.022
Commercial Bldgs : 1.203
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2525 'COMMERCIAL WEST SIDE - 525'

COMMERCIAL WEST SIDE: ALL USES: NO GAS STATION

Residential	: 1.180
Town Homes/Duplexes	: 0.000
Mobile Homes	: 1.180
Agricultural Bldgs	: 1.022
Commercial Bldgs	: 1.312
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2527 'COMMERCIAL -527- RETAIL FUEL'

RETAIL FUEL SALES - TOWNSHIP WIDE

Residential	: 0.000
Town Homes/Duplexes	: 0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.330
Industrial Bldgs	: 0.000

{Optional} Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2528 'COMMERCIAL SHOPPING CENTER'

COMMERCIAL SHOPPING CENTERS THROUGHOUT THE TOWNSHIP.

Residential	: 0.000
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.213
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2529 'COMMERCIAL BANKS'

BANKS THROUGH OUT THE TOWNSHIP

Residential	: 0.000
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.340
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2530 'COMMERCIAL - APARTMENTS'

APARTMENT ONLY

Residential : 1.180
Town Homes/Duplexes: 1.180
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 1.417
Industrial Bldgs : 0.000

{Optional} Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2540 'COMMERCIAL - MOBILE HOME PARK'

ALL MANUFACTURED HOME PARKS

Residential	: 1.180
Town Homes/Duplexes	: 0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.417
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2541 'COMMERCIAL MEDICAL-OFFICE'

MEDICA-OFFICE AND MEDICAL OFFICE-DENTAL THROUGH OUT THE TOWNSHIP.

Residential	: 0.000
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.330
Industrial Bldgs	: 0.000

{Optional} Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2542 'COMMERCIAL RESTAURANTS'

RESTAURANTS, RESTAURANT FAST FOOD AND RESTAURANT SNACK BARS THROUGHOUT THE TOWNSHIP

Residential : 1.180
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 1.280
Industrial Bldgs : 0.000

{Optional} Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 2802 'COMMERCIAL - HURON CNTR PRK / WASH BUSINESS PRK'

HURON CENTER PARK / WASHTENAW BUSINESS PARK

Residential	: 0.000
Town Homes/Duplexes	: 0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.322
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2851 'COMMERCIAL - BLDG ON LEASED LAND-REAL'

THIS ECF DISTRICT IS FOR THE AIRPORT HANGER, CELL TOWERS AND OTHER BUILDINGS
THAT ARE ASSESSED AS BLDG ON LEASED LAND.

Residential	: 0.000
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 0.925
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

NBD: 2500 COMMERCIAL EAST SIDE																						
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 -11-10-125-014	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	2.7950	\$260,725		COMM EAST SIDE - 210	201	0
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	29.2140	\$86,949		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	43.1800	\$11,383		COMM EAST SIDE - 210	201	45
K -11-11-331-009	1425 ECORSE	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	58.3574	\$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	9.0168	\$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	9.0168	\$40,712	K -11-02-374-021	COMM EAST SIDE - 210	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	32.0255	\$31,051	K -11-10-108-010	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	\$601,660	0.992	15,495	\$38.53	2525	9.5447	\$1,034,326		COMM GOLF COURSE & 1	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	\$49,169	\$331,417	1.235	2,269	\$180.34	2542	14.7273	\$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	39.9114	\$95,281		COMMERCIAL CORNER- 2	201	0
K -11-10-380-025	979 ECORSE	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	16.8989	\$36,513		COMM EAST SIDE - 210	201	0
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	76.8797	\$283,355		COMM HURON CORR & C	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	13.1996	\$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	11.9556	\$454,087		COMM EAST SIDE - 210	201	0
K -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	40.0618	\$112,633		COMM HURON CORR & C	201	0
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	1.779	40,836	\$73.95	2530	69.1983	\$173,589		COMM TEXTILE RD & SOI	201	0
K -11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	69.1983	\$173,589		COMM EAST SIDE - 210	201	0
K -11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2525	16.5919	\$119,934	K -11-06-479-007	COMM WEST SIDE - 215	201	0
K -11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	16.5919	\$119,934	K -11-06-479-006	COMM WEST SIDE - 215	201	0
K -11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$66,501	\$81,667	1.290	22,320	\$46.90	2530	52.0111	\$49,078		COMM WEST SIDE - 215	201	0
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,864	\$118,204	1.404	3,861	\$42.98	2500	31.6458	\$294,059		COMM TEXTILE RD & SOI	201	0
K -11-36-100-003	7130 RAWSONVILLE	08/23/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$19,716,190	1.947	189,734	\$103.91	2530	85.9724	\$1,609,701		COMM HURON CORR & C	201	0
K -11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	0.833	15,633	\$44.75	2541	25.4261	\$164,119		COMM EAST SIDE - 210	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$639,630	1.310	3,274	\$19.94	2500	22.2440	\$51,978	K -11-14-487-019, K -11-14-487-018, K -11-14-487-	COMM EAST SIDE - 210	201	0
K -11-14-487-017	1990 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$98,022	\$74,816	1.310	3,274	\$19.94	2500	43.2294	\$77,580		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	23.9993	\$409,266		COMM WEST SIDE - 215	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	33.8892	\$75,504		COMM WEST SIDE - 210	201	0
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,955	\$88,156	0.748	1,440	\$45.82	2500	58.2778	\$110,047		COMMERCIAL CORNER- 2	201	0
K -11-15-105-003	1100 SHARE	05/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500						
Totals:			\$48,080,504			\$48,080,504	\$16,243,900		\$41,382,897		\$40,576,018	\$26,538,740			\$82.62		44.1544					
							Sale Ratio =>	33.78				E.C.F. =>	1.529		Std. Deviation=>	0.396739213						
							Std. Dev. =>	17.68				Mean E.C.F. =>	1.087		Ave. Variance=>	32.6901		Coefficient of Var=>	30.06283066			

ASSESSOR DETERMINED ECF 2023 1.203

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 1.203. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.087 with a Standard Deviation of 0.3967. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .6903 and 1.483. An ECF of 1.203 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 0.997
Calculated ECF Range .504 - 1.947
ECF Range: +/- 1 Standard Deviation .690 - 1.484
Previous Year ECF 1.253

REMOVED	REMOVED																					
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	26.5623	\$34,921		COMM EAST SIDE - 210	201	0
K -11-11-331-009	1425 ECORSE	10/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,400	59.60	\$270,879	\$76,066	\$73,934	\$155,477	0.476	3,430	\$11.56	2500	#REF!	\$68,520		COMM EAST SIDE - 210	201	0
K -11-06-449-010	2220 WASHTENAW	02/02/22	\$724,166	WD	03-ARM'S LENGTH	\$724,166	\$397,000	54.82	\$1,028,986	\$432,376	\$291,790	\$441,933	0.660	2,269	\$128.60	2542	#REF!	\$391,051		COMMERCIAL CORNER- 2	201	0
K -11-06-304-002	2655 WASHTENAW	06/21/22	\$508,200	WD	19-MULTI PARCEL ARM'S LENGTH	\$508,200	\$420,900	82.82	\$987,476	\$591,456	(\$83,256)	\$293,348	(0.284)	2,154	(\$38.65)	2542	28.3813	\$547,663	K -11-06-304-005, K -11-06-304-006, K -11-06-304-	COMM WEST SIDE - 215	201	0
K -11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,886	\$73,239	\$226,761	\$161,586	2.022	3,888	\$84.04	2530	202.221					

