Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00205.COMM CLARK OFFICE PLA - 205, Last Edited: 08/19/2024

Values for Acreage Table 1: 'SITE'

1	Acre: 449,131	3	Acre: 0	10	Acre: 0	30	Acre: 0
1.5	Acre: 0	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 0	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 0	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00209.COMMERCIAL CORNER- 209, Last Edited: 08/19/2024

Values for Acreage Table 1: 'CORNER LOT'

1	Acre: 447,824	3	Acre: 1,343,473	10	Acre: 0	30	Acre: 0
1.5	Acre: 671,737	4	Acre: 1,791,297	15	Acre: 0	40	Acre: 0
2	Acre: 895,649	5	Acre: 2,239,122	20	Acre: 0	50	Acre: 0
2.5	Acre: 1,119,561	7	Acre: 0	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'CORNER OTHER'

1	Acre: 300,167	3	Acre: 900,501	10	Acre: 0	30	Acre: 0
1.5	Acre: 450,250	4	Acre: 1,200,668	15	Acre: 0	40	Acre: 0
2	Acre: 600,334	5	Acre: 1,500,835	20	Acre: 0	50	Acre: 0
2.5	Acre: 750,417	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00210.COMM EAST SIDE - 210, Last Edited: 05/10/2024

Values for Acreage Table 1: 'EAST SIDE COMMERCIAL'

1	Acre: 87,562	3	Acre: 228,840	10	Acre: 534,336	30	Acre: 1,197,210
1.5	Acre: 131,344	4	Acre: 305,121	15	Acre: 801,504	40	Acre: 1,187,502
2	Acre: 175,125	5	Acre: 332,402	20	Acre: 798,140	50	Acre: 1,484,377
2.5	Acre: 190,700	7	Acre: 465,362	25	Acre: 997,675	100	Acre: 951,187

Values for Acreage Table 2: 'EAST SIDE NBD'

1	Acre: 62,818	3	Acre: 167,124	10	Acre: 278,504	30	Acre: 835,512
1.5	Acre: 94,227	4	Acre: 222,832	15	Acre: 417,756	40	Acre: 1,114,016
2	Acre: 125,636	5	Acre: 250,983	20	Acre: 557,008	50	Acre: 1,392,520
2.5	Acre: 157,044	7	Acre: 351,376	25	Acre: 696,260	100	Acre: 2,785,040

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00211.RAWSONVILLE RD- 211, Last Edited: 08/19/2024

Values for Acreage Table 1: 'RAWSONVILLE RD'

1	Acre: 243,065	3	Acre: 729,195	10	Acre: 0	30	Acre: 0
1.5	Acre: 364,598	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 486,130	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 607,663	7	Acre: 0	25	Acre: 0	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00212.COMM TEXTILE RD & SOUTH- 212, Last Edited: 08/19/2024

Values for Acreage Table 1: 'TEXTILE RD AND SOUTH'

1	Acre: 69,969	3	Acre: 179,845	10	Acre: 506,505	30	Acre: 1,299,082
1.5	Acre: 104,953	4	Acre: 238,727	15	Acre: 649,541	40	Acre: 1,732,100
2	Acre: 139,938	5	Acre: 298,408	20	Acre: 866,055	50	Acre: 2,165,137
2.5	Acre: 149,204	7	Acre: 417,771	25	Acre: 1,082,569	100	Acre: 4,330,274

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00215.COMM WEST SIDE- 215, Last Edited: 08/19/2024

Values for Acreage Table 1: 'WASHTENAW RD'

1	Acre: 289,662	3	Acre: 756,776	10	Acre: 1,543,832	30	Acre: 0
1.5	Acre: 434,493	4	Acre: 1,009,034	15	Acre: 2,315,748	40	Acre: 0
2	Acre: 579,324	5	Acre: 1,087,125	20	Acre: 0	50	Acre: 0
2.5	Acre: 630,646	7	Acre: 1,521,975	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'WEST SIDE- OFF WASH'

1	Acre: 204,022	3	Acre: 425,566	10	Acre: 1,016,866	30	Acre: 0
1.5	Acre: 266,643	4	Acre: 567,422	15	Acre: 1,525,298	40	Acre: 0
2	Acre: 355,524	5	Acre: 709,277	20	Acre: 2,033,731	50	Acre: 0
2.5	Acre: 444,404	7	Acre: 788,056	25	Acre: 2,542,164	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00218.COMM HOTEL- 218, Last Edited: 08/19/2024

Values for Acreage Table 1: 'HOTEL'

1	Acre: 222,160	3	Acre: 666,481	10	Acre: 2,221,604	30	Acre: 0
1.5	Acre: 333,241	4	Acre: 888,641	15	Acre: 0	40	Acre: 0
2	Acre: 444,321	5	Acre: 1,110,802	20	Acre: 0	50	Acre: 0
2.5	Acre: 555,401	7	Acre: 1,555,123	25	Acre: 0	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00219.COMM GOLF COURSE & LG ACREAGE- 219, Last Edited: 08/19/2024

Values for Acreage Table 1: 'GOLF COURSE & REC'

1	Acre: 58,099	3	Acre: 0	10	Acre: 0	30	Acre: 221,610
1.5	Acre: 87,149	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 0	5	Acre: 0	20	Acre: 147,740	50	Acre: 266,934
2.5	Acre: 0	7	Acre: 0	25	Acre: 184,675	100	Acre: 533,868

Values for Acreage Table 2: 'LARGE COMMERCIAL AC'

1	Acre: 0	3	Acre: 0	10	Acre: 216,682	30	Acre: 650,047
1.5	Acre: 0	4	Acre: 86,673	15	Acre: 325,023	40	Acre: 866,729
2	Acre: 0	5	Acre: 108,341	20	Acre: 433,365	50	Acre: 1,083,412
2.5	Acre: 0	7	Acre: 151,678	25	Acre: 541,706	100	Acre: 2,166,823

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00220.COMM HURON CORR & OFF HURON- 220, Last Edited: 08/16/2024

Values for Acreage Table 1: 'HURON/ WHITTAKER COR'

1	Acre: 157,269	3	Acre: 434,281	10	Acre: 1,447,603	30	Acre: 0
1.5	Acre: 235,903	4	Acre: 579,041	15	Acre: 2,171,405	40	Acre: 0
2	Acre: 314,537	5	Acre: 723,802	20	Acre: 0	50	Acre: 0
2.5	Acre: 361,901	7	Acre: 1,013,322	25	Acre: 0	100	Acre: 0

Values for Acreage Table 2: 'OFF HURON'

1	Acre: 100,139	3	Acre: 300,418	10	Acre: 748,197	30	Acre: 0
1.5	Acre: 150,209	4	Acre: 374,269	15	Acre: 1,122,296	40	Acre: 0
2	Acre: 200,279	5	Acre: 467,836	20	Acre: 1,496,394	50	Acre: 0
2.5	Acre: 250,348	7	Acre: 654,971	25	Acre: 1,870,493	100	Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00240.COMM LEASE LAND - 240, Last Edited: 06/12/2024

Values for Acreage Table 1: 'CELL TOWER SITE'

1	Acre: 1,652,203	3	Acre: 0	10	Acre: 0	30	Acre: 0
1.5	Acre: 2,478,304	4	Acre: 0	15	Acre: 0	40	Acre: 0
2	Acre: 3,304,406	5	Acre: 0	20	Acre: 0	50	Acre: 0
2.5	Acre: 0	7	Acre: 0	25	Acre: 0	100	Acre: 0

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

205 Clark Office Plaza

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CORR & OFF HUR	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE- 215	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE- 215	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORNER- 209	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORNER- 209	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CORR & OFF HUR	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-(	COMM EAST SIDE - 210	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CORR & OFF HUR	202
		Totals:	**$11,393,504**			**$11,393,504**	**$2,324,200**		**$8,292,365**	**$5,226,988**	**$2,123,022**	**11.64**	**10.20**							
							Sale. Ratio =>	**20.40**			**Average**	**Average**		**Average**						
							Std. Dev. =>	**20.12**				**per Net Acre=>**	**449,131.12**	**per SqFt=>**	**$10.31**					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$10.31	$ 449,131	$ 449,131

