DB: Ypsitwp-2025

E.C.F.s for Neighborhood: 3700 'INDUSTRIAL - TOWNSHIP WIDE'

INDUSTRIAL PROPERTIES

Residential : 0.000 Town Homes/Duplexes: 0.000 Mobile Homes : 0.000
Agricultural Bldgs : 0.710
Industrial Bldgs : 0.710

(Optional) Gross Rate Multipliers A: 0.000

B: 0.000 C: 0.000 D: 0.000

DB: Ypsitwp-2025

E.C.F.s for Neighborhood: 3701 'INDUSTRIAL - LARGE PLANTS TOWNSHIP WIDE'

LARGE INDUSTRIAL PLANTS

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.710
Industrial Bldgs : 0.710

(Optional) Gross Rate Multipliers

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

,,,

Page: 1/1
DB: Ypsitwp-2025

E.C.F.s for Neighborhood: 3702 'INDUSTRIAL - CONNECTED VEHICLE TEST TRACK'

ACM CONNECTED VEHICLE TEST TRACK

Residential : 0.000 Town Homes/Duplexes: 0.000 Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.993

(Optional) Gross Rate Multipliers

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

DB: Ypsitwp-2025

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

JOE HALL DRIVE / HURON

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.793

(Optional) Gross Rate Multipliers

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

DB: Ypsitwp-2025

E.C.F.s for Neighborhood: 3727 'INDUSTRIAL - IFT REAL POST 94'

Residential : 0.000 Town Homes/Duplexes: 0.000 Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 0.000
Industrial Bldgs : 0.710

(Optional) Gross Rate Multipliers A: 0.000 B: 0.000

C: 0.000 D: 0.000

3700 IND/ COM ECF Utilized

3701 IND/ COM ECF Utilized

0.7100

0.7100

YPSILANTI TOWNSHIP 2023 INDUSTRIAL ECF STUDY

BD: 3700 AND 3701 Parcel Number	TOWNSHIP WIDE INDUST Street Address	Sale Date		nstr. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
					\$1,800,000	\$988,300	54.91	\$1,984,486	\$305,253	\$1,494,747	\$1,340,170	1.115	21.307	\$70.15	2500	44.3714		\$260,725		COMM EAST SIDE - 210	201	
11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000 PT/	03-ARM'S LENGTH		\$66,200	94.57	\$118,184	\$12,305	\$57,695	\$88,005	0,656	1.373	\$42.02	2500	1.6036	1 1/4 STORY	\$11,383		COMM EAST SIDE - 210	201	
11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000 WE		\$70,000			\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	32,5596		\$40.712	K-11-02-374-021	COMM EAST SIDE - 210	201	
11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000 WE		\$155,000	\$87,900	56.71			***************************************	\$133,139	0.687	1,532	\$59.68	2541	1.5146	\$112,633	*****	COMM HURON CORR & OFF HURON- 220	201	0	
11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000 WE		\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436		0.668	484	\$310.49	2540	0.3357	\$149,725		COMM TEXTILE RD & SOUTH- 212	201	. 0	
11-18-360-010	4785 MUNGER	01/03/23	\$300,000 WI		\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	27.000.00	1.214	\$6.09	2500	57.2055		K-11-02-455-007	COMM EAST SIDE - 210	201	45	
11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000 WI		\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100			2525	24.9845		K-11-06-479-007	COMM WEST SIDE- 215	201	0	
1-06-479-006	1924 PACKARD	12/14/22	\$1,030,000 WI	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62		24.9845	PORT 1 P. 100 (1)	K-11-06-479-006	COMM WEST SIDE-215	201	0	
1-06-479-007	1900 PACKARD	12/14/22	\$1,030,000 WI	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	10.4347	\$119,934	K-11-06-479-006	COMM EAST SIDE - 210	201		
11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000 WI	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542					20.		ć.
11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500 WE	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	48.8876	\$29,258		COMM EAST SIDE - 210	20.		
11-06-478-004	2170 PACKARD	11/29/22	\$499,000 WI	03-ARM'S LENGTH	\$499,000	\$308,600	61.84	\$861,277	\$348,954	\$150,046	\$373,686	0.402	2,632	\$57.01	2529	27.0098	\$304,449		COMM WEST SIDE- 215	20.		
11-10-125-015	1159 E MICHIGAN	08/03/22	\$900,000 WI	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	16.1502	\$164,119		COMM EAST SIDE - 210	201		
11-01-300-007	2502 E MICHIGAN	06/23/22	\$331.000 LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	1.6531	\$77,580		COMM EAST SIDE - 210	20:	. 0	Á
11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000 WI	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	7.6872	\$75,504		COMM EAST SIDE - 210	20:	. 0	h.
11-15-105-003	1100 SHARE	05/06/22	\$180,000 WI	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500	16.7014	\$110,047		COMMERCIAL CORNER- 209	20:	0	f
11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000 CD	19-MULTI PARCEL ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	12.7165	\$554,668	K-11-21-300-041	COMM HURON CORR & OFF HURON- 220	20:	1 0	
-11-06-449-010	2220 WASHTENAW	02/02/22	\$724,166 WI		\$724,166	\$397,000	54.82	\$1,028,986	\$432,376	\$291,790	\$441,933	0.660	2,269	\$128.60	2542	1.1370	\$391,051		COMMERCIAL CORNER- 209	20:	1 0	<u>i</u>
11-00-445-010	2220 WASHIERAW			OS Muni S ECHOTT	\$10,022,666	\$5,897,600		\$14,608,422		\$7,111,155	\$8,730,338			\$67.38		14.2906						
		Totals:	\$10,022,666			Sale. Ratio =>	58.84	42.,000,122		0.70	E.C.F. =>	0.815		Std. Deviation=>	0.268652211							
					17	Std. Dev. =>	24.49				Mean F.C.F. =>	0.672		Ave. Variance=>	19.4080 Cd	pefficient of Var=>	28.89703328					

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/condition and utility of the properties within this neighborhood. Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 0.710.

The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.672 with a standard deviation of 0.2687. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.672 and 0.815. An ECF of 0.710 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.668
Calculated ECF Range .0370 - 1.0810

