

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	: 0.000
Commercial Bldgs	: 0.710
Industrial Bldgs	: 0.710

(Optional) Gross Rate Multipliers

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

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

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

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

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

NBD: 3700 AND 3701		TOWNSHIP WIDE INDUSTRIAL/ LARGE PLANT INDUSTRIAL																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.	
K-11-10-125-014	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	44.3714		\$260,725		COMM EAST SIDE - 210	201	0	
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	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	1.6036	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	VD	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	32.5596		\$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	VD	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	1.5146		\$112,633	COMM HURON CORR & OFF HURON- 220	201	0		
K-11-18-360-010	4785 MUNGER	01/03/23	\$300,000	VD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540	0.3357		\$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	57.2055		\$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	VD	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	24.9845		\$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	VD	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	24.9845		\$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	VD	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	10.4347		\$49,078	COMM EAST SIDE - 210	201	0		
K-11-11-127-004	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	48.8876		\$29,258	COMM EAST SIDE - 210	201	0		
K-11-06-478-004	2170 PACKARD	11/29/22	\$499,000	VD	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	201	0		
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	VD	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	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	1.6531		\$77,580	COMM EAST SIDE - 210	201	0		
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	VD	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	201	0		
K-11-15-105-003	1100 SHARE	05/06/22	\$180,000	VD	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	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	12.7165		\$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	1.1370		\$391,051	COMMERCIAL CORNER- 209	201	0		
Totals:			\$10,022,666			\$10,022,666	\$5,897,600		\$14,608,422		\$7,111,155	\$6,730,338			\$67.38		14.2906							
									Sale, Ratio =>	58.84				E.C.F. =>	0.815	Std. Deviation=>			0.268652211					
									Std. Dev. =>	24.49				Mean E.C.F. =>	0.672	Ave. Variance=>			19.4080	Coefficient 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

3700 IND/ COM ECF Utilized 0.7100
3701 IND/ COM ECF Utilized 0.7100

INDUSTRIAL SALES- COUNTY WIDE- TO SUPPORT YPSILANTI TWP ECF		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 \$	ECF	Floor Area	\$/SQFT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class
11-11-39-330-010	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 Ypsilanti	Office Buildings	301
18-12-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000	VD	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
11-11-04-461-002	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 Ypsilanti	Industrial - Light Manufacturing	301
11-11-37-226-010	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		\$23520	City of Ypsilanti	Industrial - Light Manufacturing	301
11-11-04-360-003	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
11-11-37-226-013	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 Ypsilanti	Industrial - Light Manufacturing	301
11-11-04-360-001	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 Ypsilanti	Warehouse	301
													\$5,412,138	\$6,970,958	0.776 ECF 0.761 Mean ECF							

Removed	K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$212,848	\$92,510	\$132,490	\$96,040	1.380	2,542	\$52.12	2500	54.6401	\$86,949		COMM EAST SIDE - 210	201	0
	K-11-10-107-002	1332 E MICHIGAN	03/29/23	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$98,900	76.08	\$253,493	\$125,275	\$4,725	\$102,329	0.046	3,015	\$1.57	2500	35.5355	\$110,207	K-11-10-107-003, K-	COMM EAST SIDE - 210	201	0
	K-11-06-350-021	2985 WASHTENAW	03/22/23	\$9,796,888	PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$294.93	2525	242.2061	\$874,920		COMM WEST SIDE- 215	201	0
	K-11-17-361-021	660 JAMES L HART	03/10/23	\$5,463,504	VD	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	0
	K-11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	VD	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
	K-11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	63.9667	\$454,087		COMM EAST SIDE - 210	201	0
	K-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	VD	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
	K-11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530	110.7747	\$173,589		COMM EAST SIDE - 210	201	0
	K-11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	VD	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	201	0
	K-11-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000	VD	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, K-	COMM EAST SIDE - 210	201	0
	K-11-11-271-007	297 S HARRIS	10/03/22	\$125,000	VD	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
	K-11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	VD	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
	K-11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	VD	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- 220	201	0
	K-11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530	202.2213	\$73,239		COMM EAST SIDE - 210	201	0
	K-11-06-304-002	2655 WASHTENAW	06/21/22	\$508,200	VD	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	N/A	\$547,663	K-11-06-304-005, K-	COMM WEST SIDE- 215	201	0
	K-11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525	132.7385	\$409,266		COMM WEST SIDE- 215	201	0
	K-11-14-487-017	1990 MCCARTNEY	03/17/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$53,900	34.77	\$145,747	\$51,978	\$103,022	\$74,836	1.377	3,274	\$31.47	2500	137.6644	\$51,978	K-11-14-487-018, K-	COMM EAST SIDE - 210	201	0
	K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	VD	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	151.9530	\$1,349,258		INDUST THROUGH OUT T	301	0