Removed From This Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - 210	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - 210	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORNER- 209	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - 210	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - 210	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE- 215	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-3	COMM WEST SIDE- 215	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE- 215	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - 210	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - 210	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - 210	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - 210	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-1	COMM EAST SIDE - 210	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - 210	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - 210	201
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-(	COMM EAST SIDE - 210	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-(	COMM EAST SIDE - 210	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-(	COMM EAST SIDE - 210	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORNER- 209	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COURSE & LG ACRE	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CORR & OFF HUR	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CORR & OFF HUR	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD- 211	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD & SOUTH- 212	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD & SOUTH- 212	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD & SOUTH- 212	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD & SOUTH- 212	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE- 215	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COURSE & LG ACRE	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE- 215	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE- 215	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Removed From Study

K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - 210	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - 210	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-3	COMM EAST SIDE - 210	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE - 210	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-3	COMM EAST SIDE - 210	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-3	COMM EAST SIDE - 210	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE - 210	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE- 215	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE- 215	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE- 215	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE- 215	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-1	COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE - 210	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE - 210	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE - 210	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE - 210	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE - 210	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON CORR & OFF HUR	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD & SOUTH- 212	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD- 211	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

209 Commercial Corner Lot

Corner Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORNER- 209	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - 210	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORNER- 209	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CORR & OFF HUR	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CORR & OFF HUR	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CORR & OFF HUR	202
		Totals:	$9,443,504			$9,443,504	$1,567,700		$6,735,387	$4,217,162	$1,509,045	9.42	9.10							
							Sale. Ratio =>	16.60			Average	Average		Average						
							Std. Dev. =>	20.01				per Net Acre=>	447,824.36	per SqFt=>	$10.28					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$10.28	$ 447,824	$ 447,824

1.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$10.28	$ 447,824	$ 671,737

2 Acres	$/SF	$/AC	Table Rate
Rate Used	$10.28	$ 447,824	$ 895,649

2.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$10.28	$ 447,824	$ 1,119,561

3 Acres	$/SF	$/AC	Table Rate
Rate Used	$10.28	$ 447,824	$ 1,343,473

4 Acres	$/SF	$/AC	Table Rate
Rate Used	$10.28	$ 447,824	$ 1,791,297

5 Acre	$/SF	$/AC	Table Rate
Rate Used	$10.28	$ 447,824	$ 2,239,122

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD- 211	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD & SOUTH- 212	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - 210	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD & SOUTH- 212	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE- 215	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COURSE & LG ACRE	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE- 215	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE- 215	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-1	COMM EAST SIDE - 210	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORNER- 209	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - 210	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - 210	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COURSE & LG ACRE	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE- 215	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - 210	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - 210	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE- 215	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CORR & OFF HUR	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - 210	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - 210	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - 210	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE- 215	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - 210	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD & SOUTH- 212	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CORR & OFF HUR	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - 210	201
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD & SOUTH- 212	202

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-3	COMM WEST SIDE- 215	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE- 215	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - 210	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORNER- 209	201

209 Commercial Corner Lot

Corner Lot- Other

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD- 211	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CORR & OFF HUR	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE- 215	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE- 215	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORNER- 209	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORNER- 209	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - 210	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - 210	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CORR & OFF HUR	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - 210	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CORR & OFF HUR	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE- 215	201
		Totals:	$32,940,000			$32,940,000	$10,915,400		$25,588,752	$12,148,656	$4,797,408	40.47	38.56							
							Sale. Ratio =>	33.14			Average	Average		Average						
							Std. Dev. =>	23.57				per Net Acre=>	300,167	per SqFt=>	$6.89					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$6.89	$ 300,167	$ 300,167

1.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$6.89	$ 300,167	$ 450,250

2 Acres	$/SF	$/AC	Table Rate
Rate Used	$6.89	$ 300,167	$ 600,334

2.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$6.89	$ 300,167	$ 750,417

3 Acres	$/SF	$/AC	Table Rate
Rate Used	$6.89	$ 300,167	$ 900,501

4 Acres	$/SF	$/AC	Table Rate
Rate Used	$6.89	$ 300,167	$ 1,200,668

5 Acre	$/SF	$/AC	Table Rate
Rate Used	$6.89	$ 300,167	$ 1,500,835

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - 210	201
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORNER- 209	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - 210	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE- 215	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-3	COMM WEST SIDE- 215	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE- 215	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - 210	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - 210	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - 210	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-1	COMM EAST SIDE - 210	202
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - 210	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - 210	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORNER- 209	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CORR & OFF HUR	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COURSE & LG ACRE	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CORR & OFF HUR	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD & SOUTH- 212	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD & SOUTH- 212	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD & SOUTH- 212	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD & SOUTH- 212	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COURSE & LG ACRE	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE- 215	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE- 215	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CORR & OFF HUR	202

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K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - 210	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - 210	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-3	COMM EAST SIDE - 210	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE - 210	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-3	COMM EAST SIDE - 210	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-3	COMM EAST SIDE - 210	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE - 210	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE- 215	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE- 215	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE- 215	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE- 215	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-1	COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE - 210	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE - 210	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE - 210	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE - 210	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE - 210	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON CORR & OFF HUR	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD & SOUTH- 212	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD- 211	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

210 Commercial East Side

East Side Commercial

1 Acre thru 2 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-.	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,690	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
		Totals:	$11,986,989			$11,986,989	$5,209,300		$11,696,849	$3,089,725	$2,799,585	35.29	33.21							
							Sale. Ratio =>	43.46			Average	Average		Average						
							Std. Dev. =>	33.70				per Net Acre=>	87,562.35	per SqFt=>	$2.01					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.01	$ 87,562	$ 87,562

1.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.01	$ 87,562	$ 131,344

2.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.01	$ 87,562	$ 175,125

2.5 Acres thru 4 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-.	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,690	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
		Totals:	$9,528,000			$9,528,000	$4,224,400		$9,419,017	$2,108,459	$1,999,476	27.64	27.64							
							Sale. Ratio =>	44.34			Average	Average		Average						
							Std. Dev. =>	28.25				per Net Acre=>	76,280.13	per SqFt=>	$1.75					

2.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.75	$ 76,280	$ 190,700

3.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.75	$ 76,280	$ 228,840

4.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.75	$ 76,280	$ 305,121

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201

5 Acres thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD &	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD &	201
		Totals:	$8,843,000			$8,843,000	$3,482,100		$8,557,827	$1,679,360	$1,394,187	25.26	25.26							
							Sale. Ratio =>	39.38			Average	Average		Average						
							Std. Dev. =>	20.88				per Net Acre=>	66,480.35	per SqFt=>	$1.53					

5 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.53	$ 66,480	$ 332,402

7 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.53	$ 66,480	$ 465,362

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5493/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201

10 Acres thru 15 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD &	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD &	201
		Totals:	$6,303,000			$6,303,000	$3,060,200		$6,807,703	$1,319,863	$1,824,566	24.70	24.70							
							Sale. Ratio =>	48.55			Average	Average		Average						
							Std. Dev. =>	28.50				per Net Acre=>	53,433.59	per SqFt=>	$1.23					

10 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.23	$ 53,434	$ 534,336

15 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.23	$ 53,434	$ 801,504

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202

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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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201

20 Acres thru 30 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD &	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,690	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD &	201
		Totals:	$5,618,000			$5,618,000	$2,317,900		$5,946,513	$890,764	$1,219,277	22.32	22.32							
							Sale. Ratio =>	41.26			Average	Average		Average						
							Std. Dev. =>	21.38				per Net Acre=>	39,906.99	per SqFt=>	$0.92					

20 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.92	$ 39,907	$ 798,140

25 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.92	$ 39,907	$ 997,675

30 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.92	$ 39,907	$ 1,197,210

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201

40 Acres thru 50 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD &	202
		Totals:	$4,933,000			$4,933,000	$2,039,100		$5,276,082	$481,621	$824,703	16.22	16.22							
							Sale. Ratio =>	41.34			Average	Average		Average						
							Std. Dev. =>	24.11				per Net Acre=>	29,687.54	per SqFt=>	$0.68					

40 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.68	$ 29,688	$ 1,187,502

50 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.68	$ 29,688	$ 1,484,377

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-.	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201