ECF Range: +/- 1 Standard Deviation .0 -1.4210

Previous Year ECF 0.660

									- 1												
Application and the second	UNTY WIDE- TO SUPPORT YPS Street Address S		e Price Instr.	Terms of Sale A	DJ SALE\$ Asd	when Sold Asd/A	di Sale Cur	Appraisal LA	ND+YARD BLD	RESIDUAL CO	STMANS E	CF Floo	r Area \$/	SQFT	DEVE	Y MEAN (%) Lane	d Value Community	Occupancy	Class		
	576 S MANSFIELD	03/31/23	\$550,000 PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62		80.5870	\$67,448 City of Ypsilanti	Office Buildings	301		
0-330-010 1-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000 WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63		90.9590	\$692,863 Saline	Industrial - Light Manufacturing	301		
	12 E FOREST	02/28/23	\$650,000 PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15		54.6701	\$102,400 City of Ypsilanti	Industrial - Light Manufacturing	301		
	612 S MANSFIELD	09/12/22	\$435,000 PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97		102.4352	123520 City of Ypsilanti	Industrial - Light Manufacturing	301		
-360-003	626 N HURON	07/27/22	\$1,225,000 PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.063	15,952	\$72.25		106.3447	\$72,420	Warehouses - Storage	301		
7-226-013	663 S MANSFIELD	03/02/22	\$1,000,000 PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16		54.2071	\$116,120 City of Ypsilanti	Industrial - Light Manufacturing	301		
	2-4 W Forest Ave	12/03/20	\$200,000 PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00		43.3332	\$84,017 City of Ypsilanti	Warehouse	301		
										\$5,412,138	\$6,970,958	0.776 ECF 0.761 Mean	ECF								
d																				-	
484-003	1293 E CROSS	02/09/24	\$225,000 LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$212,848	\$92,510	\$132,490	\$95,040	1.380	2,542	\$52.12	2500	54.6401	\$86,94		COMM EAST SIDE - 210	201	
107-002	1332 E MICHIGAN	03/29/23	\$130,000 PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$98,900	76.08	\$253,493	\$125,275	\$4,725	\$102,329	0.046	3,015	\$1.57	2500	35.5355	\$110,207 K-11-10-107-003,		201	0	
350-021	2985 WASHTENAW	03/22/23	\$9,796,888 PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$294.93	2525	242.2061	\$874,920	COMM WEST SIDE- 215	201	0	
61-021	660 JAMES L HART	03/10/23	\$5,463,504 WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	185.6188	\$283,355	COMM HURON CORR & OFF HURON- 22		0	
333-008	1585 BEVERLY	02/10/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$255,459	\$51,960	\$198,040	\$162,409	1.219	5,120	\$38.68	2500	65.2107	\$50,305	COMM EAST SIDE - 210	201	0	
3-384-007	1942 MCGREGOR	02/03/23	\$4,640,000 PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	63.9667	\$454,087	COMM EAST SIDE - 210	201	0	
4-100-002	2111 RAWSONVILLE	12/30/22	\$663,000 WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	47.4491	\$602,488	RAWSONVILLE RD- 211	201	0	
3-484-001	405 N HARRIS	12/23/22	\$3,225,000 PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	110.7747	\$173,589	COMM EAST SIDE - 210	201 201	0	
0-353-001	1305 S CONGRESS	11/14/22	\$1,240,000 WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$46.90	2530	54.1271	\$191,204	COMM WEST SIDE- 215		0	
2-383-008	1631 E MICHIGAN	10/27/22	\$15,000 WD	03-ARM'S LENGTH	\$15,000	\$68,500	456.67	\$172,203	\$101,421	(\$86,421)	\$56,490	(1.530)	1,639	(\$52.73)	2500	152.9845	\$99,696 K-11-02-383-006,		201	0	
1-271-007	297 S HARRIS	10/03/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$85,200	68.16	\$355,794	\$160,551	(\$35,551)	\$155,820	(0.228)	27,361	(\$1.30)	2500	22.8154	\$116,243	COMM EAST SIDE - 210	201	0	
5-100-033	7130 RAWSONVILLE	08/23/22	\$460,000 WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	\$42.98	2500	140.3849	\$294,059	COMM TEXTILE RD & SOUTH- 212	201	0	
-100-004	8753 SPINNAKER	08/22/22	\$21,500,000 WD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	1.947	189,734	\$103.91	2530	194.7116	\$1,609,701	COMM HURON CORR & OFF HURON- 22	0 201 201	0	
-106-001	55 BURBANK	08/01/22	\$400,000 LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	202.2213	\$73,239	COMM EAST SIDE - 210		0	
-304-002	2655 WASHTENAW	06/21/22	\$508,200 WD	19-MULTI PARCEL ARM'S LENGTH	\$508,200	\$420,900	82.82	\$987,476	\$591,456	(\$83,256)	\$293,348	(0.284)	2,154	(\$38.65)	2542	#VALUE!	\$547,663 K-11-06-304-005,		201	0	
-252-022	1822 W MICHIGAN	05/24/22	\$850,000 LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	132.7385	\$409,266	COMM WEST SIDE- 215	201 201	0	
4-487-017	1990 MCCARTNEY	03/17/22	\$155,000 LC	03-ARM'S LENGTH	\$155,000	\$53,900	34.77	\$145,747	\$51,978 \$1,498,484	\$103,022	\$74,836	1.377	3,274 172,663	\$31.47	2500	137.6644	\$51,978 K-11-14-487-018, \$1,349,25		INDUST THROUGH OUT IT	301	
	1476 SEAVER	02/11/22	\$10,500,000 WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,637,207		\$9,001,516	\$7,556,946	1.191		\$52.13	3700	51.9530					

11/13/2024

ASSESSOR DETERMINED ECF 2023

: 3702 Industrial Rea	The second secon	The second second second	and the second s		The second second			The second secon					and the same of th	Alexand		The state of the s	O THE COLD	1000	01 0 1 0 1	1 1 1 1 1 1	A COLOR	0.111.0
Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1-10-125-014	1133 E MICHIGAN	02/28/24	\$1.800.000 PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,984,486	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	29.3594		\$260,725		COMM EAST SIDE - 210	201	
1-10-125-014	1293 E CROSS	02/09/24	\$225.000 LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$212.848	\$92,510	\$132,490	\$96,040	1.380	2,542	\$52.12	2500	55.7783		\$86,949		COMM EAST SIDE - 210	201	
-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$118,184	\$12,305	\$57,695	\$88,005	0.656	1,373	\$42.02	2500		1 1/4 STORY	\$11,383		COMM EAST SIDE - 210	201	
-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109.138	0.997	2,050	\$53.09	2500	17.5476		\$40,712 K-	11-02-374-021	COMM EAST SIDE - 210	201	
-10-107-002	1332 E MICHIGAN	03/29/23	\$130,000 PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$98,900	76.08	\$253,493	\$125,275	\$4,725	\$102,329	0.046	3,015	\$1.57	2500	77.5573	\$110,207	K-11-10-107-003, I CO	MM EAST SIDE - 210	201	. 0	
1-06-350-021	2985 WASHTENAW	03/22/23	\$9.796.888 PTA	03-ARM'S LENGTH	\$9.796.888	\$1.845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$294.93	2525	241.4847	\$874,920	со	MM WEST SIDE- 215	201	. 0	
1-13-333-008	1585 BEVERLY	02/10/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$255,459	\$51,960	\$198,040	\$162,409	1.219	5,120	\$38.68	2500	39.7640		\$50,305		COMM EAST SIDE - 210	201	
1-18-360-010	4785 MUNGER	01/03/23	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	15.3477	\$149,725	со	MM TEXTILE RD & SOUTH- 212	201	0	
-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	72.2175	\$42,605	K-11-02-455-007 CO	MM EAST SIDE - 210	201	45	
-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000 WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	25.4467	\$49,078	co	MM EAST SIDE - 210	201	. 0	
1-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500 WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	63.8996	\$29,258	co	OMM EAST SIDE - 210	201	. 0	
-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000 WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	1.1383	\$164,119	co	OMM EAST SIDE - 210	201	. 0	
-01-300-007	2502 E MICHIGAN	06/23/22	\$331,000 LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	16.6650		\$77,580		COMM EAST SIDE - 210	201	
1-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	7.3248	\$75,504	co	MM EAST SIDE - 210	201	. 0	
-15-105-003	1100 SHARE	05/06/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500	31,7134	\$110,047	CO	MMERCIAL CORNER- 209	201	0	
1-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000 CD	03-ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	2.2955	\$554,668	K-11-21-300-041 CO	MM HURON CORR & OFF HURON- 220	201	0	
1-38-280-012	1476 SEAVER	02/11/22	\$10,500,000 WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,818,689	\$1,500,016	\$8,999,984	\$8,509,877	1.058	172,663	\$52.12	3700	23.5845		\$1,344,702		INDUST THROUGH OUT T	301	
1-11-331-009	1425 ECORSE	10/01/21	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$89,400	59.60	\$270,879	\$76,066	\$73,934	\$155,477	0.476	3,430	\$21.56	2500	34.6218	\$68,520		MM EAST SIDE - 210	201	. 0	
1-10-180-004	110 S HARRIS	07/20/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	62.3835		\$62,009		COMM EAST SIDE - 210	201	
1-01-340-039	2643 E MICHIGAN	04/29/21	\$760,000 WD	03-ARM'S LENGTH	\$760,000	\$298,600	39.29	\$931,014	\$97,039	\$662,951	\$665,583	0.996	22,974	\$28.86	2500	17.4314		\$93,732		COMM EAST SIDE - 210	201	
		Totals:	\$28,421,388		\$28,421,388	\$9,356,400		\$23,124,711		\$23,567,371	\$18,295,398			\$63.08		46.6411						
						Sale. Ratio =>	32.92				.C.F. =>	1.288			0.680340921							
						Std. Dev. =>	27.89				Mean E.C.F. =>	0.822		Ave. Variance=>	42.6088 Cd	efficient of Var=>	51.85149908					