NBD: 2525 COMMERCIAL WEST SIDE																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. 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 -11-10-125-014	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	18.8651	\$260,725		COMM EAST SIDE - 210	201	0
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	7.5539	\$86,949		COMM EAST SIDE - 210	201	0
K -11-06-303-003	2789 WASHTEANAW	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	23.6401	\$291,463	K -11-06-303-004	COMM WEST SIDE- 215	201	0
K -11-06-303-004	2751 WASHTEANAW	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	23.6401	\$291,463	K -11-06-303-003	COMM WEST SIDE- 215	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	30.6769	\$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	30.6769	\$40,712	K -11-02-374-021	COMM EAST SIDE - 210	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	10.3654	\$31,051	K -11-10-108-010	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	\$601,850	0.992	15,495	\$38.53	2525	31.2047	\$1,034,326		COMM GOLF COURSE & I	201	0
K -11-06-449-010	2220 WASHTEANAW	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	6.9928	\$389,728		COMMERCIAL CORNER-2	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	35.1597	\$59,166		COMM WEST SIDE- 215	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	18.2514	\$95,281		COMMERCIAL CORNER-2	201	0
K -11-10-380-025	979 ECORSE	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	38.5589	\$36,513		COMM EAST SIDE - 210	201	0
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	15,156	\$334.02	2524	55.2196	\$283,355		COMM HURON CORR & C	201	0
K -11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$93,700	37.28	\$255,459	\$51,960	\$198,040	\$162,409	1.219	5,120	\$38.68	2500	8.4604	\$50,305		COMM EAST SIDE - 210	201	0
K -11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	WD	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	79,040	\$53.76	2500	9.7045	\$454,087		COMM EAST SIDE - 210	201	0
K -11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	47.5383	\$173,589		COMM WEST SIDE- 215	201	0
K -11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,452,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	38.2519	\$119,934	K -11-06-479-007	COMM WEST SIDE- 215	201	0
K -11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,452,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	38.2519	\$119,934	K -11-06-479-006	COMM WEST SIDE- 215	201	0
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$46.90	2530	1.4222	\$191,204		COMM WEST SIDE - 210	201	0
K -11-36-100-003	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	9.9857	\$294,059		COMM TEXTILE RD & SOI	201	0
K -11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,150	\$10,125,844	1.947	189,734	\$103.91	2530	64.3124	\$1,609,701		COMM HURON CORR & C	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	47.0862	\$164,119		COMM EAST SIDE - 210	201	0
K -11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	71.8221	\$73,239		COMM EAST SIDE - 210	201	0
K -11-14-487-017	1990 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$98,022	\$74,836	1.310	3,274	\$29.94	2500	0.5839	\$51,978	K -11-14-487-019, K -11-14-487-018, K -11-14-487-	COMM EAST SIDE - 210	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$837,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	2.3393	\$409,266		COMM WEST SIDE- 215	201	0
Totals:			\$48,778,504			\$48,778,504	\$16,299,500		\$41,032,274		\$41,161,250	\$26,133,244			\$88.65		27.1061					
							Sale Ratio ==>		33.42				E.C.F. ==>				Std. Deviation==>	0.33923066				
							Std. Dev. ==>		14.90				Mean E.C.F. ==>		1.304		Ave. Variance==>	26.8202	Coefficient of Var==>		20.56775017	

ASSESSOR DETERMINED ECF 2023

1.312

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 1.312. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.304 with a Standard Deviation of 0.3392. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .9648 and 1.643. An ECF of 1.312 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

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

1.290

.833 - 2.022

.965 - 1.643

1.352

REMOVED	REMOVED																					
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	62.0693	\$597,274		RAWSONVILLE RD- 211	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	\$7,695	\$88,005	0.656	1,373	\$42.02	2500	26.2811	\$11,383		COMM EAST SIDE - 210	201	45
K -11-03-200-010	528 E CLARK	11/10/23	\$1,380,000	WD	03-ARM'S LENGTH	\$1,380,000	\$286,500	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 -11-11-331-009	1425 ECORSE	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	41.4585	\$63,570		COMM EAST SIDE - 210	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	139.6599	\$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	17.2693	\$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	109.7539	\$102,448		COMM EAST SIDE - 210	201	0
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	4.6175	\$110,207	K -11-10-107-003, K -11-10-107-004, K -11-10-107-	COMM EAST SIDE - 210	201	0
K -11-06-350-021	2985 WASHTEANAW	03/22/23	\$9,796,888	PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237									

NBD: 2527 COMMERCIAL RETAIL FUEL																						
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 -11-10-125-014	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	17.1160	\$260,725	COMM EAST SIDE - 210	201	0	
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	9.3030	\$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	25.3892	\$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	25.3892	\$291,463	K -11-06-303-003	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	28.9278	\$40,712	K -11-02-374-022	201	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	28.9278	\$40,712	K -11-02-374-021	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	12.1145	\$31,051	K -11-10-108-010	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	29.4556	\$1,034,326	COMM GOLF COURSE & I	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	5.1837	\$389,728	COMMERCIAL CORNER-2	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	33.4107	\$59,166	COMM WEST SIDE - 215	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	20.0005	\$95,281	COMMERCIAL CORNER-2	201	0	
K -11-10-380-025	979 ECORSE	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	36.8099	\$36,513	COMM EAST SIDE - 210	201	0	
K -11-06-350-021	2985 WASHTENAW	03/22/23	\$9,796,888	PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$284.93	2525	195.0094	\$874,920	COMM WEST SIDE - 215	201	0	
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	56.9687	\$283,355	COMM HURON CORR & C	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	6.7114	\$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	7.9854	\$454,087	COMM EAST SIDE - 210	201	0	
K -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	59.9728	\$112,633	COMM HURON CORR & C	201	0	
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	61.8331	\$149,725	COMM TEXTILE RD & SOI	201	0	
K -11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	35.10	\$2,438,585	\$206,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	49.2874	\$173,589	COMM EAST SIDE - 210	201	0	
K -11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2525	36.5029	\$119,934	K -11-06-479-007	201	0	
K -11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	36.5029	\$119,934	K -11-06-479-006	201	0	
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,761,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$46.90	2530	0.3269	\$191,204	COMM WEST SIDE - 215	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	11.7348	\$294,059	COMM TEXTILE RD & SOI	201	0	
K -11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	1.947	189,734	\$103.91	2530	66.0615	\$1,609,701	COMM HURON CORR & C	201	0	
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	45.3371	\$164,119	COMM EAST SIDE - 210	201	0	
K -11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	73.5712	\$73,239	COMM EAST SIDE - 210	201	0	
K -11-14-487-017	1990 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$98,022	\$74,836	1.310	3,274	\$29.94	2500	2.3330	\$51,978	K -11-14-487-019, K -11-14-487-018, K -11-14-487-	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	63.1404	\$77,580	COMM EAST SIDE - 210	201	0	
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	4.0884	\$409,266	COMM WEST SIDE - 215	201	0	
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	53.8002	\$75,504	COMM EAST SIDE - 210	201	0	
Totals:			\$59,566,392			\$59,566,392	\$18,666,700		\$47,257,314		\$50,978,719	\$29,614,478	1.701		\$98.28		0.525303611					
								Sale Ratio =>	31.34				E.C.F. =>	1.701		Std. Deviation=>						
								Std. Dev. =>	14.81				Mean E.C.F. =>	1.287		Ave. Variance=>	36.7718	Coefficient of Var=>	28.58282595			