100 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
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	$1,686,624	$757,980	$784,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
	Totals:		$7,043,000			$7,043,000	$2,962,600		$7,410,991	$1,551,491	$1,919,482	163.11	163.11							
	Sale. Ratio =>		42.06						Average		Average			Average						
	Std. Dev. =>		21.68								per Net Acre=>	9,511.87		per SqFt=>	$0.22					

100 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.22	$ 9,512	$ 951,187

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-.	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - :	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - :	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE - :	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE - :	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE - :	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE - :	202

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE -;	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-.	201
K-11-06-478-004	2170 PACKARD	11/23/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,609	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-.	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-.	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-.	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE -;	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($266,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE -;	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE -;	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE -;	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.66	1.66	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE -;	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE -;	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON COI	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD E	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-.	201

Remove- Location

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-.	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-.	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$335,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
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	$1,686,624	$757,980	$784,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-.	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-.	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-.	201

Remove: Not Representative

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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -;	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -;	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201

210 Commercial East Side
East Side Neighborhood
1 Acre thru 2.5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -;	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -;	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L:5509/ P:34		COMM EAST SIDE -;	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -;	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -;	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -;	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -;	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -;	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -;	202
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -;	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -;	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-.	202
		Totals:	$10,719,489			$10,719,489	$4,536,600		$10,821,611	$2,101,569	$2,203,691	33.46	32.67							
							Sale. Ratio =>	42.32		Average	Average		Average							
							Std. Dev. =>	32.19			per Net Acre=>	62,817.79	per SqFt=>	$1.44						

	1 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.44	$	62,818	$ 62,818

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

1.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.44	$ 62,818	$ 94,227

2.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.44	$ 62,818	$ 125,636

2.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.44	$ 62,818	$ 157,044

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,694	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$335,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1950 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
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	$1,686,624	$757,980	$734,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201

210 Commercial East Side

East Side Neighborhood

3 Acre thru 4 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM S LENGTH	$4,640,000	$1,812,300	39.06	$4,766,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
		Totals:	$11,929,489			$11,929,489	$4,214,900		$12,209,848	$5,092,835	$5,373,194	91.42	89.22							
							Sale. Ratio =>	35.33			Average		Average		Average					
							Std. Dev. =>	33.29					per Net Acre=>	55,708.11	per SqFt=>		$1.28			

3 Acres	$/SF	$/AC	Table Rate

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Rate Used	$1.28	$ 55,708	$ 167,124

4 Acres	$/SF	$/AC	Table Rate
Rate Used	$1.28	$ 55,708	$ 222,832

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-.	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-16-350-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/693		COMM WEST SIDE-.	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
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	$1,686,624	$757,980	$784,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$423,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-.	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1930 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201

210 Commercial East Side
East Side Neighborhood
5 Acre thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-.	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-.	202
		Totals:	$10,677,689			$10,677,689	$3,974,800		$11,577,798	$4,435,815	$5,335,924	88.37	85.69							
							Sale. Ratio =>	37.23		Average	Average			Average						
							Std. Dev. =>	33.71			per Net Acre=>		50,196.51	per SqFt=>	$1.15					

5 Acres	$/SF	$/AC	Table Rate
Rate Used	$1.15	$ 50,197	$ 250,983

7 Acres	$/SF	$/AC	Table Rate
Rate Used	$1.15	$ 50,197	$ 351,376

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-.	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201

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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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2539	5503/893		COMM WEST SIDE-	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2539	5497/668		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201

210 Commercial East Side
East Side Neighborhood
10 Acre thru 100 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	NLC	03-ARM S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
		Totals:	$17,047,689			$17,047,689	$7,013,700		$17,502,224	$6,578,542	$7,033,077	236.21	233.53							
							Sale. Ratio =>	41.14		Average		Average		Average						
							Std. Dev. =>	32.38				per Net Acre=>	27,850.40	per SqFt=>	$0.64					

10 Acres	$/SF	$/AC	Table Rate	Parcels: Between 10 and 20 acres: 4- 1 APT
Rate Used	$0.64	$ 27,850	$ 278,504	
15 Acres	$/SF	$/AC	Table Rate	
Rate Used	$0.64	$ 27,850	$ 417,756	
20 Acres	$/SF	$/AC	Table Rate	Parcels: Between 20 and 30 acres: 5- 3 APT/MHP
Rate Used	$0.64	$ 27,850	$ 557,008	
25 Acres	$/SF	$/AC	Table Rate	
Rate Used	$0.64	$ 27,850	$ 696,260	
30 Acres	$/SF	$/AC	Table Rate	Parcels: Greater than 30, less that 50 acres: 1- APT
Rate Used	$0.64	$ 27,850	$ 835,512	
40 Acres	$/SF	$/AC	Table Rate	
Rate Used	$0.64	$ 27,850	$ 1,114,016	
50 Acres	$/SF	$/AC	Table Rate	Parcels: Greater than 50 acres = 0

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Rate Used	$0.64	$ 27,850	$ 1,392,520

100 Acres	$/SF	$/AC	Table Rate
Rate Used	$0.64	$ 27,850	$ 2,785,040

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,694	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-.	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-.	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - :	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - :	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE - :	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE - :	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE - :	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE - :	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE - :	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-.	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($538,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-.	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-.	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE - :	202
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM S LENGTH	$900,000	$679,700	75.52	$1,351,914	($266,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/699		COMM EAST SIDE - :	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE - :	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE - :	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,698	1.66	1.66	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE - :	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE - :	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON COI	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD E	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-.	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

211 Rawsonville Rd

1 thru 3 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - 210	202
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - 210	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - 210	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CORR & OFF HUR	202
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORNER- 209	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE- 215	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE- 215	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - 210	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD- 211	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE- 215	201
		Totals:	**$9,785,000**			**$9,785,000**	**$4,075,000**		**$8,337,578**	**$4,015,191**	**$2,567,769**	**16.52**	**15.25**							
							Sale. Ratio =>	**41.65**			**Average**	**Average**		**Average**						
							Std. Dev. =>	**24.31**				**per Net Acre=>**	**243,065**	**per SqFt=>**	**$5.58**					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.58	$ 243,065	$ 243,065

1.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.58	$ 243,065	$ 364,598

2 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.58	$ 243,065	$ 486,130

2.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.58	$ 243,065	$ 607,663

3 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.58	$ 243,065	$ 729,195

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD & SOUTH- 212	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CORR & OFF HUR	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - 210	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD & SOUTH- 212	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE- 215	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COURSE & LG ACRE	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-1	COMM EAST SIDE - 210	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORNER- 209	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - 210	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - 210	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COURSE & LG ACRE	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORNER- 209	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE- 215	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CORR & OFF HUR	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - 210	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - 210	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE- 215	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CORR & OFF HUR	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - 210	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE- 215	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - 210	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD & SOUTH- 212	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CORR & OFF HUR	201
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-4	COMM EAST SIDE - 210	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD & SOUTH- 212	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-3	COMM WEST SIDE- 215	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - 210	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORNER- 209	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Removed From Study																			
K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - 210	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - 210	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-3	COMM EAST SIDE - 210	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE - 210	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-3	COMM EAST SIDE - 210	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-3	COMM EAST SIDE - 210	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE - 210	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE- 215	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE- 215	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE- 215	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE- 215	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-1	COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($289,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE - 210	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE - 210	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE - 210	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE - 210	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE - 210	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON CORR & OFF HUR	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD & SOUTH- 212	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD- 211	201

212 Textile Rd and South

1 thru 2 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,690	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L 5544 P 652		COMM TEXTILE RD	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
		Totals:	$16,587,500			$16,587,500	$5,611,800		$15,898,288	$6,442,521	$5,753,309	92.08	90.19							
							Sale. Ratio =>	33.83			Average	Average		Average						
							Std. Dev. =>	26.36				per Net Acre=>	69,968.84	per SqFt=>	$1.61					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.61	$ 69,969	$ 69,969

1.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$1.61	$ 69,969	$ 104,953

2 Acres	$/SF	$/AC	Table Rate
Rate Used	$1.61	$ 69,969	$ 139,938

Removed From Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$584,729	$1,048,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,694	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,600	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-3(	COMM WEST SIDE-	201