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 0.993. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.822 with a standard deviation of 0.6803. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.8220 and 01.2880. An ECF of 0.9930 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.708
Calculated ECF Range .100 - 1.219
ECF Range: +/- 1 Standard Deviation 0.1.5540
Previous Year ECF 0.943

Number	COUNTY WIDE- TO SUPPORT YPS Street Address		e Price Instr.	Terms of Sale	ADJ SALES Asd	, when Sold Asd/A	dj. Sale Cur	Appraisal LAI	ND+YARD BLD	RESIDUAL CO	ST MANS	CF Floo	r Area \$/5	QFT	DEV B	MEAN (%) Lan	d Value Community	Occupancy	Class	
-39-330-010	576 S MANSFIELD	03/31/23	\$550,000 PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62		80.5870	\$67,448 City of Ypsil	anti Office Buildings	301	
-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000 WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63		90.9590	\$692,863 Saline	Industrial - Light Manufacturing	301	
04-461-002	12 E FOREST	02/28/23	\$650,000 PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15		54.6701	\$102,400 City of Ypsil.	anti Industrial - Light Manufacturing	301	
37-226-010	612 S MANSFIELD	09/12/22	\$435,000 PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97		102.4352	123520 City of Ypsil	anti Industrial - Light Manufacturing	301	
04-360-003	626 N HURON	07/27/22	\$1,225,000 PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.063	15,952	\$72.25		106.3447	\$72,420	Warehouses - Storage	301	
37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000 PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16		54.2071	\$116,120 City of Ypsil.	anti Industrial - Light Manufacturing	301	
38-280-012	1476 SEAVER	02/11/22	\$10,500,000 WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,818,689	\$1,500,016	\$8,999,984	\$8,509,877	1.058	172,663	\$52.12		105.7593	\$1,344,702	Industrial - Light Manufacturing	301	
2-31-480-002	151 S INDUSTRIAL DR	04/09/21	\$4,550,000 WD	03-ARM'S LENGTH	\$4,550,000	\$2,126,400	46.73	\$4,252,807	\$684,539	\$3,865,461	\$3,568,268	1.083	69,916	\$55.29		108.3288	\$514,012	Warehouses - Storage	301	
1-04-360-001	2-4 W Forest Ave	12/03/20	\$200,000 PTA	03-ARM'S LENGTH	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00		43.3332	\$84,017 City of Ypsil	anti Warehouse	301	
2 0 1 000 002			A STREET STREET STREET		10 - Fig. (2009) - Fig. (2000) - CO	103000200080000009					12/10/20 02/05/20	Market Control				702222				
										\$18,277,583	\$19,049,103	0.959 ECF 0.830 Mean				95.9498 82.9583				
												0.050 111001				02.3303				
	1942 MCGREGOR	02/03/23	\$4.640.000 PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	#REF1	\$45	i4,087	COMM EAST SIDE - 210	201 Not Representa
-13-384-007	1942 MCGREGOR	02/03/23 03/17/22		03-ARM'S LENGTH 03-ARM'S LENGTH		\$1,812,300 \$39,900		\$4,789,827 \$107,979	\$713,360 \$18,603	\$3,926,640 \$136,397	\$3,253,366 \$74,026	1.207 1.843	73,040 2,154	\$53.76 \$63.32	2500 2500	#REFI 102.0818		54,087 18,603 K-11-14-487-018, K-11-14-487-019, k		
-13-384-007 -14-487-017	1990 MCCARTNEY	03/17/22	\$4,640,000 PTA \$155,000 LC \$10.500,000 WD		\$4,640,000 \$155,000 \$10,500,000		39.06 25.74 27.95										\$1			201 Not Representa
-13-384-007 -14-487-017 -38-280-012	1990 MCCARTNEY 1476 SEAVER	03/17/22 02/11/22	\$155,000 LC	03-ARM'S LENGTH	\$155,000	\$39,900	25.74	\$107,979	\$18,603	\$136,397	\$74,026	1.843	2,154	\$63.32	2500	102.0818	\$1,34	18,603 K-11-14-487-018, K-11-14-487-019, I	-11- COMM EAST SIDE - 210	201 Not Representa 301 Not Representa
-13-384-007 -14-487-017 -38-280-012 -01-310-002	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN	03/17/22 02/11/22 12/15/21	\$155,000 LC \$10,500,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000	\$39,900 \$2,934,400	25.74 27.95	\$107,979 \$6,637,207	\$18,603 \$1,498,484	\$136,397 \$9,001,516	\$74,026 \$7,556,946	1.843 1.191	2,154 172,663	\$63.32 \$52.13	2500 3700	102.0818 #REF!	\$1,34 \$1,34	18,603 K-11-14-487-018, K-11-14-487-019, I 19,258	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT T	201 Not Represental 301 Not Represental 201 Not Represental
-13-384-007 -14-487-017 -38-280-012 -01-310-002 -25-400-014	1990 MCCARTNEY 1476 SEAVER	03/17/22 02/11/22 12/15/21 10/15/21	\$155,000 LC \$10,500,000 WD \$125,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000	\$39,900 \$2,934,400 \$50,100	25.74 27.95 40.08	\$107,979 \$6,637,207 \$139,626	\$18,603 \$1,498,484 \$62,984	\$136,397 \$9,001,516 \$62,016	\$74,026 \$7,556,946 \$61,167	1.843 1.191 1.014	2,154 172,663 1,425	\$63,32 \$52.13 \$43.52	2500 3700 2500	102.0818 #REF!	\$1,34 \$6 4 STORY \$33	18,603 K-11-14-487-018, K-11-14-487-019, I 19,258 51,920	INDUST THROUGH OUT TO COMM EAST SIDE - 210	201 Not Represental 201 Not Represental 301 Not Represental 201 Not Represental 201 Not Represental
1-13-384-007 1-14-487-017 1-38-280-012 1-01-310-002 1-25-400-014 1-01-340-040 1-10-145-004	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE	03/17/22 02/11/22 12/15/21	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000	\$39,900 \$2,934,400 \$50,100 \$149,900	25.74 27.95 40.08 24.98	\$107,979 \$6,637,207 \$139,626 \$601,403	\$18,603 \$1,498,484 \$62,984 \$330,771	\$136,397 \$9,001,516 \$62,016 \$269,229	\$74,026 \$7,556,946 \$61,167 \$203,144	1.843 1.191 1.014 1.325	2,154 172,663 1,425 5,710	\$63.32 \$52.13 \$43.52 \$47.15	2500 3700 2500 2500	102.0818 #REF! #REF! 3.7154 13,	\$1,34 \$6 4 STORY \$33 \$35	18,603 K-11-14-487-018, K-11-14-487-019, I 19,258 51,920 10,771	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210 COMM TEXTILE RD & SOU	201 Not Representat 301 Not Representat 201 Not Representat 201 Not Representat
-13-384-007 -14-487-017 -38-280-012 -01-310-002 -25-400-014 -01-340-040 -10-145-004	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN	03/17/22 02/11/22 12/15/21 10/15/21 01/13/21 03/06/20	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100	25.74 27.95 40.08 24.98 31.67	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094	1.843 1.191 1.014 1.325 1.162	2,154 172,663 1,425 5,710 25,577	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70	2500 3700 2500 2500 2500	102.0818 #REFI #REFI 3.7154 13,	\$1,34 \$6 \$4 STORY \$33 \$35 \$18	8,603 K-11-14-487-018, K-11-14-487-019, 8 19,258 11,920 10,771 15,000	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210 COMM TEXTILE RD & SOU COMM EAST SIDE - 210	201 Not Representat 301 Not Representat 201 Not Representat 201 Not Representat 201 Not Representat
-13-384-007 -14-487-017 -38-280-012 -01-310-002 -25-400-014 -01-340-040 -10-145-004	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN 1106 E MICHIGAN	03/17/22 02/11/22 12/15/21 10/15/21 01/13/21	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD \$150,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000 \$150,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100 \$154,700	25.74 27.95 40.08 24.98 31.67 103.13	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594 \$564,020	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864 \$218,824	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136 (\$68,824)	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094 \$275,496	1.843 1.191 1.014 1.325 1.162 (0.250)	2,154 172,663 1,425 5,710 25,577 13,772	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70 (\$5.00)	2500 3700 2500 2500 2500 2500	102.0818 #REF! #REF! 3.7154 13, 116.1982 24.9819	\$1,34 \$6 \$4 STORY \$33 \$35 \$18	8,603 K-11-14-487-018, K-11-14-487-019, I 19,258 11,920 10,771 15,5000 13,187	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210	201 Not Represen 301 Not Represen 201 Not Represen 201 Not Represen 201 Not Represen 201 Not Represen