ASSESSOR DETERMINED ECF 2023 1.330

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 1.33. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.287 with a Standard Deviation of 0.5253. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .8047 and 1.855. An ECF of 1.33 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.227
Calculated ECF Range .655 - 3.237
ECF Range: +/- 1 Standard Deviation .762 - 1.812
Previous Year ECF 1.360

REMOVED	REMOVED	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	128.1210	\$110,207	K -11-10-107-003, K -11-10-107-004, K -11-10-107-	COMM EAST SIDE - 210	201	0
K -11-10-107-002	1332 E MICHIGAN	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	155.9968	\$602,488	RAWSONVILLE RD- 211	201	0	
K -11-24-100-002	2111 RAWSONVILLE	12/15/22	\$50,000	WD	22-OUTLIER	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	160.1579	\$42,605	K -11-02-455-007	COMM EAST SIDE - 210	201	45
K -11-02-434-001	2144 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,600	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	#REF!	\$49,078	COMM EAST SIDE - 210	201	0	
K -11-10-107-001	1346 E MICHIGAN	11/30/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938													

NBD: 2528 COMMERCIAL SHOPPING CENTER

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 -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,994,486	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	3.0812	\$260,725		COMM EAST SIDE - 210	201	0
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	29.5001	\$86,949		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	42.8938	\$11,383		COMM EAST SIDE - 210	201	45
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	45.5864	\$291,463	K -11-06-303-004	COMM WEST SIDE- 215	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	45.5864	\$291,463	K -11-06-303-003	COMM WEST SIDE- 215	201	0
K -11-11-331-009	1425 ECORSE	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	58.0712	\$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	8.7306	\$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	8.7306	\$40,712	K -11-02-374-021	COMM EAST SIDE - 210	201	0
K -11-10-108-001	1395 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	32.3117	\$31,051	K -11-10-108-010	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	9.2585	\$1,034,326		COMM GOLF COURSE & 1	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	2,769	\$180.34	2542	15.0134	\$389,728		COMMERCIAL CORNER-2	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	13.2135	\$59,166		COMM WEST SIDE- 215	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	40.1976	\$95,281		COMMERCIAL CORNER-2	201	0
K -11-10-380-025	979 ECORSE	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	16.6127	\$36,513		COMMERCIAL CORNER-2	201	0
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	77.1659	\$283,355		COMM EAST SIDE - 210	201	0
K -11-13-333-008	1565 BEVERLY	02/10/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$93,700	37.28	\$255,459	\$51,960	\$198,040	\$167,409	1.219	5,120	\$38.68	2500	13.4858	\$454,087		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	12.2418	\$112,633		COMM HURON CORR & C	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	39.7756	\$112,725		COMM TEXTILE RD & 50K	201	0
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	41.6258	\$149,725		COMM EAST SIDE - 210	201	0
K -11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	69.4645	\$173,589		COMM EAST SIDE - 210	201	0
K -11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$662,368	0.921	13,311	\$66.62	2541	16.3057	\$119,934	K -11-06-479-007	COMM WEST SIDE- 215	201	0
K -11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$662,368	0.921	13,311	\$66.62	2541	16.3057	\$119,934	K -11-06-479-006	COMM WEST SIDE- 215	201	0
K -11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	51.7249	\$49,078		COMM EAST SIDE - 210	201	0
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,048,864	\$811,667	1.250	22,320	\$46.90	2530	20.5241	\$191,204		COMM WEST SIDE- 215	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	31.9370	\$294,059		COMM TEXTILE RD & 50K	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	25.1400	\$164,119		COMM EAST SIDE - 210	201	0
K -11-14-487-017	1990 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$98,022	\$74,836	1.310	3,274	\$29.94	2500	22.5302	\$51,978	K -11-14-487-019, K -11-14-487-018, K -11-14-487-	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	42.9433	\$77,580		COMM EAST SIDE - 210	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	24.2855	\$409,266		COMM WEST SIDE- 215	201	0
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	33.6030	\$75,504		COMM EAST SIDE - 210	201	0
K -11-15-105-003	1100 SHARE	05/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500	57.9916	\$110,047		COMMERCIAL CORNER-2	201	0
Totals:			\$28,415,504			\$28,415,504	\$10,909,400		\$28,045,513	\$116,641	\$21,944,208	\$17,168,382			\$84.43		19.3646					
							Sale, Ratio =>	38.39			E.C.F. =>	1.278			Std. Deviation=>	0.369527716						
							Std. Dev. =>	16.82			Mean E.C.F. =>	1.085			Ave. Variance=>	31.1566			Coefficient of Var=>	28.72817829		

ASSESSOR DETERMINED ECF 2023

1.213

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 1.213. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.085 with a Standard Deviation of 0.3695. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .844 and 1.582. An ECF of 1.213 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

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

0.997
.504 - 1.779
.7155 - 1.4545
1.253

REMOVED	REMOVED																					
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	126.3657	\$110,207	K -11-10-107-003, K -11-10-107-004, K -11-10-107-	COMM EAST SIDE - 210	201	0
K -11-06-350-021	2985 WASHTENAW	03/22/23	\$9,796,888	PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$294.93	2525	352.0408	\$874,920		COMM WEST SIDE- 215	201	0
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	155.9968	\$602,488		RAWSONVILLE RD- 211	201	0
K -11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	WD	22-OUTLIER	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	9.9573	\$42,				