2.5 thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-3(	COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

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	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
		Totals:	**$11,917,689**			**$11,917,689**	**$4,367,700**		**$12,920,156**	**$4,523,751**	**$5,526,218**	**89.30**	**86.62**							
							Sale. Ratio =>	**36.65**			**Average**	**Average**		**Average**						
							Std. Dev. =>	**33.69**				**per Net Acre=>**	**50,658.47**	**per SqFt=>**	**$1.16**					

10 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.16	$ 50,658	$ 506,585

Removed From Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$783,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201

15 thru 100 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,351	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$63,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-3(	COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
		Totals:	**$34,647,689**			**$34,647,689**	**$11,287,100**		**$30,532,766**	**$11,987,412**	**$7,872,489**	**276.83**	**274.15**							
							Sale. Ratio =>	**32.58**			**Average**	**Average**		**Average**						
							Std. Dev. =>	**65.14**				**per Net Acre=>**	**43,302.74**	**per SqFt=>**	**$0.99**					

15 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.99	$ 43,303	$ 649,541

	$/SF	$/AC	Table Rate
20 Acre Rate Used	$0.99	$ 43,303	$ 866,055
25 Acre Rate Used	$0.99	$ 43,303	$ 1,082,569
30 Acre Rate Used	$0.99	$ 43,303	$ 1,299,082
40 Acre Rate Used	$0.99	$ 43,303	$ 1,732,110
50 Acre Rate Used	$0.99	$ 43,303	$ 2,165,137
100 Acre Rate Used	$0.99	$ 43,303	$ 4,330,274

Removed From Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD ;	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2935 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,532,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD ;	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201

Removed From Study

K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE -	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($63,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE -	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE -	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE -	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE -	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE -	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE -	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($317,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($317,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$93,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE -	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE -	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE -	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE -	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.66	($61,597)	($1.41)	2500	5500/215		COMM EAST SIDE -	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE -	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON CO	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD ;	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

215 Commercial West Side
Washtenaw Rd
1 Acre thru 2 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-10-108-001	1396 E MICHIGAN	06/14/23	$310,000	LC	19-MULTI PARCEL ARM S LENGTH	$310,000	$144,600	46.45	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM S LENGTH	$840,000	$511,300	60.87	$884,574	$340,694	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-17-351-021	660 JAMES L HART	03/10/23	$5,463,504	WD	03-ARM S LENGTH	$5,463,504	$153,300	2.81	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$768,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$937,476	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
		Totals:	**$38,351,704**			**$38,351,704**	**$11,397,100**		$30,666,401	$13,347,343	$5,662,040	46.08	42.69							
							Sale. Ratio =>	29.72												
							Std. Dev. =>	19.26												

		Average	Average	Average
			per Net Acre=>	289,662.17
			per SqFt=>	$6.65

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$6.65	$ 289,662	$ 289,662

1.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$6.65	$ 289,662	$ 434,493

2.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$6.65	$ 289,662	$ 579,324

Removed From Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,769,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM S LENGTH	$146,000	$93,600	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201

2.5 Acres thru 4 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -:	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -:	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-.	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -:	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-.	201
		Totals:	$32,055,000			$32,055,000	$10,885,400		$26,259,739	$11,173,290	$5,378,029	44.29	41.82							
							Sale. Ratio =>	33.96			Average	Average		Average						
							Std. Dev. =>	22.44				per Net Acre=>	252,258.60	per SqFt=>	$5.79					

2.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.79	$ 252,259	$ 630,646

3.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.79	$ 252,259	$ 756,776

4.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.79	$ 252,259	$ 1,009,034

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10379 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD &	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD &	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -:	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -:	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -:	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -:	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -:	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -:	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -:	201
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	$1,686,624	$757,980	$734,604	141.69	141.69	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-.	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -:	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-.	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -:	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$165,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -:	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -:	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD &	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -:	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -:	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -:	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -:	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD &	202
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	$68,337	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -:	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201

5 Acres thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-.	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -:	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-.	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -:	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -:	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-.	201
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD &	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-.	201
		Totals:	$17,428,504			$17,428,504	$5,276,700		$15,009,487	$6,843,886	$4,424,869	31.48	29.01							
							Sale. Ratio =>	30.28			Average	Average		Average						
							Std. Dev. =>	24.39				per Net Acre=>	217,424.98	per SqFt=>	$4.99					

5 Acre	$/SF	$/AC	Table Rate
Rate Used	$4.99	$ 217,425	$ 1,087,125

7 Acre	$/SF	$/AC	Table Rate
Rate Used	$4.99	$ 217,425	$ 1,521,975

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/681		COMMERCIAL CORI	201

10 Acres thru 15 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L:5509/ P:34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-.	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/23/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-.	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-.	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-.	201
		Totals:	$42,849,204			$42,849,204	$12,285,200		$34,599,604	$17,302,344	$9,052,744	112.07	109.24							
							Sale. Ratio =>	28.67			Average	Average		Average						

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Std. Dev. => 32.42 per Net Acre=> 154,383.21 per SqFt=> $3.54

10 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.54	$ 154,383	$ 1,543,832

15 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.54	$ 154,383	$ 2,315,748

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-.	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,597	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1990 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD &	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - :	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - :	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE - :	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE - :	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE - :	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE - :	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE - :	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-.	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-.	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-.	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE - :	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE - :	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE - :	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE - :	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.66	1.66	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE - :	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE - :	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON COI	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD &	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-	201

210 Commercial West Side
Off Washtenaw Rd
1 Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD -	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE - .	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE - .	201
		Totals:	$10,183,200			$10,183,200	$4,617,800		$9,793,074	$4,324,032	$3,933,906	21.19	19.10							
							Sale. Ratio =>	45.35			Average	Average		Average						
							Std. Dev. =>	24.60				per Net Acre=>	204,021.52	per SqFt=>	$4.68					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$4.68	$ 204,022	$ 204,022

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE - .	202
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,694	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE - .	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE - .	202

1.5 Acre thru 2.5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE - .	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE - .	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE - .	201
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE - .	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD -	201
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE - .	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE - .	202
		Totals:	$16,987,204			$16,987,204	$5,561,100		$15,100,230	$6,999,198	$5,112,224	39.37	36.11							
							Sale. Ratio =>	32.74			Average	Average		Average						
							Std. Dev. =>	32.18				per Net Acre=>	177,761.92	per SqFt=>	$4.08					

1.5 Acre	$/SF	$/AC	Table Rate

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Rate Used	$4.08	$ 177,762	$ 266,643

2.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$4.08	$ 177,762	$ 355,524

2.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$4.08	$ 177,762	$ 444,405

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - ;	202
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	$584,729	$1,046,193	$259,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - ;	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - ;	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - ;	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - ;	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,769,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - ;	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - ;	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - ;	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,600	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - ;	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - ;	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - ;	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - ;	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - ;	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - ;	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - ;	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$103,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201

3 Acre thru 5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - ;	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - ;	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - ;	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - ;	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - ;	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - ;	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/23/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
		Totals:	$20,577,204			$20,577,204	$6,772,800			$18,682,596	$7,193,632		$5,299,024	50.71	48.39					
							Sale. Ratio =>	32.91			Average		Average	Average						
							Std. Dev. =>	33.42					per Net Acre=>	141,855.46	per SqFt=>	$3.26				

3 Acres	$/SF	$/AC	Table Rate
Rate Used	$3.26	$ 141,855	$ 425,566

4 Acres	$/SF	$/AC	Table Rate
Rate Used	$3.26	$ 141,855	$ 567,422

5 Acres	$/SF	$/AC	Table Rate
Rate Used	$3.26	$ 141,855	$ 709,277

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-.	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,563	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD &	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.69	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD &	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202

7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-.	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-.	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD &	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-.	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-.	202
		Totals:	$12,895,700			$12,895,700	$5,038,400		$12,331,110	$4,142,471	$3,577,881	36.80	34.48							
							Sale. Ratio =>	39.07			Average	Average	Average							
							Std. Dev. =>	31.50				per Net Acre=>	112,579.38	per SqFt=>	$2.58					

7 Acres	$/SF	$/AC	Table Rate
Rate Used	$2.58	$ 112,579	$ 788,056

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD &	202
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-.	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.69	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD &	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-.	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-.	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$16,118,591	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5493/117		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201