-13-384-007 -14-487-017 -38-280-012 -01-310-002 -25-400-014 -01-340-040 -10-145-004	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN 1106 E MICHIGAN	03/17/22 02/11/22 12/15/21 10/15/21 01/13/21 03/06/20	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD \$150,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000 \$150,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100 \$154,700	25.74 27.95 40.08 24.98 31.67 103.13	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594 \$564,020	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864 \$218,824	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136 (\$68,824)	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094 \$275,496	1.843 1.191 1.014 1.325 1.162 (0.250)	2,154 172,663 1,425 5,710 25,577 13,772	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70 (\$5.00)	2500 3700 2500 2500 2500 2500	102.0818 #REF! #REF! 3.7154 13, 116.1982 24.9819	\$1,34 \$6 \$4 STORY \$33 \$35 \$18	8,603 K-11-14-487-018, K-11-14-487-019, I 19,258 11,920 10,771 15,5000 13,187	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210	201 Not Represent 301 Not Represent 201 Not Represent 201 Not Represent 201 Not Represent 201 Not Represent
-13-384-007 -14-487-017 -38-280-012 -01-310-002 -25-400-014 -01-340-040 -10-145-004	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN 1106 E MICHIGAN	03/17/22 02/11/22 12/15/21 10/15/21 01/13/21 03/06/20	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD \$150,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000 \$150,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100 \$154,700	25.74 27.95 40.08 24.98 31.67 103.13	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594 \$564,020	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864 \$218,824	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136 (\$68,824)	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094 \$275,496	1.843 1.191 1.014 1.325 1.162 (0.250)	2,154 172,663 1,425 5,710 25,577 13,772	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70 (\$5.00)	2500 3700 2500 2500 2500 2500	102.0818 #REF! #REF! 3.7154 13, 116.1982 24.9819	\$1,34 \$6 \$4 STORY \$33 \$35 \$18	8,603 K-11-14-487-018, K-11-14-487-019, I 19,258 11,920 10,771 15,5000 13,187	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210	201 Not Representa 301 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa
-13-384-007 -14-487-017 -38-280-012 -01-310-002 -25-400-014 -01-340-040 -10-145-004 -13-333-014	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN 1106 E MICHIGAN 1533 BEVERLY	03/17/22 02/11/22 12/15/21 10/15/21 01/13/21 03/06/20	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD \$150,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000 \$150,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100 \$154,700	25.74 27.95 40.08 24.98 31.67 103.13	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594 \$564,020	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864 \$218,824	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136 (\$68,824)	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094 \$275,496	1.843 1.191 1.014 1.325 1.162 (0.250)	2,154 172,663 1,425 5,710 25,577 13,772	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70 (\$5.00)	2500 3700 2500 2500 2500 2500	102.0818 #REF! #REF! 3.7154 13, 116.1982 24.9819	\$1,34 \$6 \$4 STORY \$33 \$35 \$18	8,603 K-11-14-487-018, K-11-14-487-019, I 19,258 11,920 10,771 15,5000 13,187	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210	201 Not Representa 301 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa
13-384-007 14-487-017 38-280-012 01-310-002 25-400-014 01-340-040 10-145-004 13-333-014	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN 1106 E MICHIGAN 1533 BEVERLY	03/17/22 02/11/22 12/15/21 10/15/21 01/13/21 03/06/20	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD \$150,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000 \$150,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100 \$154,700	25.74 27.95 40.08 24.98 31.67 103.13	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594 \$564,020	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864 \$218,824	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136 (\$68,824)	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094 \$275,496	1.843 1.191 1.014 1.325 1.162 (0.250)	2,154 172,663 1,425 5,710 25,577 13,772	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70 (\$5.00) \$32.23	2500 3700 2500 2500 2500 2500	102.0818 #REF! #REF! 3.7154 13, 116.1982 24.9819	\$1,34 \$6 \$4 STORY \$33 \$35 \$18	8,603 K-11-14-487-018, K-11-14-487-019, I 19,258 11,920 10,771 15,5000 13,187	-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM EAST SIDE - 210	201 Not Represent 301 Not Represent 201 Not Represent 201 Not Represent 201 Not Represent 201 Not Represent
-13-384-007 -14-487-017 -38-280-012 -01-310-002 -25-400-014 -01-340-040 -10-145-004 -13-333-014	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN 1106 E MICHIGAN 1533 BEVERLY	03/17/22 02/11/22 12/15/21 10/15/21 01/13/21 03/06/20 06/14/19	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD \$150,000 WD \$260,000 LC	03-ARM'S LENGTH	\$155,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000 \$150,000 \$208,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100 \$154,700 \$73,800	25.74 27.95 40.08 24.98 31.67 103.13 35.48	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594 \$564,020 \$164,060	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864 \$218,824 \$84,864	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136 (\$68,824) \$123,136	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094 \$275,496 \$83,540	1.843 1.191 1.014 1.325 1.162 (0.250) 1.474	2,154 172,663 1,425 5,710 25,577 13,772 3,820	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70 (\$5.00) \$32.23	2500 3700 2500 2500 2500 2500	102.0818 #REFI #REFI 3.7154 13, 116.1982 24.9819 31.1993	\$1,34 \$1,34 \$1,4 STORY \$33 \$35 \$11 \$1	(8,603 K-11-14-487-018, K-11-14-487-019, i 19,258 10,771 10,771 55,000 13,187 14,864 K-11-13-333-015	-11- COMM EAST SIDE - 210 INDUST THROUGH OUTT COMM EAST SIDE - 210 COMM TEXTILE RD & SOU COMM EAST SIDE - 210	201 Not Representa 301 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa
1-13-384-007 1-14-487-017 1-38-280-012 1-01-310-002 1-25-400-014	1990 MCCARTNEY 1476 SEAVER 2839 E MICHIGAN 6630 RAWSONVILLE 2625 E MICHIGAN 1106 E MICHIGAN 1533 BEVERLY	03/17/22 02/11/22 12/15/21 10/15/21 03/13/21 03/06/20 06/14/19	\$155,000 LC \$10,500,000 WD \$125,000 WD \$600,000 WD \$1,775,000 WD \$150,000 WD \$260,000 LC	03-ARM'S LENGTH	\$15,000 \$10,500,000 \$125,000 \$600,000 \$1,775,000 \$150,000 \$208,000	\$39,900 \$2,934,400 \$50,100 \$149,900 \$562,100 \$154,700 \$73,800	25.74 27.95 40.08 24.98 31.67 103.13 35.48	\$107,979 \$6,637,207 \$139,626 \$601,403 \$1,884,594 \$564,020 \$164,060	\$18,603 \$1,498,484 \$62,984 \$330,771 \$375,864 \$218,824 \$84,864 \$326,530	\$136,397 \$9,001,516 \$62,016 \$269,229 \$1,399,136 (\$68,824) \$123,136	\$74,026 \$7,556,946 \$61,167 \$203,144 \$1,204,094 \$275,496 \$83,540 \$557,538	1.843 1.191 1.014 1.325 1.162 (0.250) 1.474	2,154 172,663 1,425 5,710 25,577 13,772 3,820	\$63.32 \$52.13 \$43.52 \$47.15 \$54.70 (\$5.00) \$32.23	2500 3700 2500 2500 2500 2500	102.0818 BREFI BREFI 3.7154 13, 116.1982 24.9819 31.1993	\$1,34 \$1,34 \$5 \$44 STORY \$33 \$33 \$11 \$4	(8,603 K-11-14-487-018, K-11-14-487-019, 8) 9,258 15,1920 10,771 15,5000 13,3187 14,864 K-11-13-333-015 Warehouses - Distribution	:-11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO COMM EAST SIDE - 210	201 Not Representa 301 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa 201 Not Representa