NBD: 2530 COMMERCIAL APARTMENTS

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 -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$985,300	54.91	\$1,984,466	\$305,253	\$1,454,747	\$1,340,170	1.115	21,307	\$70.15	2500	26.1169	\$269,725		COMM EAST SIDE- 210	201	0
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	1.360	2,542	\$52.12	2500	0.3020	\$66,949		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	16.3883	\$291,463	K -11-06-303-004	COMM WEST SIDE- 215	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	16.3883	\$291,463	K -11-06-303-003	COMM WEST SIDE- 215	201	0
K -11-03-200-010	528 E CLARK	11/10/23	\$1,380,000	WD	03-ARM'S LENGTH	\$1,380,000	\$266,500	20.76	\$592,853	\$297,307	\$1,082,693	\$217,313	4.982	2,400	\$451.12	2527	360.5666	\$261,865		COMMERCIAL CORNER- 2	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	37.9288	\$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	37.9288	\$40,712	K -11-02-374-021	COMM EAST SIDE - 210	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	\$273,939	\$36,446	\$273,554	\$194,334	1.408	4,598	\$59.49	2542	3.1135	\$31,051	K -11-10-108-010	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	\$110,056	\$1,089,914	\$521,619	2.089	12,630	\$66.30	2530	71.2973	\$102,448		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	38.4566	\$1,034,326		COMM GOLF COURSE & I	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	14.1847	\$389,738		COMMERCIAL CORNER- 2	201	0
K -11-06-379-015	2540 PACKARD	04/13/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$134,900	64.05	\$248,937	\$66,450	\$138,550	\$134,976	0.952	1,845	\$69.67	2525	42.4116	\$59,166		COMM WEST SIDE- 215	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	10.9995	\$95,281		COMMERCIAL CORNER- 2	201	0
K -11-10-380-025	979 ECORSE	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	45.8108	\$36,513		COMM EAST SIDE - 210	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	15.7123	\$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	\$3,976,640	\$3,253,366	1.207	73,040	\$53.76	2500	16.9564	\$454,087		COMM EAST SIDE - 210	201	0
K -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	68.9738	\$112,633		COMM HURON CORR & C	201	0
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	70.8240	\$149,725		COMM TEXTILE RD & SOL	201	0
K -11-03-484-001	405 N HARRIS	12/23/22	\$3,325,000	PTA	03-ARM'S LENGTH	\$3,325,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	40.2864	\$173,589		COMM EAST SIDE - 210	201	0
K -11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$632,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2525	45.5038	\$119,934	K -11-06-479-007	COMM WEST SIDE- 215	201	0
K -11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$632,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	45.5038	\$119,934	K -11-06-479-006	COMM WEST SIDE- 215	201	0
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$46.90	2530	8.6741	\$191,204		COMM WEST SIDE- 215	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	2.7338	\$294,059		COMM TEXTILE RD & SOL	201	0
K -11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	1.947	189,734	\$103.91	2530	57.0605	\$1,609,701		COMM HURON CORR & C	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	54.3381	\$164,119		COMM EAST SIDE - 210	201	0
K -11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	64.5702	\$73,239		COMM EAST SIDE - 210	201	0
K -11-14-487-017	1990 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$98,022	\$74,836	1.310	3,274	\$29.94	2500	6.6680	\$51,978	K -11-14-487-019, K -11-14-487-018, K -11-14-487-	COMM EAST SIDE - 210	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.03	\$438,555	\$411,445	\$309,967	\$11,445	1.327	4,032	\$102.04	2525	4.9126	\$409,266		COMM WEST SIDE- 215	201	0
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$69,015	\$65,985	\$85,156	0.748	1,440	\$45.82	2500	62.8012	\$75,504		COMM EAST SIDE - 210	201	0
Totals:			\$46,555,000			\$46,555,000	\$17,130,400		\$40,293,319		\$38,565,803	\$24,583,841			\$97.78		19.2235					
							Sale, Ratio => Std. Dev. =>		36.80 12.66				E.C.F. => Mean E.C.F. =>	1.569 1.377		Std. Deviation=> Ave. Variance=>	0.791565874 44.3935		Coefficient of Var=>	32.25077544		

ASSESSOR DETERMINED ECF 2023

1.417

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 1.417. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.377 with a Standard Deviation of 0.7915. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .5819 and 2.17. An ECF of 1.417 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

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

1.248
.668 - 4.982
.5854 - 2.169
1.417

REMOVED	REMOVED																					
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	126.3657	\$110,207	K -11-10-107-003, K -11-10-107-004, K -11-10-107-	COMM EAST SIDE - 210	201	0
K -11-06-350-021	2985 WASHTENAW	03/22/23	\$9,796,888	PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$294.93	2525	283.5065	\$874,920		COMM WEST SIDE- 215	201	0
K -11-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504	WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	185.6188	\$283,355		COMM HURON CORR & C	201	0
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	15.2629	\$602,488		RAWSONVILLE RD- 211	201	0
K -11-02-434-001	2144 E MICHIGAN	12/15/22	\$500,000	WD	22-OUTLIER	\$500,000	\$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
K -11-10-107-001	1345 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$66,501	\$152,484	0.567	1,436	\$60.24							

NBD: 2540 COMMERCIAL MOBILE HOME PARK																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
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	\$1,994,486	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	28.8508	\$260,725		COMM EAST SIDE - 210	201	0
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	56.7585	\$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	29.2656	\$291,463	K -11-06-303-004	COMM WEST SIDE - 215	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	29.2656	\$291,463	K -11-06-303-003	COMM WEST SIDE - 215	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	25.0514	\$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	25.0514	\$40,712	K -11-02-374-021	COMM EAST SIDE - 210	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	\$293,930	\$36,446	\$273,554	\$194,334	1.408	4,598	\$59.49	2542	15.9909	\$31,051	K -11-10-108-010	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	84.1746	\$102,448		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	\$1,092,988	\$597,012	\$601,860	0.992	15,495	\$38.53	2525	25.5792	\$1,034,326		COMM GOLF COURSE & I	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	2,769	\$180.34	2542	1.3073	\$389,728		COMMERCIAL CORNER - 2	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	29.5343	\$59,166		COMM WEST SIDE - 215	201	0
K -11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,600	46.96	\$468,164	\$125,911	\$251,657	\$147,147	1.487	1,462	\$255.87	2527	23.8769	\$95,281		COMMERCIAL CORNER - 2	201	0
K -11-10-380-025	979 ECORSE	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	32.9335	\$36,513		COMM EAST SIDE - 210	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	2.8350	\$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	\$3,926,040	\$3,253,366	1.207	73,040	\$53.76	2500	4.0790	\$454,087		COMM EAST SIDE - 210	201	0
K -11-21-300-034	2718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	44.27	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	56.0964	\$112,633		COMM HURON CORR & C	201	0
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,600	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	57.9467	\$149,725		COMM TEXTILE RD & SOL	201	0
K -11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	53.1638	\$173,589		COMM EAST SIDE - 210	201	0
K -11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$866,796	\$962,368	0.921	13,311	\$66.62	2525	32.6264	\$119,934	K -11-06-479-007	COMM WEST SIDE - 215	201	0
K -11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$866,796	\$962,368	0.921	13,311	\$66.62	2541	32.6264	\$119,934	K -11-06-479-006	COMM WEST SIDE - 215	201	0
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$46.90	2530	4.2033	\$191,204		COMM WEST SIDE - 215	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	15.6112	\$294,059		COMM TEXTILE RD & SOL	201	0
K -11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	1.947	189,734	\$103.91	2530	69.9379	\$1,609,701		COMM HURON CORR & C	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$369,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	41.4607	\$164,119		COMM EAST SIDE - 210	201	0
K -11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$265,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	77.4476	\$73,239		COMM EAST SIDE - 210	201	0
K -11-14-487-017	1990 MCCARTINEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$154,747	\$58,700	\$98,022	\$74,836	1.310	3,274	\$29.94	2500	6.2094	\$51,978	K -11-14-487-019, K -11-14-487-018, K -11-14-487-	COMM WEST SIDE - 215	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	7.9648	\$409,266		COMM WEST SIDE - 215	201	0
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	49.9238	\$75,504		COMM EAST SIDE - 210	201	0
Totals:			\$45,175,000			\$45,175,000	\$16,843,900		\$39,700,466		\$37,483,110	\$24,366,528			\$85.16		29.0566					
								Sale, Ratio =>	37.29				E.C.F. =>	1.538			Std. Deviation=>	0.388682421				
								Std. Dev. =>	11.90				Mean E.C.F. =>	1.248			Ave. Variance=>	32.8490	Coefficient of Var=>	26.32687121		