10 Acre thru 30 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE - :	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,699	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD -	201
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD E	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD E	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
		Totals:	$21,286,004			$21,286,004	$5,654,200			$18,077,115	$9,185,957		$5,977,068			90.34	89.24			
							Sale. Ratio =>	26.56				Average		Average		Average				
							Std. Dev. =>	36.67						per Net Acre=>		101,686.56	per SqFt=>	$2.33		

10 Acres	$/SF	$/AC	Table Rate	Parcels: Between 10 and 20 acres: 4- 1 APT
Rate Used	$2.33	$ 101,687	$ 1,016,866	
15 Acres	$/SF	$/AC	Table Rate	
Rate Used	$2.33	$ 101,687	$ 1,525,298	
20 Acres	$/SF	$/AC	Table Rate	Parcels: Between 20 and 30 acres: 5- 3 APT/MHP
Rate Used	$2.33	$ 101,687	$ 2,033,731	
25 Acres	$/SF	$/AC	Table Rate	
Rate Used	$2.33	$ 101,687	$ 2,542,164	

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE - :	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-304	COMM WEST SIDE-	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,694	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE - :	202
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - 2	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - 2	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD E	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD E	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - 2	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - 2	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE - 2	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/348		COMM EAST SIDE - 2	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE - 2	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE - 2	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE - 2	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-	201
K-11-06-479-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE - 2	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE - 2	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE - 2	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE - 2	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE - 2	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE - 2	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON COI	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD E	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

218 Hotel

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-38-280-017	1420 S HURON ST	02/02/24	$633,690	WD	03-ARM'S LENGTH	$633,690	$0	0.00	$382,294	$633,690	$382,294	2.52	2.52	$251,066	$5.76	2802			COMM HURON COI	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$775,000	$425,613	2.81	2.81	$275,801	$6.33	2802	5491/595		COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-17-361-021	660 JAMES L HART	02/03/22	$650,000	WD	03-ARM'S LENGTH	$650,000	$153,300	23.58	$282,181	$650,000	$282,181	2.77	2.77	$234,996	$5.39	2500	5469/816		COMM HURON COI	201
		Totals:	$5,348,690			$5,348,690	$1,914,900		$4,384,327	$3,492,361	$2,462,598	15.72	15.72							
							Sale. Ratio =>	35.80			Average	Average		Average						
							Std. Dev. =>	34.71				per Net Acre=>	222,160	per SqFt=>	$5.10					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 222,160

1.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 333,241

2 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 444,321

2.5 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 555,401

3 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 666,481

4 Acres	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 888,641

5 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 1,110,802

7 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 1,555,123

10 Acre	$/SF	$/AC	Table Rate
Rate Used	$5.10	$ 222,160	$ 2,221,604

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/	K-11-06-100-006	COMM WEST SIDE-	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUR	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL CORI	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUR	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL CORI	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL CORI	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201

YPSILANTI TOWNSHIP
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K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE - :	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE - :	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE- :	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE - :	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE - :	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE - :	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE - :	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD &	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE - :	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE - :	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD &	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11	COMM WEST SIDE- :	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE - :	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL CORI	201

Removed From Study

K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE - :	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE - :	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE - :	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE - :	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE - :	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE - :	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE - :	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE- :	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE- :	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE- :	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE- :	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE - :	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE - :	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE - :	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE - :	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE - :	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE - :	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON COI	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD &	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,488,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

219 Golf Course/ Recreation

1 Acre thru 1.5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LEN	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11	COMM EAST SIDE -	202
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
		Totals:	**$9,534,489**			**$9,534,489**	**$4,023,000**		**$9,680,426**	**$1,571,881**	**$1,717,818**	**27.06**	**26.27**							
							Sale. Ratio =>	**42.19**			Average	Average		Average					
							Std. Dev. =>	**33.76**				per Net Acre=>	58,099.46	per SqFt=>	$1.33				

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.33	$ 58,099	$ 58,099

1.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$1.33	$ 58,099	$ 87,149

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LEN	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
K-11-06-303-003	2789 WASHTENAW	11/28/23	$820,000	PTA	19-MULTI PARCEL ARM'S LEN	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
K-11-06-303-004	2751 WASHTENAW	11/28/23	$820,000	WD	19-MULTI PARCEL ARM'S LEN	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
K-11-10-108-001	1396 E MICHIGAN	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN	$310,000	$144,000	46.45	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LEN	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-017	1990 MCCARTNEY	07/20/22	$150,000	WD	19-MULTI PARCEL ARM'S LEN	$150,000	$58,700	39.13	$145,747	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-06-304-002	2655 WASHTENAW	06/21/22	$508,200	WD	19-MULTI PARCEL ARM'S LEN	$508,200	$420,900	82.82	$987,476	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11	COMM WEST SIDE-	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201

20 thru 30 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-06-304-002	2655 WASHTENAW	06/21/22	$508,200	WD	19-MULTI PARCEL ARM'S LEN	$508,200	$420,900	82.82	$987,476	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11	COMM WEST SIDE-	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
		Totals:	**$7,203,700**			**$7,203,700**	**$3,434,200**		**$8,311,254**	**$1,420,488**	**$2,528,042**	**192.30**	**191.50**							
							Sale. Ratio =>	**47.67**			**Average**	**Average**		**Average**						
							Std. Dev. =>	**97.24**				**per Net Acre=>**	**7,386.99**	**per SqFt=>**	**$0.17**					

20 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.17	$ 7,387	$ 147,740

25 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.17	$ 7,387	$ 184,675

30 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.17	$ 7,387	$ 221,610

Removed From Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LEN	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-06-303-003	2789 WASHTENAW	11/28/23	$820,000	PTA	19-MULTI PARCEL ARM'S LEN	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
K-11-06-303-004	2751 WASHTENAW	11/28/23	$820,000	WD	19-MULTI PARCEL ARM'S LEN	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LEN	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11	COMM EAST SIDE -	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-10-108-001	1396 E MICHIGAN	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN	$310,000	$144,000	46.45	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN	$310,000	$8,700	2.81	$33,678	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LEN	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-017	1990 MCCARTNEY	07/20/22	$150,000	WD	19-MULTI PARCEL ARM'S LEN	$150,000	$58,700	39.13	$145,747	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201

50 thru 100 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
		Totals:	**$1,837,500**			**$1,837,500**	**$1,036,700**		**$2,197,447**	**$945,480**	**$1,305,427**	**177.10**	**177.10**							
							Sale. Ratio =>	**56.42**			**Average**	**Average**		**Average**						
							Std. Dev. =>	**122.55**				**per Net Acre=>**	**5,338.68**	**per SqFt=>**	**$0.12**					

50 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.12	$ 5,339	$ 266,934

100 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.12	$ 5,339	$ 533,868

Removed From Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LEN	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-06-303-003	2789 WASHTENAW	11/28/23	$820,000	PTA	19-MULTI PARCEL ARM'S LEN	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
K-11-06-303-004	2751 WASHTENAW	11/28/23	$820,000	WD	19-MULTI PARCEL ARM'S LEN	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LEN	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11	COMM EAST SIDE -	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-10-108-001	1396 E MICHIGAN	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN	$310,000	$144,000	46.45	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LEN(	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-017	1990 MCCARTNEY	07/20/22	$150,000	WD	19-MULTI PARCEL ARM'S LEN(	$150,000	$58,700	39.13	$145,747	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-06-304-002	2655 WASHTENAW	06/21/22	$508,200	WD	19-MULTI PARCEL ARM'S LEN(	$508,200	$420,900	82.82	$987,476	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11	COMM WEST SIDE-	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201

Large Acreage Parcels

4 Acre thru 100 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-06-304-002	2655 WASHTENAW	06/21/22	$508,200	WD	19-MULTI PARCEL ARM'S LEN(	$508,200	$420,900	82.82	$987,476	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11	COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
		Totals:	**$13,568,700**			**$13,568,700**	**$5,420,000**		**$14,278,127**	**$5,551,423**	**$6,260,850**	**256.20**	**255.84**							
							Sale. Ratio =>	**39.94**			**Average**	**Average**		**Average**						
							Std. Dev. =>	**77.02**				**per Net Acre=>**	**21,668.23**	**per SqFt=>**	**$0.50**				