3703 IND ECF Utilized

11/13/2024

BD: 3703	HURON CENTER PARK/ W	ASHTENAW BUSINESS	PARK																	The second secon		
Parcel Number	Street Address	Sale Date	Sale Price Ins	str. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000 PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,984,486	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	35.6683		\$260,725		COMM EAST SIDE - 210	201	
11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$118,184	\$12,305	\$57,695	\$88,005	0.656	1,373	\$42.02	2500	10.3068	1 1/4 STORY	\$11,383		COMM EAST SIDE - 210	201	
11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	23.8564		\$40,712	K-11-02-374-021	COMM EAST SIDE - 210	201	
11-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504 WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	109.7529	\$283,355		COMM HURON CORR & OFF HURON- 220	20	1 0	
11-13-333-008	1585 BEVERLY	02/10/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$255,459	\$51,960	\$198,040	\$162,409	1.219	5,120	\$38.68	2500	46.0729	\$50,305		COMM EAST SIDE - 210	20	1 0	
11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000 PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	44.8288	\$454,087		COMM EAST SIDE - 210	20	1 0	
11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	7.1886	\$112,633		COMM HURON CORR & OFF HURON- 220	20	1 0	
11-18-360-010	4785 MUNGER	01/03/23	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	9.0388	\$149,725		COMM TEXTILE RD & SOUTH- 212	20	1 0	
11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	65.9086	\$42,605	K-11-02-455-007	COMM EAST SIDE - 210	20	1 45	
11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000 WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	19.1378	\$49,078		COMM EAST SIDE - 210	20	1 0	
11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500 WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	57.5907	\$29,258		COMM EAST SIDE - 210	20	1 0	
11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000 WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	7.4471	\$164,119		COMM EAST SIDE - 210	20	1 0	
-11-01-300-007	2502 E MICHIGAN	06/23/22	\$331,000 LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	10.3562		\$77,580		COMM EAST SIDE - 210	201	
-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	1.0160	\$75,504		COMM EAST SIDE - 210	20	1 0	
-11-15-105-003	1100 SHARE	05/06/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500	25.4045	\$110,047		COMMERCIAL CORNER- 209	20	1 0	
-11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000 CD	03-ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	4.0134	\$554,668	K-11-21-300-041	COMM HURON CORR & OFF HURON- 220	20	1 0	
-11-11-331-009	1425 ECORSE	10/01/21	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$89,400	59.60	\$270,879	\$76,066	\$73,934	\$155,477	0.476	3,430	\$21.56	2500	28.3129	\$68,520		COMM EAST SIDE - 210	20		
-11-10-180-004	110 S HARRIS	07/20/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$54,400	72.53	\$144,256	\$62,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	56.0746		\$62,009		COMM EAST SIDE - 210	201	
-11-01-340-039	2643 E MICHIGAN	04/29/21	\$760,000 WD	03-ARM'S LENGTH	\$760,000	\$298,600	39.29	\$975,541	\$96,923	\$663,077	\$701,211	0.946	22,974	\$28.86	2500	18.6958	DE LE CONTRACTOR	\$93,436		COMM EAST SIDE - 210	201	
		Totals:	\$18,078,004		\$18,078,004	\$6,448,400		\$19,351,155		\$14,846,159	\$13,062,588			\$68.86		37.7882						
					9	Sale. Ratio =>	35.67				E.C.F. =>	1.137		Std. Deviation=>	0.417709672							
					9	itd. Dev. =>	29.29				Ave. E.C.F. =>	0.759		Ave. Variance=>	30.5616 Co	efficient of Var=>	40.28377674					

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 0.7930. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.7590 with a standard deviation of 0.4177. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.7590 and 1.1370. An ECF of 0.7930 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF
Calculated ECF Range
Calculated ECF Range
ECF Range: +/- 1 Standard Deviation
Previous Year ECF
0.7430