ASSESSOR DETERMINED ECF 2023 1.417

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 1.417. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.248 with a Standard Deviation of 0.3887. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .8593 and 1.637. An ECF of 1.417 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.248
Calculated ECF Range .668 - 2.089
ECF Range: +/- 1 Standard Deviation .8593 - 1.637
Previous Year ECF 1.417

REMOVED	REMOVED																					
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	126.3657	\$110,207	K -11-10-107-003, K -11-10-107-004, K -11-10-107-	COMM EAST SIDE - 210	201	0
K -11-06-350-021	2985 WASHTENAW	03/22/23	\$9,796,888	PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$294.93	2525	283.5065	\$874,920		COMM WEST SIDE - 215	201	0
K -11-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504	WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	185.6188	\$283,355		COMM HURON CORR & C	201	0
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,600	83.68	\$1,490,149	\$649,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	15.2629	\$602,488		RAWSONVILLE RD- 211	201	0
K -11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	WD	22-OUTLIER	\$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
K -11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,6															

NBD: 2541 COMMERCIAL MEDICAL OFFICE																						
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 -11-10-125-014	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	13.5000	\$260,725		COMM EAST SIDE - 210	201	0
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	12.9190	\$86,949		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	59.4750	\$11,383		COMM EAST SIDE - 210	201	45
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	29.0052	\$291,463	K -11-06-303-004	COMM WEST SIDE - 215	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	29.0052	\$291,463	K -11-06-303-003	COMM WEST SIDE - 215	201	0
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	74.6523	\$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	25.3118	\$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	25.3118	\$40,712	K -11-02-374-021	COMM EAST SIDE - 210	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	15.7305	\$31,051	K -11-10-108-010	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	25.6396	\$1,034,326		COMM GOLF COURSE & 1	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	1.5677	\$389,728		COMMERCIAL CORNER-2	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	29.7947	\$59,166		COMM WEST SIDE - 215	201	0
K -11-10-467-002	1166 E CORSE	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	23.6165	\$95,281		COMMERCIAL CORNER-2	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	33.1939	\$35,513		COMM EAST SIDE - 210	201	0
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	60.5847	\$283,355		COMM HURON CORR & C	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	\$198,400	\$162,409	1.219	5,120	\$38.68	2500	3.0954	\$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	4.3394	\$454,087		COMM EAST SIDE - 210	201	0
K -11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	52.9034	\$173,589		COMM EAST SIDE - 210	201	0
K -11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2525	32.8868	\$119,934	K -11-06-479-007	COMM WEST SIDE - 215	201	0
K -11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	32.8868	\$119,934	K -11-06-479-006	COMM WEST SIDE - 215	201	0
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,664	\$811,667	1.290	22,320	\$46.90	2530	3.9419	\$191,204		COMM WEST SIDE - 215	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	15.3508	\$294,059		COMM TEXTILE RD & 504	201	0
K -11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	1.947	189,734	\$103.91	2530	69.6775	\$1,609,701		COMM HURON CORR & C	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	41.7211	\$164,119		COMM EAST SIDE - 210	201	0
K -11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,826	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	77.1872	\$73,239		COMM EAST SIDE - 210	201	0
K -11-14-487-017	1990 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$98,022	\$74,836	1.310	3,274	\$29.94	2500	5.9490	\$51,978	K -11-14-487-019, K -11-14-487-018, K -11-14-487-	COMM EAST SIDE - 210	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$837,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	7.7044	\$409,266		COMM WEST SIDE - 215	201	0
Totals:			\$48,998,504			\$48,998,504	\$16,496,100		\$41,417,694		\$41,297,785	\$26,377,734			\$84.49			31.5290				
							Sale, Ratio =>	33.67				E.C.F. =>	1.566		Std. Deviation=>	0.379516079						
							Std. Dev. =>	18.77				Mean E.C.F. =>	1.250		Ave. Variance=>	29.8945	Coefficient of Var=>	23.90910919				

ASSESSOR DETERMINED ECF 2023

1.330

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 1.330. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.25 with a Standard Deviation of 0.3795. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .8705 and 1.630. An ECF of 1.330 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

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

1.235
.504 - 2.022
.8705 - 1.6295
1.370

REMOVED	REMOVED																					
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	128.1210	\$110,207	K -11-10-107-003, K -11-10-107-004, K -11-10-107-	COMM EAST SIDE - 210	201	0
K -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	#REF!	\$112,633		COMM HURON CORR & C	201	0
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	66.8270	\$149,725		COMM TEXTILE RD & 504	201	0
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	155.9968	\$602,488		RAWSONVILLE RD - 211	201	0
K -11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	WD	22-OUTLIER	\$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
K -11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,600	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	#REF!	\$49,078		COMM EAST SIDE - 210	201	0
K -11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	#REF!	\$29,258		COMM EAST SIDE - 210	201	0
K -11-06-478-004																						

NBD: 2802 COMMERCIAL HURON CENTER PK, WASHTENAW BUSINESS PARK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
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	10.4065	\$260,725		COMM EAST SIDE - 210	201	0
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	16.0125	\$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	32.0987	\$291,463	K-11-06-303-004	COMM WEST SIDE - 215	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	32.0987	\$291,463	K-11-06-303-003	COMM WEST SIDE - 215	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	22.2183	\$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	22.2183	\$40,712	K-11-02-374-021	COMM EAST SIDE - 210	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	18.8240	\$31,051	K-11-10-108-010	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	22.7461	\$1,024,336		COMM GOLF COURSE & L	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	\$469,189	\$331,417	1.235	2,269	\$180.34	2542	1.5258	\$389,728		COMMERCIAL CORNER - 2	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	26.7012	\$59,166		COMM WEST SIDE - 215	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	26.7100	\$95,281		COMMERCIAL CORNER - 2	201	0
K-11-10-380-025	979 ECORSE	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	30.1004	\$36,513		COMM EAST SIDE - 210	201	0
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	63.6782	\$283,355		COMM HURON CORR & C	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	0.0019	\$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	78,040	\$53.76	2500	1.2459	\$454,087		COMM EAST SIDE - 210	201	0
K-11-21-300-034	5718 WHITTAKER	01/12/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$114,300	55.76	\$296,097	\$113,554	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	53.2633	\$112,633		COMM HURON CORR & C	201	0
K-11-18-360-010	4765 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	55.1136	\$149,725		COMM TEXTILE RD & SO	201	0
K-11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$86,796	\$962,368	0.921	13,311	\$66.62	2525	29.7934	\$119,934	K-11-06-479-007	COMM WEST SIDE - 215	201	0
K-11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$86,796	\$962,368	0.921	13,311	\$66.62	2541	29.7934	\$119,934	K-11-06-479-006	COMM WEST SIDE - 215	201	0
K-11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,240,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$46.90	2530	7.0364	\$191,204		COMM WEST SIDE - 215	201	0
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	\$42.98	2500	18.4443	\$294,059		COMM TEXTILE RD & SO	201	0
K-11-22-100-004	8753 SPINKAKER	08/22/22	\$21,500,000	WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	1.947	189,734	\$103.91	2530	72.7710	\$1,609,701		COMM HURON CORR & C	201	0
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	38.6276	\$164,119		COMM EAST SIDE - 210	201	0
K-11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$235,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	60.2807	\$73,239		COMM EAST SIDE - 210	201	0
K-11-14-487-017	1900 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$93,022	\$74,836	1.310	3,274	\$79.94	2500	9.0425	\$51,978	K-11-14-487-019, K-11-14-487-018, K-11-14-487-	COMM EAST SIDE - 210	201	0
K-11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	10.7978	\$409,266		COMM WEST SIDE - 215	201	0
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	47.0507	\$75,504		COMM EAST SIDE - 210	201	0
Totals:			\$46,213,504			\$46,213,504	\$15,464,500		\$39,534,917		\$38,449,085	\$24,882,263			\$94.75		32.5835					
							Sale Ratio =>	33.46					E.C.F. =>	1.545		Std. Deviation=>	0.363549001					
							Std. Dev. =>	14.39					Mean E.C.F. =>	1.219		Ave. Variance=>	28.8386	Coefficient of Var=>	23.6496715			