4 Acre	**$/SF**	**$/AC**	**Table Rate**
Rate Used	**$0.50**	**$ 21,668**	**$ 86,673**
5 Acre	**$/SF**	**$/AC**	**Table Rate**
Rate Used	**$0.50**	**$ 21,668**	**$ 108,341**
7 Acre	**$/SF**	**$/AC**	**Table Rate**
Rate Used	**$0.50**	**$ 21,668**	**$ 151,678**
10 Acre	**$/SF**	**$/AC**	**Table Rate**
Rate Used	**$0.50**	**$ 21,668**	**$ 216,682**
15 Acre	**$/SF**	**$/AC**	**Table Rate**
Rate Used	**$0.50**	**$ 21,668**	**$ 325,023**
20 Acre	**$/SF**	**$/AC**	**Table Rate**
Rate Used	**$0.50**	**$ 21,668**	**$ 433,365**

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

25 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.50	$ 21,668	$ 541,706

30 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.50	$ 21,668	$ 650,047

40 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.50	$ 21,668	866,729

50 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.50	$ 21,668	$ 1,083,412

100 Acre	$/SF	$/AC	Table Rate
Rate Used	$0.50	$ 21,668	$ 2,166,823

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON COI	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LEN(	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-06-303-003	2789 WASHTENAW	11/28/23	$820,000	PTA	19-MULTI PARCEL ARM'S LEN(	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
K-11-06-303-004	2751 WASHTENAW	11/28/23	$820,000	WD	19-MULTI PARCEL ARM'S LEN(	$820,000	$373,900	45.60	$761,550	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LEN(	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11	COMM EAST SIDE -	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-10-108-001	1396 E MICHIGAN	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN(	$310,000	$144,000	46.45	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LEN(	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON COI	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON COI	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LEN(	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
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	$16,118,501	$6,977,571	$1,598,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON COI	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-017	1990 MCCARTNEY	07/20/22	$150,000	WD	19-MULTI PARCEL ARM'S LEN(	$150,000	$58,700	39.13	$145,747	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11	COMM EAST SIDE -	202
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON COI	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201

Removed From Study

K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE -	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE -	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11	COMM EAST SIDE -	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE -	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

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	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11	COMM EAST SIDE -	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11	COMM EAST SIDE -	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE -	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LEN	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LEN	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11	COMM EAST SIDE -	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE -	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE -	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE -	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE -	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE -	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON COI	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD -	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM'S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

220 Huron/ Whittaker Corridor

1 Acre thru 3 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD ;	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,690	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD ;	201
K-11-38-280-017	1420 S HURON	02/02/24	$633,690	WD	03-ARM'S LENGTH	$633,690	$0	0.00	$382,300	$633,690	$382,300	2.52	2.52	$251,464	$5.77	2802			COMM HURON CO	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
		Totals:	$13,325,194			$13,325,194	$3,428,600		$11,757,580	$5,948,216	$4,380,602	37.82	35.94							
							Sale. Ratio =>	25.73		Average	Average		Average							
							Std. Dev. =>	29.49			per Net Acre=>	157,268.68	per SqFt=>	$3.61						

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.61	$ 157,269	$ 157,269

1.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.61	$ 157,269	$ 235,903

2.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.61	$ 157,269	$ 314,537

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD ;	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
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	$294,544	$46,597	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,263	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD ;	202
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-3(	COMM WEST SIDE-	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201

4 Acre thru 15 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD ;	201
K-11-38-280-017	1420 S HURON	02/02/24	$633,690	WD	03-ARM'S LENGTH	$633,690	$0	0.00	$382,300	$633,690	$382,300	2.52	2.52	$251,464	$5.77	2802			COMM HURON CO	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
		Totals:	$9,208,690			$9,208,690	$3,624,000		$8,634,497	$4,140,579	$3,566,386	28.60	26.72							
							Sale. Ratio =>	39.35		Average	Average		Average							
							Std. Dev. =>	29.30			per Net Acre=>	144,760.30	per SqFt=>	$3.32						

2.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.32	$ 144,760	$ 361,901
3 Acres	$/SF	$/AC	Table Rate
Rate Used	$3.32	$ 144,760	$ 434,281
4.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.32	$ 144,760	$ 579,041
5 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.32	$ 144,760	$ 723,802
7 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.32	$ 144,760	$ 1,013,322
10 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.32	$ 144,760	$ 1,447,603
15 Acre	$/SF	$/AC	Table Rate
Rate Used	$3.32	$ 144,760	$ 2,171,405

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD ;	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
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	$1,686,624	$757,980	$794,604	141.69	141.69	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,600	64.25	$185,568	$9,665	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD ;	202
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-30	COMM WEST SIDE-	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD ;	202

Off Huron/ Whittaker

1 Acre thru 3 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-38-280-017	1420 S HURON	02/02/24	$633,690	WD	03-ARM'S LENGTH	$633,690	$0	0.00	$382,300	$633,690	$382,300	2.52	2.52	$251,464	$5.77	2802			COMM HURON CO	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-17-351-021	660 JAMES L HART	03/10/23	$5,463,504	WD	03-ARM'S LENGTH	$5,463,504	$153,300	2.81	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,690	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
		Totals:	$26,471,683			$26,471,683	$8,120,100		$24,077,785	$10,753,970	$8,360,072	107.39	104.99							
							Sale. Ratio =>	30.67			Average		Average		Average					
							Std. Dev. =>	34.69					per Net Acre=>	100,139.40	per SqFt=>	$2.30				

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.30	$ 100,139	$ 100,139

1.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.30	$ 100,139	$ 150,209

2.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.30	$ 100,139	$ 200,279

2.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.30	$ 100,139	$ 250,348

3 Acres	$/SF	$/AC	Table Rate
Rate Used	$2.30	$ 100,139	$ 300,418

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,694	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-3(	COMM WEST SIDE-	201

4 Acre thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-38-280-017	1420 S HURON	02/02/24	$633,690	WD	03-ARM'S LENGTH	$633,690	$0	0.00	$382,300	$633,690	$382,300	2.52	2.52	$251,464	$5.77	2802			COMM HURON CO	202

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD (	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD (	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD (	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-3(	COMM WEST SIDE-	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
		Totals:	$22,479,883			$22,479,883	$6,605,700		$20,944,675	$9,866,289	$8,331,081	105.45	102.25							
							Sale. Ratio =>	29.38			Average	Average		Average						
							Std. Dev. =>	36.56				per Net Acre=>	93,567.22	per SqFt=>	$2.15					

4.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.15	$ 93,567	$ 374,269

5 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.15	$ 93,567	$ 467,836

7 Acre	$/SF	$/AC	Table Rate
Rate Used	$2.15	$ 93,567	$ 654,971

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD (	202
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2935 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202

10 Acre thru 15 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-38-280-017	1420 S HURON	02/02/24	$633,690	WD	03-ARM'S LENGTH	$633,690	$0	0.00	$382,300	$633,690	$382,300	2.52	2.52	$251,464	$5.77	2802			COMM HURON CO	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD (	202
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202

YPSILANTI TOWNSHIP
2025 LAND VALUE STUDY

K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,600	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
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	$1,342,358	$97,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2602	5491/595		COMM HURON CO	202
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
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	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-3(	COMM WEST SIDE-	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,962	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
		Totals:	$16,331,379			$16,331,379	$5,710,100		$16,270,574	$7,504,416	$7,443,611	100.30	97.11							
							Sale. Ratio =>	34.96			Average	Average		Average						
							Std. Dev. =>	34.79				per Net Acre=>	74,819.70	per SqFt=>	$1.72					

	$/SF	$/AC	Table Rate	
10 Acre Rate Used	$1.72	$ 74,820	$ 748,197	
15 Acre Rate Used	$1.72	$ 74,820	$ 1,122,296	
20 Acres Rate Used	$1.72	$ 74,820	$ 1,496,394	Parcels: Between 20 and 30 acres: 5- 3 APT/MHP
25 Acres Rate Used	$1.72	$ 74,820	$ 1,870,493	