Number	Street Address	Sale Date Sale	Price Instr.	Terms of Sale A	ADJ SALE\$ Asd	when Sold Asd/A	dj. Sale Cu	r. Appraisal LA	ND+YARD BLI	OG RESIDUAL CO	OST MAN\$ E	CF Floo	or Area \$/5	QFT	DEV BY	MEAN (%) L	and Value Commun		Class	
-39-330-010	576 S MANSFIELD	03/31/23	\$550,000 PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62		80.5870	\$67,448 City of Yp	osilanti Office Buildings	301	
2-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000 WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63		90.9590	\$692,863 Saline	Industrial - Light Manufacturing	301	
-04-461-002	12 E FOREST	02/28/23	\$650,000 PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15		54.6701	\$102,400 City of Yp	any many and a construction of the special and the second	301	
-37-226-010	612 S MANSFIELD	09/12/22	\$435,000 PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97		102.4352	123520 City of Yp		301	
1-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000 PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16		54.2071	\$116,120 City of Yp		301	
1-38-280-012	1476 SEAVER	02/11/22	\$10,500,000 WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,818,689	\$1,500,016	\$8,999,984	\$8,509,877	1.058	172,663	\$52.12		105.7593	\$1,344,702	Industrial - Light Manufacturing	301	
1-04-360-001	2-4 W Forest Ave	12/03/20	\$200,000 PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00		43.3332	\$84,017 City of Yp	osilanti Warehouse	301	

										\$13,259,542	\$14,397,020	0.921 ECF 0.760 Mea				92.0992 75.9930				
												0.700 11100	n L Ci			75.5550				
oved																				
-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504 WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	102.3058	\$283,355	COMM HURON CORR & OFF HURON- 2.	20 201	0
1-13-333-008	1585 BEVERLY	02/10/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$255,459	\$51,960	\$198,040	\$162,409	4 240	5,120	\$38.68						
							STILL	4233,433	\$31,500	\$198,040		1.219	5,120	\$38.08	2500	#REF!		\$50,305	COMM EAST SIDE - 210	201
	1942 MCGREGOR	02/03/23	\$4,640,000 PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	#REFI	;	\$454,087	COMM EAST SIDE - 210	201
1-13-384-007	1942 MCGREGOR 1631 E MICHIGAN	02/03/23 10/27/22			\$4,640,000 \$15,000	\$1,812,300 \$68,500	39.06 456.67	\$4,789,827 \$172,203	\$713,360 \$101,421	\$3,926,640 (\$86,421)	\$3,253,366 \$56,490	1.207 (1.530)	73,040 1,639	\$53.76 (\$52.73)	2500 2500	#REF! 152.9845	\$99,696 K-11-02-	\$454,087 383-006, FCOMM EAST SIDE - 210	COMM EAST SIDE - 210 201	
1-13-384-007 1-02-383-008		02/03/23 10/27/22 10/03/22	\$4,640,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000	\$1,812,300 \$68,500 \$85,200	39.06 456.67 68.16	\$4,789,827 \$172,203 \$355,794	\$713,360 \$101,421 \$160,551	\$3,926,640 (\$86,421) (\$35,551)	\$3,253,366 \$56,490 \$155,820	1.207 (1.530) (0.228)	73,040 1,639 27,361	\$53.76 (\$52.73) (\$1.30)	2500 2500 2500	#REFI 152.9845 #REFI	\$99,696 K-11-02- \$116,243	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210	COMM EAST SIDE - 210 201 201	201 0 0
1-13-384-007 1-02-383-008 1-11-271-007	1631 E MICHIGAN	02/03/23 10/27/22	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000	\$1,812,300 \$68,500 \$85,200 \$169,900	39.06 456.67 68.16 36.93	\$4,789,827 \$172,203 \$355,794 \$442,169	\$713,360 \$101,421 \$160,551 \$294,059	\$3,926,640 (\$86,421) (\$35,551) \$165,941	\$3,253,366 \$56,490 \$155,820 \$118,204	1.207 (1.530) (0.228) 1.404	73,040 1,639 27,361 3,861	\$53.76 (\$52.73) (\$1.30) \$42.98	2500 2500 2500 2500	#REFI 152.9845 #REFI 60.5056	\$99,696 K-11-02- \$116,243 \$294,059	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212	COMM EAST SIDE - 210 201 201 201 201	201 0 0 0
11-13-384-007 11-02-383-008 11-11-271-007 11-36-100-033	1631 E MICHIGAN 297 S HARRIS	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 LC	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900	39.06 456.67 68.16 36.93 25.74	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026	1.207 (1.530) (0.228) 1.404 1.843	73,040 1,639 27,361 3,861 2,154	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32	2500 2500 2500 2500 2500	#REF! 152.9845 #REF! 60.5056 #REF!	\$99,696 K-11-02- \$116,243 \$294,059	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210	201 0 0 0 201
11-13-384-007 11-02-383-008 11-11-271-007 11-36-100-033 11-14-487-017 11-38-280-012	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 LC \$10,500,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400	39.06 456.67 68.16 36.93 25.74 27.95	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946	1.207 (1.530) (0.228) 1.404 1.843 1.191	73,040 1,639 27,361 3,861 2,154 172,663	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13	2500 2500 2500 2500 2500 2500 3700	#REF! 152.9845 #REF! 60.5056 #REF! #REF!	\$99,696 K-11-02- \$116,243 \$294,059	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258	COMM EAST SIDE - 210 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT T	201 0 0 0
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 LC \$10,500,000 WD \$9,796,888 PTA	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700	39.06 456.67 68.16 36.93 25.74 27.95	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933	\$3,926,640 (\$85,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237	73,040 1,639 27,361 3,861 2,154 172,663 29,424	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93	2500 2500 2500 2500 2500 2500 3700 2525	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 -01 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UD \$10,500,000 WD \$9,796,888 PTA \$225,000 LC	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201 COMM EAST SIDE - 210	201 0 0 0 201
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 LC \$10,500,000 WD \$9,796,888 PTA	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700	39.06 456.67 68.16 36.93 25.74 27.95	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933	\$3,926,640 (\$85,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237	73,040 1,639 27,361 3,861 2,154 172,663 29,424	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93	2500 2500 2500 2500 2500 2500 3700 2525	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 -01 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UD \$10,500,000 WD \$9,796,888 PTA \$225,000 LC	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201 COMM EAST SIDE - 210	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UD \$10,500,000 WD \$9,796,888 PTA \$225,000 LC	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201 COMM EAST SIDE - 210	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UD \$10,500,000 WD \$9,796,888 PTA \$225,000 LC	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201 COMM EAST SIDE - 210	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UD \$10,500,000 WD \$9,796,888 PTA \$225,000 LC	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201 COMM EAST SIDE - 210	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTNEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UD \$10,500,000 WD \$9,796,888 PTA \$225,000 LC	03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT TO 201 COMM EAST SIDE - 210	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 11-14-487-017 1-38-280-012 11-06-350-021 11-03-484-003 11-10-107-002	1631 E MICHIGAN 297 S HARRIS 7130 PAWSONVILLE 1990 MCCARTIEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS 1332 E MICHIGAN	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 WD \$15,000 WD \$7,796,888 PTA \$225,000 LC \$130,000 PTA	