ASSESSOR DETERMINED ECF 2023

1.322

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 1.322. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.219 with a Standard Deviation of 0.3635. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .8555 and 1.583. An ECF of 1.322 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

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

1.290
.505 - 3.237
.0 - 3.778
1.342

REMOVED	REMOVED																					
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	128.1210	\$110,207	K-11-10-107-003, K-11-10-107-004, K-11-10-107-	COMM EAST SIDE - 210	201	0
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	37.1407	\$602,488		RAWSONVILLE RD- 211	201	0
K-11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	#REF!	\$173,589		COMM EAST SIDE - 210	201	0
K-11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	WD	22-OUTLIER	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	111.9833	\$42,605	K-11-02-455-007	COMM EAST SIDE - 210	201	45
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$80.24	2542	#REF!	\$49,078		COMM EAST SIDE - 210	201	0
K-11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	#REF!	\$29,258		COMM EAST SIDE - 210	201	0
K-11-06-478-004	2170 PACKARD	11/29/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$308,600	61.84	\$861,277	\$348,954	\$150,046	\$373,686	0.402	2,632	\$57.01	2529	81.7876	\$304,449		COMM WEST SIDE - 215	201	0
K-11-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$68,500	456.67	\$172,203	\$101,421	(\$86,421)	\$56,490	(1.530)	1,639	(\$52.73)	2500						

YPSILANTI TOWNSHIP
ECF STUDY

11/13/2024

NBD: 2851 COMMERCIAL BUILDING ON LEASE LAND

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-11-24-100-002	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	62.4613	\$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	19.3019	\$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	26.6732	\$11,383	COMM EAST SIDE - 210	201	45		
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	61.8071	\$291,463	K-11-06-303-004	COMM WEST SIDE- 215	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	61.8071	\$291,463	K-11-06-303-003	COMM WEST SIDE- 215	201	0	
K-11-11-331-009	1425 ECORSE	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	41.8505	\$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	7.4900	\$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	7.4900	\$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	6.9622	\$1,034,326	COMM GOLF COURSE & LG ACREAGE- 219	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	31.2341	\$389,728	COMMERCIAL CORNER- 209	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	3.0072	\$59,166	COMM WEST SIDE- 215	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	56.4183	\$95,281	COMMERCIAL CORNER- 209	201	0		
K-11-10-380-025	979 ECORSE	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	0.3920	\$36,513	COMM EAST SIDE - 210	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	29.7065	\$50,305	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	26.7226	\$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	13.5270	\$1,344,702	INDUST THROUGH OUT T'	301	0		
K-11-10-180-004	110 S HARRIS	07/20/21	\$75,000	WD	21-NOT USED/OTHER	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	72.4410	\$62,009	COMM EAST SIDE - 210	201	0		
K-11-01-340-039	2643 E MICHIGAN	04/29/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$298,600	39.29	\$931,014	\$97,039	\$662,961	\$665,583	0.996	22,974	\$28.86	2500	7.3738	\$93,732	COMM EAST SIDE - 210	201	0		
K-11-13-333-013	1620 BEVERLY	08/21/20	\$300,000	QC	21-NOT USED/OTHER	\$300,000	\$111,700	37.23	\$227,467	\$42,736	\$257,264	\$271,663	0.947	7,360	\$34.95	3700	2.4673	\$41,461	INDUST THROUGH OUT T'	301	0		
K-11-36-400-011	7790 RAWSONVILLE	06/18/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$248,600	62.15	\$414,339	\$142,432	\$257,568	\$256,350	1.005	13,031	\$19.77	2500	8.2430	1 STORY	\$142,432	K-11-36-400-010	COMM TEXTILE RD & SOU	201	45
K-11-01-340-040	2625 E MICHIGAN	06/09/20	\$1,000,000	WD	21-NOT USED/OTHER	\$1,000,000	\$562,100	56.21	\$1,884,594	\$375,864	\$624,136	\$1,204,094	0.518	25,577	\$24.40	2500	40.3978	\$355,000	COMM EAST SIDE - 210	201	0		
K-11-17-363-026	435 JOE HALL	06/04/20	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$294,700	33.68	\$1,081,276	\$148,138	\$726,862	\$665,102	1.093	9,941	\$73.12	2802	17.0535	\$148,138	COMM HURON CORR & O	201	0		
K-11-10-380-015	835 ECORSE	02/21/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,100	45.88	\$433,326	\$91,026	\$148,974	\$273,184	0.545	7,411	\$20.10	2500	37.6999	\$77,637	COMM EAST SIDE - 210	201	0		
K-11-17-361-005	770 JAMES L HART	01/07/20	\$2,000,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,644,998	\$0	0.00	\$1,997,952	\$1,039,095	\$605,903	\$904,582	0.670	25,970	\$23.33	2802	25.2507	\$751,323	K-11-17-361-021	COMM HURON CORR & O	201	0	
Totals:			\$24,741,000			\$24,385,998	\$9,460,100		\$23,506,094		\$17,207,151	\$17,365,490			\$59.59		6.8559						
								Sale. Ratio =>	38.79				E.C.F. =>	0.991		Std. Deviation=>	0.360210897						
								Std. Dev. =>	22.27				Mean E.C.F. =>	0.922		Ave. Variance=>	27.8241	Coefficient of Var=>	30.16740751				

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 .925. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of .922 with a Standard Deviation of 0.3602. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .5618 and 1.282. An ECF of .925 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 0.994
Calculated ECF Range .298 - 1.487
ECF Range: +/- 1 Standard Deviation .5618 - 1.282
Previous Year ECF 0.955