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
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	$862,876	$448,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
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	$1,686,624	$757,980	$794,604	141.89	141.89	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,694	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,888	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,694	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE -	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE -	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE -	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE -	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE -	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE -	202
K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE -	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM'S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM'S LENGTH	$499,000	$308,600	61.84	$861,263	($57,454)	$304,609	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM'S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	$130,000	$93,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE -	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM'S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE -	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE -	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM'S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE -	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,587)	($1.41)	2500	5500/215		COMM EAST SIDE -	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM'S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE -	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2602	5511/333		COMM HURON CO	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD	201

K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM S LENGTH	$663,000	$554,800	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-	201

240 Cell Tower

1 Acre thru 2 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$584,729	$1,046,193	$250,922	0.83	0.83	$1,260,473	$28.94	2527	5540/285		COMMERCIAL COR	201
K-11-06-350-021	2985 WASHTENAW	03/22/23	$9,796,688	WD	03-ARM'S LENGTH	$9,796,888	$1,845,700	18.84	$4,740,245	$5,927,894	$871,251	3.31	3.31	$1,789,823	$41.09	2525	5524/538		COMM WEST SIDE-	201
K-11-10-108-010	367 N HARRIS	06/14/23	$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	$310,000	$8,700	2.81	$33,878	$310,000	$31,051	0.33	0.15	$942,249	$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	$169,000	PTA	03-ARM'S LENGTH	$169,000	$1,500	0.89	$3,044	$169,000	$3,044	0.04	0.04	$4,225,000	$96.99	2500			COMM TEXTILE RD	202
		Totals:	$11,655,888			$11,655,888	$2,142,400		$5,361,896	$7,453,087	$1,156,268	4.51	4.34							
							Sale. Ratio =>	18.38			Average	Average		Average						
							Std. Dev. =>	24.41				per Net Acre=>	1,652,202.84	per SqFt=>	$37.93					

1 Acre	$/SF	$/AC	Table Rate
Rate Used	$37.93	$ 1,652,203	$ 1,652,203

1.5 Acre	$/SF	$/AC	Table Rate
Rate Used	$37.93	$ 1,652,203	$ 2,478,304

2.0 Acre	$/SF	$/AC	Table Rate
Rate Used	$37.93	$ 1,652,203	$ 3,304,406

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	$12,797	$40,712	0.43	0.25	$29,760	$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
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	$12,797	$40,712	0.43	0.18	$29,760	$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201
K-11-02-434-002	2130 E MICHIGAN	12/15/22	$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	$50,000	$9,000	18.00	$20,914	$50,000	$20,914	0.22	0.22	$227,273	$5.22	2500	5506/651		COMM EAST SIDE -	202
K-11-03-484-001	405 N HARRIS	12/22/22	$3,225,000	PTA	03-ARM'S LENGTH	$3,225,000	$1,164,200	36.10	$2,611,314	$788,596	$174,910	2.94	2.94	$268,230	$6.16	2530	L 5509/ P 34		COMM EAST SIDE -	201
K-11-03-484-003	1293 E CROSS	02/09/24	$225,000	PTA	03-ARM'S LENGTH	$225,000	$108,900	48.40	$222,146	$97,253	$94,399	1.10	1.10	$88,412	$2.03	2500			COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	$218,000	MLC	03-ARM'S LENGTH	$218,000	$164,300	75.37	$340,323	$102,361	$224,684	4.06	4.06	$25,187	$0.58	2500	5528/491		COMM EAST SIDE -	201
K-11-06-100-005	1900 N HURON RIVER	12/22/23	$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	$425,000	$275,200	64.75	$791,399	$425,000	$791,399	5.64	4.11	$75,408	$1.73	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE-	202
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	$349,913	$291,463	0.95	0.45	$369,887	$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	201
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	$349,913	$291,463	0.95	0.50	$369,887	$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201
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	$937,476	$68,387	$547,663	2.06	1.27	$33,149	$0.76	2542	5489/156	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007, K-11-06-30	COMM WEST SIDE-	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	$840,000	WD	03-ARM'S LENGTH	$840,000	$511,300	60.87	$884,574	$340,894	$385,468	0.84	0.84	$406,310	$9.33	2542	5521/874		COMMERCIAL COR	201
K-11-10-106-001	55 BURBANK	08/01/22	$400,000	LC	03-ARM'S LENGTH	$400,000	$100,700	25.18	$302,737	$171,033	$73,770	0.78	0.78	$220,403	$5.06	2530	5498/117		COMM EAST SIDE -	201
K-11-10-106-004	1255 E MICHIGAN	05/20/22	$155,000	WD	03-ARM'S LENGTH	$155,000	$82,100	52.97	$177,930	$53,121	$76,051	0.80	0.80	$66,401	$1.52	2500	5484/504		COMM EAST SIDE -	201
K-11-10-107-001	1346 E MICHIGAN	12/12/22	$146,000	WD	03-ARM'S LENGTH	$146,000	$93,800	64.25	$185,568	$9,865	$49,433	0.52	0.52	$18,971	$0.44	2542	5506/065		COMM EAST SIDE -	201
K-11-10-107-005	1308 E MICHIGAN	08/30/22	$17,989	PTA	03-ARM'S LENGTH	$17,989	$27,500	152.87	$63,693	$17,989	$63,693	0.67	0.67	$26,849	$0.62	2500	UNRECORDED		COMM EAST SIDE -	202
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	$294,544	$46,507	$31,051	0.33	0.33	$141,359	$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201
K-11-10-108-008	361 N HARRIS	11/21/23	$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	$40,000	$35,000	87.50	$70,348	$40,000	$70,348	0.74	0.38	$54,054	$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202
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	$862,876	$443,349	$111,225	1.17	1.17	$383,204	$8.80	2530	5519/514		COMM EAST SIDE -	201
K-11-10-467-002	1166 ECORSE	04/05/23	$500,000	WD	03-ARM'S LENGTH	$500,000	$234,800	46.96	$470,754	$120,545	$91,299	0.30	0.30	$399,156	$9.16	2527	5516/729		COMMERCIAL COR	201
K-11-13-333-008	1585 BEVERLY	02/10/23	$250,000	WD	03-ARM'S LENGTH	$250,000	$93,200	37.28	$255,823	$44,846	$50,669	0.53	0.53	$84,139	$1.93	2500	5512/451		COMM EAST SIDE -	201
K-11-13-384-007	1942 MCGREGOR	02/03/23	$4,640,000	PTA	03-ARM'S LENGTH	$4,640,000	$1,812,300	39.06	$4,786,008	$304,260	$450,268	9.07	9.07	$33,549	$0.77	2500			COMM EAST SIDE -	201
K-11-14-487-016	2397 LAKEVIEW	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$22,000	14.67	$43,552	$150,000	$43,552	0.46	0.14	$326,087	$7.49	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
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	$56,231	$51,978	0.55	0.23	$102,424	$2.35	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	201
K-11-14-487-018	1984 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-14-487-019	1980 MCCARTNEY	07/20/22	$150,000	WD	20-MULTI PARCEL SALE REF	$150,000	$18,600	12.40	$39,196	$150,000	$39,196	0.41	0.09	$362,319	$8.32	2500	5491/956	K-11-14-487-019, K-11-14-487-018, K-11-14-487-016	COMM EAST SIDE -	202
K-11-15-105-003	1100 SHARE	05/06/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$105,900	58.83	$272,754	$16,080	$108,834	0.36	0.36	$44,667	$1.03	2500	5484/881		COMMERCIAL COR	201
K-11-16-360-001	1327 S HURON	07/18/22	$775,000	WD	03-ARM'S LENGTH	$775,000	$193,100	24.92	$491,013	$709,600	$425,613	2.81	2.81	$252,527	$5.80	2802	5491/595		COMM HURON CO	202
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	$3,812,911	$1,932,774	$282,181	2.77	2.77	$698,761	$16.04	2500	5515/386		COMM HURON CO	201
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	$1,686,624	$757,980	$794,604	141.69	141.69	$5,342	$0.12	2525	5518/698		COMM GOLF COUF	201
K-11-21-300-034	5718 WHITTAKER	01/12/23	$205,000	WD	03-ARM'S LENGTH	$205,000	$114,300	55.76	$295,782	$21,669	$112,451	0.71	0.71	$30,563	$0.70	2541	5510/336		COMM HURON CO	201
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	$16,118,501	$6,977,571	$1,596,072	21.22	21.22	$328,867	$7.55	2530	5497/668		COMM HURON CO	201
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	$685,000	PTA	03-ARM'S LENGTH	$685,000	$742,300	108.36	$861,190	$429,099	$605,289	2.38	2.38	$180,294	$4.14	2542			RAWSONVILLE RD-	201
K-11-30-200-051	5010 TEXTILE	07/13/22	$75,000	WD	03-ARM'S LENGTH	$75,000	$62,500	83.33	$149,751	$75,000	$149,751	3.09	3.09	$24,272	$0.56	2525	5490/551		COMM TEXTILE RD	202
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	$460,000	WD	03-ARM'S LENGTH	$460,000	$169,900	36.93	$448,285	$311,890	$300,175	5.00	5.00	$62,403	$1.43	2500	5495/272		COMM TEXTILE RD	201
K-11-38-150-009	1577 S HURON	02/15/24	$515,000	PTA	03-ARM'S LENGTH	$515,000	$84,700	16.45	$169,707	$515,000	$169,707	1.07	1.07	$481,308	$11.05	2525			COMM HURON CO	202
K-11-38-150-011	1589 S HURON	01/29/24	$2,750,000	PTA	03-ARM'S LENGTH	$2,750,000	$141,100	5.13	$2,059,380	$2,750,000	$2,059,380	50.46	50.89	$54,502	$1.25	2525	L:5544 P:652		COMM TEXTILE RD	202
K-11-38-280-017	1420 S HURON	02/02/24	$633,690	WD	03-ARM'S LENGTH	$633,690	$0	0.00	$382,300	$633,690	$382,300	2.52	2.52	$251,464	$5.77	2802			COMM HURON CO	202
K-11-39-252-022	1822 W MICHIGAN	05/24/22	$850,000	LC	03-ARM'S LENGTH	$850,000	$348,600	41.01	$855,584	$401,636	$407,220	3.24	3.24	$123,562	$2.85	2525	5484/135		COMM WEST SIDE-	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	$40,000	PTA	03-ARM'S LENGTH	$40,000	$128,500	321.25	$255,770	$40,000	$255,770	29.42	29.42	$1,360	$0.03	2525			COMM GOLF COUF	202
K-11-39-350-002	1695 W MICHIGAN	01/15/23	$72,500	LC	03-ARM'S LENGTH	$72,500	$92,100	127.03	$105,302	$72,500	$105,302	2.70	2.70	$26,852	$0.62	2525	5515/609		COMM WEST SIDE-	202
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	$1,342,358	$87,936	$190,294	0.93	0.93	$94,555	$2.17	2530	5503/893		COMM WEST SIDE-	201