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000 \$130,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$103,900 \$98,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40 76.08	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848 \$253,493	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510 \$125,275	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490 \$4,725	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040 \$102,329	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380 0.046	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542 3,015	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12 \$1.57	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872 71.2484	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920 \$110,207 K-11-10-	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K 349,258 COMM WEST SIDE - 215 \$86,949 107-003, I COMM EAST SIDE - 210	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT T 201 COMM EAST SIDE - 210 201	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003 1-10-107-002	1631 E MICHIGAN 297 S HARRIS 7130 PAWSONVILLE 1990 MCCARTIEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS 1332 E MICHIGAN	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 02/11/22 03/22/23 02/09/24 03/29/23	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 LC \$10,500,000 VD \$9,796,888 PTA \$225,000 PTA	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000 \$130,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$103,900 \$98,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40 76.08	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848 \$253,493	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510 \$125,275	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490 \$4,725	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040 \$102,329	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380 0.046	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542 3,015	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12 \$1.57	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI 247.7936 62.0872 71.2484	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920 \$110,207 K-11-10-	\$454,087 383-06. COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE - 215 \$86,949 107-003, COMM EAST SIDE - 210 Warehouses - Distribution	COMM EAST SIDE - 210 201 201 201 201 -11- COMM EAST SIDE - 210 INDUST THROUGH OUT T 201 COMM EAST SIDE - 210 201	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003 1-10-107-002	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTINEY 1476 SEAVER 2985 WASHTENAW 1293 E CROSS 1332 E MICHIGAN	02/03/23 10/27/22 10/03/72 08/23/22 03/17/22 02/11/12 03/22/23 02/09/24 03/29/23	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UC \$10,500,000 WD \$9,796,888 PTA \$225,000 LC \$130,000 PTA	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000 \$130,000 \$130,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900 \$98,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40 76.08	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848 \$253,493	\$713,360 \$101,421 \$160,551 \$294,059 \$18,663 \$1,498,484 \$1,118,933 \$92,510 \$125,275	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490 \$4,725	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040 \$102,329	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380 0.046	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542 3,015	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12 \$1.57	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872 71.2484	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920 \$110,207 K-11-10-	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215 \$86,949 107-003, I COMM EAST SIDE - 210 Warehouses - Distribution Industrial - Light Manufacturing	COMM EAST SIDE - 210 201 201 201 201 201	201 0 0 0 201 301
1-13-384-007 1-02-383-008 1-11-271-007 1-36-100-033 1-14-487-017 1-38-280-012 1-06-350-021 1-03-484-003 1-10-107-002 noved From Cou 12-08-400-009 11-39-335-006	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTINEY 1476 SEAVER 295 WASHTENAW 1293 E CROSS 1332 E MICHIGAN	02/03/23 10/27/22 10/03/22 08/23/22 03/17/22 03/22/23 02/09/24 03/29/23	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$450,000 WD \$155,000 LC \$10,500,000 WD \$9,796,888 PTA \$225,000 LC \$130,000 PTA	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$15,500 \$15,500,000 \$9,796,888 \$225,000 \$130,000 \$130,000 \$1,800,000 \$3,175,000 \$1,100,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$2,934,400 \$1,845,700 \$103,900 \$98,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40 76.08	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848 \$253,493	\$713,360 \$101,421 \$160,551 \$294,059 \$18,603 \$1,498,484 \$1,118,933 \$92,510 \$125,275	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490 \$4,725	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040 \$102,329 \$557,538 \$2,354,291 \$673,588	1,207 (1,530) (0,228) 1,404 1,843 1,191 3,237 1,380 0,046	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542 3,015	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12 \$1.57	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI 247.7936 62.0872 71.2484 264.2815 127.2672 130.1983	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920 \$110,207 K-11-10- 287680 \$178,760 \$166,000	\$454,087 383-06.1 COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE - 215 \$86,949 107-003, I COMM EAST SIDE - 210 Warehouses - Distribution Industrial - Light Manufacturing Warehouses - Storage	COMM EAST SIDE - 210 201 201 201 201 201 201 201 201 201	201 0 0 0 201 301
11-13-384-007 11-02-383-008 11-11-271-007 11-36-100-033 11-14-487-017 11-36-280-012 11-03-484-003 11-10-107-002	1631 E MICHIGAN 297 S HARRIS 7130 RAWSONVILLE 1990 MCCARTIEY 1476 SEAVER 2955 WASHTENAW 1293 E CROSS 1332 E MICHIGAN nty Sales 760 STATE CIR 535 S MANSFIELD	02/03/23 10/27/22 10/03/72 08/23/22 03/17/22 02/11/12 03/22/23 02/09/24 03/29/23	\$4,640,000 PTA \$15,000 WD \$125,000 WD \$460,000 WD \$155,000 UC \$10,500,000 WD \$9,796,888 PTA \$225,000 LC \$130,000 PTA	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$4,640,000 \$15,000 \$125,000 \$460,000 \$155,000 \$10,500,000 \$9,796,888 \$225,000 \$130,000 \$130,000	\$1,812,300 \$68,500 \$85,200 \$169,900 \$39,900 \$2,934,400 \$1,845,700 \$108,900 \$98,900	39.06 456.67 68.16 36.93 25.74 27.95 18.84 48.40 76.08	\$4,789,827 \$172,203 \$355,794 \$442,169 \$107,979 \$6,637,207 \$4,741,233 \$212,848 \$253,493	\$713,360 \$101,421 \$160,551 \$294,059 \$18,663 \$1,498,484 \$1,118,933 \$92,510 \$125,275	\$3,926,640 (\$86,421) (\$35,551) \$165,941 \$136,397 \$9,001,516 \$8,677,955 \$132,490 \$4,725	\$3,253,366 \$56,490 \$155,820 \$118,204 \$74,026 \$7,556,946 \$2,681,199 \$96,040 \$102,329	1.207 (1.530) (0.228) 1.404 1.843 1.191 3.237 1.380 0.046	73,040 1,639 27,361 3,861 2,154 172,663 29,424 2,542 3,015	\$53.76 (\$52.73) (\$1.30) \$42.98 \$63.32 \$52.13 \$294.93 \$52.12 \$1.57	2500 2500 2500 2500 2500 2500 3700 2525 2500	#REFI 152.9845 #REFI 60.5056 #REFI #REFI 247.7936 62.0872 71.2484	\$99,696 K-11-02- \$116,243 \$294,059 \$1 \$874,920 \$110,207 K-11-10-	\$454,087 383-006, I COMM EAST SIDE - 210 COMM EAST SIDE - 210 COMM TEXTILE RD & SOUTH- 212 \$18,603 K-11-14-487-018, K-11-14-487-019, K ,349,258 COMM WEST SIDE- 215 \$86,949 107-003, I COMM EAST SIDE - 210 Warehouses - Distribution Industrial - Light Manufacturing	COMM EAST SIDE - 210 201 201 201 201 201	201 0 0 0 201 301