ASSESSOR DETERMINED ECF 2023

0.925

Removed																							
K-11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	#REF!		\$454,087	COMM EAST SIDE - 210	201	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	92.0243	\$18,603	K-11-14-487-018, K-11-14-487-019, K-11-	COMM EAST SIDE - 210	201	0	
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,637,207	\$1,498,484	\$9,001,516	\$7,556,946	1.191	172,663	\$52.13	3700	18.6405	\$1,349,258	INDUST THROUGH OUT T'	301	0		
K-11-01-310-002	2839 E MICHIGAN	12/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08	\$139,626	\$62,984	\$62,016	\$61,167	1.014	1,425	\$43.52	2500	0.9130	\$61,920	COMM EAST SIDE - 210	201	0		
K-11-25-400-014	6630 RAWSONVILLE	10/15/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$601,403	\$330,771	\$269,229	\$203,144	1.325	5,710	\$47.15	2500	33.4431	1 3/4 STORY	\$330,771	COMM TEXTILE RD & SOU	201	36	
K-11-01-340-040	2625 E MICHIGAN	01/13/21	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$562,100	31.67	\$1,884,594	\$375,864	\$1,399,136	\$1,204,094	1.162	25,577	\$54.70	2500	116.1982	\$355,000	COMM EAST SIDE - 210	201	0		
K-11-24-400-004	10885 TEXTILE	12/14/20	\$5,500,000	WD	03-ARM'S LENGTH	\$5,500,000	\$1,797,800	32.69	\$5,915,471	\$848,545	\$4,651,455	\$4,043,836	1.150	135,369	\$34.36	2500	115.0258	\$789,042	COMM TEXTILE RD & SOU	201	0		
K-11-02-400-003	2085 E MICHIGAN	11/02/20	\$16,511,270	WD	21-NOT USED/OTHER	\$16,511,270	\$3,241,500	19.63	\$7,264,449	\$1,478,618	\$15,032,652	\$8,385,262	1.793	233,451	\$64.39	3701	58.5800	\$851,137	K-11-13-382-004	COMM EAST SIDE - 210	201	0	
K-11-13-330-006	2574 STATE	10/08/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$184,300	61.43	\$348,738	\$279,582	\$20,418	\$69,156	0.295	0	\$0.00	2500	22.3099	\$274,302	COMM EAST SIDE - 210	201	0		
K-11-10-280-014	850 MINION	10/02/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$77,200	23.75	\$221,071	\$80,184	\$244,816	\$112,440	2.177	4,896	\$50.00	2500	116.3425	\$80,184	COMM EAST SIDE - 210	201	0		
K-11-06-325-034	3090 WASHTENAW	09/22/20	\$850,000	CD	03-ARM'S LENGTH	\$850,000	\$0																

AGRICULTURAL ECF USED IN COMMERCIAL TABLES WITH AG BUILDINGS																								
NBD: 2500 & 2525																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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 -11-19-400-026	5610 ELLIS	01/16/23	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$246,700	41.45	\$585,272	\$191,970	\$403,030	\$316,465	1.274	2,480	\$162.51	4430A	25.09	1 3/4 STORY	\$191,970		RES YP SCHLS ACERAGE -	401	45	
K -11-28-100-054	6109 WHITTAKER	01/04/23	\$584,500	WD	24-PARTIAL ASSESSMENT	\$584,500	\$76,800	13.14	\$539,100	\$71,966	\$512,514	\$467,114	1.097	2,622	\$195.47	6600	7.46	2 STORY	\$71,966		RES LIN SCHLS W ACERAC	401	97	
K -11-32-200-047	7279 STONY CREEK	12/19/22	\$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	17.37	BILEVEL	\$74,672		RES LIN SCHLS W ACERAC	401	54	
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	15.54	1 STORY	\$64,750		RES LIN SCHLS W ACERAC	401	69	
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	15.54	1 STORY	\$64,750		RES LIN SCHLS W ACERAC	401	69	
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	29.97	1 STORY	\$79,828		RES LIN SCHLS W ACERAC	401	67	
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	52.32	1 STORY	\$75,784		RES LIN SCHLS W ACERAC	401	45	
K -11-29-200-025	6189 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	61.21	1 STORY	\$145,337	K -11-29-200-024	RES YP SCHLS ACERAGE -	401	78	
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	1,868	\$161.07	6600	32.62	1 STORY	\$45,123		RES LIN SCHLS W ACERAC	401	71	
K -11-32-200-035	7298 STONY CREEK	03/22/22	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$139,900	40.43	\$391,372	\$70,246	\$275,754	\$232,700	1.185	1,868	\$147.62	6600	16.24	1 STORY	\$70,246		RES LIN SCHLS W ACERAC	401	67	
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	\$116,881	0.613	1,610	\$44.47	4430A	41.00	BILEVEL	\$53,400		RES YP SCHLS ACERAGE -	401	45	
K -11-30-300-014	5283 MERRITT	11/10/21	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$113,600	56.80	\$224,829	\$81,760	\$118,240	\$107,571	1.099	1,146	\$103.18	4430A	7.66	1 STORY	\$81,760		RES YP SCHLS ACERAGE -	401	45	
K -11-40-352-005	2097 S CONGRESS	10/25/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$63,300	63.30	\$153,155	\$24,797	\$75,203	\$96,510	0.779	1,432	\$52.52	4430A	24.34	1 STORY	\$24,797		RES YP SCHLS SEC 8, 39 &	401	45	
K -11-28-200-024	6424 WHITTAKER	10/12/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$177,100	47.86	\$455,528	\$46,326	\$323,674	\$292,287	1.107	1,916	\$168.93	6600	8.48	1 STORY	\$46,326		RES LIN SCHLS W ACERAC	401	73	
K -11-35-100-025	9735 MARTZ	09/03/21	\$90,000	WD	23-PART OF REF	\$90,000	\$0	0.00	\$157,329	\$59,340	\$30,660	\$69,081	0.344	1,723	\$17.79	6605A	67.84	1 STORY	\$59,340	K -11-35-100-024	RES LIN SCHLS E ACERAGI	401	98	
K -11-30-100-021	5764 TEXTILE	08/31/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$193,900	52.41	\$386,772	\$195,840	\$174,160	\$147,267	1.183	1,789	\$97.35	4430A	16.00	1 STORY	\$195,840		RES YP SCHLS ACERAGE -	401	45	
K -11-32-200-049	6202 SWALLOW	08/31/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$151,800	45.31	\$393,259	\$25,000	\$310,000	\$263,042	1.179	1,742	\$177.95	6600	15.59	1 STORY	\$25,000		RES LIN SCHLS W ACERAC	401	75	
K -11-28-300-033	7175 MERRITT	08/02/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,500	52.50	\$193,100	\$36,495	\$143,505	\$131,661	1.283	1,761	\$81.49	6600	26.03	1 STORY	\$36,495		RES LIN SCHLS W ACERAC	401	45	
K -11-35-300-058	9140 MARTZ	06/15/21	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$155,800	46.51	\$372,962	\$45,513	\$289,487	\$272,874	1.061	2,360	\$122.66	6605A	3.83	2 STORY	\$45,513		RES LIN SCHLS E ACERAGI	401	80	
K -11-35-100-014	9535 MARTZ	06/06/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,000	45.60	\$300,721	\$17,100	\$232,900	\$218,170	1.068	2,085	\$111.70	6605A	4.49	1 STORY	\$17,100		RES LIN SCHLS E ACERAGI	401	69	
K -11-36-300-061	7979 BUNTON	03/05/21	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$144,800	43.75	\$371,502	\$31,850	\$299,150	\$283,043	1.057	2,491	\$120.09	6605A	3.43	2 STORY	\$31,850		RES LIN SCHLS E ACERAGI	401	80	
K -11-30-100-021	5764 TEXTILE	02/16/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$186,600	51.12	\$386,772	\$195,840	\$169,160	\$147,267	1.149	1,789	\$94.56	4430A	12.61	1 STORY	\$195,840		RES YP SCHLS ACERAGE -	401	45	
K -11-34-100-019	8857 MARTZ	12/07/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$130,500	47.45	\$287,708	\$45,750	\$229,250	\$201,632	1.137	1,948	\$117.68	6600	11.44	1 STORY	\$45,750		RES LIN SCHLS W ACERAC	401	67	
K -11-32-200-056	6380 MERRITT	09/21/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$252,100	53.64	\$519,408	\$48,150	\$421,850	\$471,258	0.895	2,010	\$209.88	6600	12.75	1 STORY	\$48,150		RES LIN SCHLS W ACERAC	401	96	
K -11-30-100-032	5658 BON TERRE	07/09/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$163,400	53.57	\$371,860	\$68,400	\$236,600	\$216,757	1.092	1,683	\$140.58	4430A	6.89	1 STORY	\$68,400		RES YP SCHLS ACERAGE -	401	74	
K -11-35-300-051	9441 BEMIS	01/23/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,900	53.45	\$241,046	\$53,497	\$146,503	\$171,434	0.855	2,079	\$70.47	6605A	16.80	1 STORY	\$53,497		RES LIN SCHLS E ACERAGI	401	73	
Totals:			\$8,197,500			\$8,197,500	\$4,033,800		\$9,813,618		\$6,283,996	\$6,219,938			\$118.59		1.2309							
								Sale. Ratio =>	49.21				E.C.F. =>	1.010		Std. Deviation=>	0.277							
								Std. Dev. =>	19.71				Mean E.C.F. =>	1.023		Ave. Variance=>	21.2510		Coefficient of Var=>					