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-01-300-007	2502 E MICHIGAN	06/23/22	$331,000	LC	03-ARM'S LENGTH	$331,000	$192,300	58.10	$543,142	($133,999)	$78,143	1.07	1.07	($125,233)	($2.87)	2500	5488/022		COMM EAST SIDE -	201
K-11-02-326-002	1510 HOLMES	06/09/23	$86,840	WD	03-ARM'S LENGTH	$86,840	$87,800	101.11	$178,751	($66,116)	$25,795	0.40	0.40	($165,704)	($3.80)	2500	5526/049		COMM EAST SIDE -	201
K-11-02-383-006	1643 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.63	($54,613)	($1.25)	2500	5501/878	K-11-02-383-008, K-11-02-383-009	COMM EAST SIDE -	202
K-11-02-383-007	1601 E MICHIGAN	11/30/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$66,200	94.57	$119,863	($37,505)	$12,358	0.13	0.13	($288,500)	($6.62)	2500	5540/948		COMM EAST SIDE -	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.22	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE -	201
K-11-02-383-009	1661 E MICHIGAN	10/27/22	$15,000	WD	03-ARM'S LENGTH	$15,000	$68,500	456.67	$172,203	($57,507)	$99,696	1.05	0.20	($54,613)	($1.25)	2500	5501/878	K-11-02-383-006, K-11-02-383-008	COMM EAST SIDE -	202

K-11-02-434-001	2144 E MICHIGAN	12/15/22	$50,000	WD	03-ARM S LENGTH	$50,000	$62,300	124.60	$154,006	($61,401)	$42,605	0.45	0.14	($136,447)	($3.13)	2500	5506/651	K-11-02-455-007	COMM EAST SIDE -	201
K-11-06-379-015	2540 PACKARD	04/13/23	$195,000	WD	03-ARM S LENGTH	$195,000	$124,900	64.05	$255,098	($759)	$59,339	0.29	0.29	($2,617)	($0.06)	2525	5518/335		COMM WEST SIDE-	201
K-11-06-478-004	2170 PACKARD	11/29/22	$499,000	WD	03-ARM S LENGTH	$499,000	$308,600	61.84	$661,263	($57,454)	$304,809	1.69	1.69	($33,996)	($0.78)	2529	5509/336		COMM WEST SIDE-	201
K-11-06-479-006	1924 PACKARD	12/14/22	$1,030,000	WD	20-MULTI PARCEL SALE REF	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.19	($536,324)	($12.31)	2525	5507/215	K-11-06-479-007	COMM WEST SIDE-	201
K-11-06-479-007	1900 PACKARD	12/14/22	$1,030,000	WD	19-MULTI PARCEL ARM S LENGTH	$1,030,000	$622,400	60.43	$1,462,611	($312,677)	$119,934	0.58	0.40	($536,324)	($12.31)	2541	5507/215	K-11-06-479-006	COMM WEST SIDE-	201
K-11-10-107-002	1332 E MICHIGAN	03/29/23	$130,000	WD	19-MULTI PARCEL ARM S LENGTH	$130,000	$98,900	76.08	$253,493	($13,286)	$110,207	1.16	0.16	($11,414)	($0.26)	2500	5517/180	K-11-10-107-003, K-11-10-107-004, K-11-10-107-013	COMM EAST SIDE -	201
K-11-10-125-015	1159 E MICHIGAN	08/08/22	$900,000	WD	03-ARM S LENGTH	$900,000	$679,700	75.52	$1,351,914	($286,653)	$165,261	1.90	1.90	($151,029)	($3.47)	2541	5493/899		COMM EAST SIDE -	201
K-11-10-380-025	979 ECORSE	03/28/23	$170,000	WD	03-ARM S LENGTH	$170,000	$84,600	49.76	$220,635	($10,993)	$39,642	0.42	0.42	($26,362)	($0.61)	2500	5516/51		COMM EAST SIDE -	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	$87,500	WD	03-ARM S LENGTH	$87,500	$112,100	128.11	$323,979	($207,009)	$29,470	0.31	0.31	($667,771)	($15.33)	2542	5507/014		COMM EAST SIDE -	201
K-11-11-271-007	297 S HARRIS	10/03/22	$125,000	WD	03-ARM S LENGTH	$125,000	$85,200	68.16	$355,449	($114,551)	$115,898	1.86	1.86	($61,557)	($1.41)	2500	5500/215		COMM EAST SIDE -	201
K-11-11-331-009	1425 ECORSE	11/03/23	$150,000	PTA	03-ARM S LENGTH	$150,000	$130,400	86.93	$271,375	($52,359)	$69,016	0.73	0.73	($72,120)	($1.66)	2500	5537/725		COMM EAST SIDE -	201
K-11-16-360-009	7400 KALITTA	02/06/23	$95,000	WD	03-ARM S LENGTH	$95,000	$0	0.00	$582,380	($168,973)	$318,407	3.18	3.18	($53,136)	($1.22)	2802	5511/333		COMM HURON CO.	202
K-11-18-360-010	4785 MUNGER	01/03/23	$300,000	WD	03-ARM S LENGTH	$300,000	$132,800	44.27	$468,938	($18,643)	$150,295	2.18	2.18	($8,552)	($0.20)	2540	5509/660		COMM TEXTILE RD -	201
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	$663,000	WD	03-ARM S LENGTH	$663,000	$554,600	83.68	$1,486,112	($217,823)	$605,289	2.38	2.38	($91,522)	($2.10)	2542	5508/342		RAWSONVILLE RD-	201