11/13/2024

3727 IND ECF Utilized

NBD: 3727	INDUSTRIAL IFT																					
Parcel Number	Street Address	Sale Date	Sale Price Ins	str. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000 PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,984,486	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	#REF1		\$260,725		COMM EAST SIDE - 210	201	0
K -11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$118,184	\$12,305	\$57,695	\$88,005	0.656	1,373	\$42.02	2500	#REFI	1 1/4 STORY	\$11,383		COMM EAST SIDE - 210	201	45
K-11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	#REF!		\$40,712	K-11-02-374-021	COMM EAST SIDE - 210	201	0
K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	#REF!	\$112,633		COMM HURON CORR & OFF HURON- 220	201	0	
K-11-18-360-010	4785 MUNGER	01/03/23	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	#REF!	\$149,725		COMM TEXTILE RD & SOUTH- 212	201	0	
K-11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000 WD	22-OUTLIER	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	#REF!	\$42,605 K	-11-02-455-007	COMM EAST SIDE - 210	201	45	
K-11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000 WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2525	#REF!	\$119,934 K	-11-06-479-007	COMM WEST SIDE- 215	201	0	
K-11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000 WD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541	#REF!	\$119,934 K	-11-06-479-006	COMM WEST SIDE- 215	201	0	
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000 WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	#REF!	\$49,078		COMM EAST SIDE - 210	201	0	
K-11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500 WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542	#REF!	\$29,258		COMM EAST SIDE - 210	201	0	
K-11-06-478-004	2170 PACKARD	11/29/22	\$499,000 WD	03-ARM'S LENGTH	\$499,000	\$308,600	61.84	\$861,277	\$348,954	\$150,046	\$373,686	0.402	2,632	\$57.01	2529	#REF!	\$304,449		COMM WEST SIDE- 215	201	0	
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000 WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	#REF!	\$164,119		COMM EAST SIDE - 210	201	0	
K-11-01-300-007	2502 E MICHIGAN	06/23/22	\$331,000 LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	#REF!	\$77,580		COMM EAST SIDE - 210	201	0	
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	#REF!	\$75,504		COMM EAST SIDE - 210	201	0	
K-11-15-105-003	1100 SHARE	05/06/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500	#REF!	\$110,047		COMMERCIAL CORNER- 209	201	0	
K-11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000 CD	19-MULTI PARCEL ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	#REF!	\$554,668 K	-11-21-300-041	COMM HURON CORR & OFF HURON- 220	201	0	
K-11-06-449-010	2220 WASHTENAW	02/02/22	\$724,166 WD	03-ARM'S LENGTH	\$724,166	\$397,000	54.82	\$1,028,986	\$432,376	\$291,790	\$441,933	0.660	2,269	\$128.60	2542	#REF!	\$391,051		COMMERCIAL CORNER- 209	201	0	
		Totals:	\$10,022,666		\$10,022,666	\$5,897,600		\$14,608,422		\$7,111,155	\$8,730,338			\$67.38		14.290	5					
						Sale. Ratio =>	58.84			E	.C.F. =>	0.815	s	td. Deviation=>	0.268652211							
						Std. Dev. =>	24.49				fean E.C.F. ≈>	0.672		ve. Variance=>	#REFI Co	pefficient of Var=>	#REF!					

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. These sales are representative of the ECF Reighborhood, results in an ECF of 0.710. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Reighborhood results in an ECF of 0.672 with a standard deviation of 0.2687. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.672 and 0.815. An ECF of 0.710 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.668
Calculated ECF Range .0370 - 1.0810
ECF Range: +/- 1 Standard Deviation .0 - 1.4210

Previous Year ECF 0.625

cel Number	Street Address S	Sale Date Sal	Price Instr.	Terms of Sale	ADJ SALE\$ Ass	l. when Sold Asd/	Adj. Sale Cur	Appraisal LA	ND+YARD BLD	G RESIDUAL CO		CF Floo	r Area \$/	SQFT	DEV	BY MEAN (%)	Land Value Community	Occupancy	Class	
1-39-330-010	576 S MANSFIELD	03/31/23	\$550,000 PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62		80.5870	\$67,448 City of Ypsi	anti Office Buildings	301	
2-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000 WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63		90.9590	\$692,863 Saline	Industrial - Light Manufacturing	301	
1-04-461-002	12 E FOREST	02/28/23	\$650,000 PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15		54.6701	\$102,400 City of Ypsi	anti Industrial - Light Manufacturing	301	
1-37-226-010	612 S MANSFIELD	09/12/22	\$435,000 PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97		102.4352	123520 City of Ypsi	anti Industrial - Light Manufacturing	301	
1-04-360-003	626 N HURON	07/27/22	\$1,225,000 PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.063	15,952	\$72.25		106.3447	\$72,420	Warehouses - Storage	301	
11-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000 PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16		54.2071	\$116,120 City of Ypsi		301	
1-04-360-001	2-4 W Forest Ave	12/03/20	\$200,000 PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00		43.3332	\$84,017 City of Ypsi	anti Warehouse	301	
										\$5,412,138	\$6,970,958	0.776 ECF								
										DATE OF STREET	1.00 months and 1.00 months an	0.761 Mean	ECF							
oved	660 JAMES L HART	03/10/23	\$5,463,504 WD	03-ARM'S LENGTH	\$5,463,504	\$153,300	2.81	\$3,122,256	\$387,754	\$5,075,750	\$2,734,502	1.856	15,196	\$334.02	2524	185.6188	\$283,355	COMM HURON CORR & OFF HURON-	220 201	
-17-361-021 -13-333-008	1585 BEVERLY	02/10/23	\$250.000 WD	03-ARM'S LENGTH	\$250.000	\$93,200	37.28	\$255,459	\$51,960	\$198.040	\$162,409	1.219	5.120	\$38.68	2500	#REF!	\$50,305	COMM EAST SIDE - 210	201	0
-13-333-008	1942 MCGREGOR	02/03/23	\$4,640,000 PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	#REF!		454,087	COMM EAST SIDE - 210	201
1-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000 WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	#REF!	\$602,488	RAWSONVILLE RD- 211	201	0
-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500	#REF!	\$42,605 K-11-02-45	The second secon	201	45
1-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000 WD	03-ARM'S LENGTH	\$15,000	\$68,500	456.67	\$172,203	\$101,421	(\$86,421)	\$56,490	(1.530)	1,639	(\$52.73)	2500	#REFI		3-006, K - COMM EAST SIDE - 210	201	0
1-11-271-007	297 S HARRIS	10/03/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$85,200	68.16	\$355,794	\$160,551	(\$35,551)	\$155,820	(0.228)	27,361	(\$1.30)	2500	#REF!	\$116,243	COMM EAST SIDE - 210	201	0
1-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000 WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	\$42.98	2500	18.4462	\$294,059	COMM TEXTILE RD & SOUTH- 212	201	0
1-14-487-017	1990 MCCARTNEY	03/17/22	\$155,000 LC	03-ARM'S LENGTH	\$155,000	\$39,900	25.74	\$107,979	\$18,603	\$136,397	\$74,026	1.843	2,154	\$63.32	2500	43.8717		\$18,603 K-11-14-487-018, K-11-14-487-019, I	C-11- COMM EAST SIDE - 210	201
1-38-280-012	1476 SEAVER	02/11/22	\$10,500,000 WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,637,207	\$1,498,484	\$9,001,516	\$7,556,946	1.191	172,663	\$52.13	3700	#REF1	\$1	349,258	INDUST THROUGH OUT T	301
1-25-400-014	6630 RAWSONVILLE	10/15/21	\$600,000 WD	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$601,403	\$330,771	\$269,229	\$203,144	1.325	5,710	\$47.15	2500	#REF!	1 3/4 STORY	330,771	COMM TEXTILE RD & SOU	201
1-01-300-005	2562 E MICHIGAN	08/27/21	\$390,000 WD	03-ARM'S LENGTH	\$390,000	\$142,700	36.59	\$466,857	\$47,126	\$342,874	\$334,981	1.024	8,316	\$41.23	2500	#REF!	\$38,979	COMM EAST SIDE - 210	201	0
11-01-340-040	2625 E MICHIGAN	01/13/21	\$1,775,000 WD	03-ARM'S LENGTH	\$1,775,000	\$562,100	31.67	\$1,884,594	\$375,864	\$1,399,136	\$1,204,094	1.162	25,577	\$54.70	2500	#REF!		355,000	COMM EAST SIDE - 210	201