ASSESSOR DETERMINED ECF 2023

1.022

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 1.022. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.023 with a Standard Deviation of 0.277. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .7460 and 1.30. An ECF of 1.022 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.10
Calculated ECF Range .344 - 1.322
ECF Range: +/- 1 Standard Deviation .756 - 1.310
Previous Year ECF 1.03

Removed: 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	
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	
K -11-36-100-032	7186 RAWSONVILLE	03/21/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,900	33.29	\$152,399	\$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	
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	
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	
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	
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	1,89										

2025 Assessment Roll ECF Analysis

RESIDENTIAL ECF USED IN COMMERCIAL TABLES			ALL NBDS: RESIDENTIAL ECF/ TOWN HOMES/ DUPLEXES/ MOBILE HOMES																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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 -11-02-405-005	180 N PASADENA	10/19/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$58,700	58.70	\$143,796	\$56,569	\$43,431	\$72,689	0.597	832	\$52.20	5520A	47.1849	1 STORY	\$56,569	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-01-300-003	2628 E MICHIGAN	09/13/21	\$205,400	PTA	03-ARM'S LENGTH	\$205,400	\$106,100	51.66	\$262,395	\$87,483	\$117,917	\$145,760	0.809	2,268	\$51.99	5520A	30.8832	1 STORY	\$87,483	COMM EAST SIDE - 210		401	45	
K -11-02-407-032	189 OUTER	02/16/23	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$125,000	58.17	\$232,250	\$80,498	\$134,402	\$126,460	1.063	2,064	\$65.12	5520A	20.1385	1 1/2 STORY	\$80,498	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-186-025	1034 CENTENNIAL	05/20/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,700	39.86	\$223,954	\$95,800	\$114,200	\$106,795	1.069	1,567	\$72.88	5520A	21.0867	2 STORY	\$95,800	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-408-007	246 SPENCER	01/04/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$91,500	41.78	\$231,723	\$45,957	\$173,043	\$154,805	1.118	1,938	\$89.29	5520A	17.7309	1 1/2 STORY	\$45,957	RES WR SCHLS SEC 1,2,3,10 - 520		401	65	
K -11-01-310-003	2820 HOLMES	06/16/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$65,800	45.38	\$140,349	\$53,397	\$91,603	\$72,460	1.264	1,040	\$88.08	5520A	8.9775	1 STORY	\$53,397	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-407-031	245 OUTER	11/09/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$49,700	36.01	\$132,266	\$46,476	\$91,524	\$71,492	1.280	866	\$105.69	5520A	13.9636	1 STORY	\$46,476	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-407-012	214 EMERSON	01/20/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$106,200	43.35	\$232,918	\$80,498	\$164,502	\$127,017	1.295	1,541	\$106.75	5520A	13.4429	1 STORY	\$80,498	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-407-009	230 EMERSON	02/01/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$41,300	34.85	\$110,310	\$46,476	\$72,024	\$53,195	1.354	600	\$120.04	5520A	13.2889	1 STORY	\$46,476	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-407-025	221 OUTER	07/09/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$49,500	34.14	\$129,745	\$46,476	\$98,524	\$69,391	1.420	1,349	\$73.03	5520A	12.6976	1 3/4 STORY	\$46,476	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-408-002	2186 HOLMES	05/31/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,000	34.40	\$111,319	\$39,800	\$85,200	\$59,599	1.430	803	\$106.10	5520A	142.9550	1 STORY	\$39,800	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-407-026	225 OUTER	07/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,800	34.06	\$134,063	\$46,476	\$108,524	\$72,989	1.487	1,105	\$98.21	5520A	32.0467	1 1/4 STORY	\$46,476	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
K -11-02-407-017	105 OUTER	09/16/22	\$151,000	PTA	03-ARM'S LENGTH	\$151,000	\$49,400	32.72	\$127,104	\$44,423	\$106,577	\$68,901	1.547	754	\$141.35	5520A	33.6590	1 STORY	\$44,423	RES WR SCHLS SEC 1,2,3,10 - 520		401	45	
Totals:			\$2,171,800			\$2,171,800	\$922,700		\$2,212,192		\$1,401,471	\$1,201,552			\$90.06		4.384							
							Sale. Ratio =>	42.49					E.C.F. =>	1.166	Std. Deviation=>		0.274							
							Std. Dev. =>	9.160					Ave. E.C.F. =>	1.210	Ave. Variance=>		31.389	Coefficient o	25.936					

2024
1.18

Median Calculated E.C.F. => 1.280

Calculate E.C.F. Range => .597 to 1.547
Calculated E.C.F. Range w/in 1 Standard Deviation=> .936 to 1.484
Previous Year E.C.F. => 1.200

Facts Taken Into Consideration : There are 156 improved parcels in the ECF District.
13 sales represent a sample size of 8.3% of the E.C.F. District.

Costs were determined utilizing the 2014 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2021 thru 3/31/2023

Assessor Determined E.C.F. for 2025 => 1.180