NBD: 3702 Industrial Renaissance Zone																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K-11-10-125-014	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	0
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$212,848	\$92,510	\$132,490	\$96,040	1.380	2,542	\$52.12	2500	55.7783		\$86,949		COMM EAST SIDE - 210	201	0
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	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	16.6156	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	VD	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	0
K-11-10-107-002	1332 E MICHIGAN	03/29/23	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$98,900	76.08	\$253,493	\$125,275	\$4,725	\$102,329	0.046	3,015	\$1.57	2500	77.5573	\$110,207	K-11-10-107-003, 1	COMM EAST SIDE - 210	201	0	
K-11-06-350-021	2985 WASHTEHAW	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	COMM WEST SIDE - 215	201	0	
K-11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	VD	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	0
K-11-18-360-010	4785 MUIRER	01/03/23	\$300,000	VD	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		COMM TEXTILE RD & SOUTH- 212	201	0	
K-11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	VD	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	COMM EAST SIDE - 210	201	45
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	VD	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		COMM EAST SIDE - 210	201	0
K-11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500	VD	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		COMM EAST SIDE - 210	201	0
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	VD	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		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	16.6650		\$77,580		COMM EAST SIDE - 210	201	0
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	VD	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		COMM EAST SIDE - 210	201	0
K-11-15-105-003	1100 SHARE	05/06/22	\$180,000	VD	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	COMMERCIAL CORNER- 209	201	0	
K-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	2.2955		\$554,668	K-11-21-300-041	COMM HURON CORR & OFF HURON- 220	201	0
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	VD	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	0
K-11-11-331-009	1425 ECORSE	10/01/21	\$150,000	VD	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		COMM EAST SIDE - 210	201	0
K-11-10-180-004	110 S HARRIS	07/20/21	\$75,000	VD	03-ARM'S LENGTH	\$75,000	\$54,400	72.53	\$144,256	\$67,009	\$12,991	\$65,640	0.198	2,688	\$4.83	2500	62.3835		\$62,009		COMM EAST SIDE - 210	201	0
K-11-01-340-039	2643 E MICHIGAN	04/29/21	\$760,000	VD	03-ARM'S LENGTH	\$760,000	\$298,600	39.29	\$931,014	\$97,039	\$662,961	\$665,583	0.996	22,974	\$28.86	2500	17.4314		\$93,732		COMM EAST SIDE - 210	201	0
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				E.C.F. =>	1.288		Std. Deviation=>	0.680340921						
								Std. Dev. =>	27.89				Mean E.C.F. =>	0.822		Ave. Variance=>	42.6088	Coefficient 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 0.1.2880. 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

ASSESSOR DETERMINED ECF 2023

0.9930

INDUSTRIAL SALES- COUNTY WIDE- TO SUPPORT YPSILANTI TWP ECF

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 \$	ECF	Floor Area	\$/SQ.FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class			
11-11-39-330-010	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 Ypsilanti	Office Buildings	301			
18-12-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000	VD	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			
11-11-04-461-002	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 Ypsilanti	Industrial - Light Manufacturing	301			
11-11-37-226-010	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 Ypsilanti	Industrial - Light Manufacturing	301			
11-11-04-360-003	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			
11-11-37-226-013	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 Ypsilanti	Industrial - Light Manufacturing	301			
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	VD	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			
18-12-31-480-002	151 S INDUSTRIAL DR	04/09/21	\$4,550,000	VD	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			
11-11-04-360-001	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 Ypsilanti	Warehouse	301			
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Removed																								
K-11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	#REF!		\$454,087		COMM EAST SIDE - 210	201	Not Representative	
K-11-14-487-017	1990 MCCARTNEY	03/17/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$39,900	25.74	\$107,979	\$18,603	\$136,397	\$74,026	1.843	2,154	\$63.32	2500	102.0818		\$18,603	K-11-14-487-018, K-11-14-487-019, K-11-	COMM EAST SIDE - 210	201	Not Representative	
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	VD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,837,207	\$1,498,484	\$9,001,516	\$7,556,946	1.191	172,663	\$52.13	3700	#REF!		\$1,349,258		INDUST THROUGH OUT T	301	Not Representative	
K-11-01-310-002	2839 E MICHIGAN	12/15/21	\$125,000	VD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08	\$139,626	\$62,984	\$62,016	\$61,167	1.014	1,425	\$43.52	2500	#REF!		\$61,920		COMM EAST SIDE - 210	201	Not Representative	
K-11-25-400-014	6630 RAWSONVILLE	10/15/21	\$600,000	VD	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		3.7154	1 3/4 STORY	\$330,771		COMM TEXTILE RD & SOU	201	Not Representative
K-11-01-340-040	2625 E MICHIGAN	01/13/21	\$1,775,000	VD	03-ARM'S LENGTH	\$1,775,000	\$562,100	31.67	\$1,884,594	\$375,864	\$1,399,136	\$1,204,094	1.162	25,577	\$54.70	2500		116.1982		\$355,000		COMM EAST SIDE - 210	201	Not Representative
K-11-10-145-004	1106 E MICHIGAN	03/06/20	\$150,000	VD	03-ARM'S LENGTH	\$150,000	\$154,700	103.13	\$564,020	\$218,824	(\$68,824)	\$275,496	(0.250)	13,772	(\$5.00)	2500		24.9819		\$183,187		COMM EAST SIDE - 210	201	Not Representative
K-11-13-333-014	1533 BEVERLY	06/14/19	\$260,000	LC	03-ARM'S LENGTH	\$208,000	\$73,800	35.48	\$164,060	\$84,864	\$123,136	\$83,540	1.474	3,820	\$32.23	2500		31.1993		\$84,864	K-11-13-333-015	COMM EAST SIDE - 210	201	Not Representative

Removed From County Sales	L-12-08-400-009	760 STATE CIR	09/02/2022	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$773,676	\$326,530	\$1,473,470	\$55
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Median Calculated ECF	0.687
Calculated ECF Range	0.100 - 0.946
ECF Range: +/- 1 Standard Deviation	0 - 1.2210
Previous Year ECF	0.7430

Removed																								
K-11-17-361-021	660 JAMES I HART	03/10/23	\$5,463,504	VD	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- 220	201	0		
K-11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	VD	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	PREFI		\$50,305	COMM EAST SIDE - 210	201	0		0
K-11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,789,827	\$713,360	\$3,926,460	\$3,253,366	1.207	73,040	\$53.76	2500	RRFII		\$454,087	COMM EAST SIDE - 210	201	0		0
K-11-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000	VD	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, I COMM EAST SIDE - 210	201	0		
K-11-11-271-007	297 S HARRIS	10/03/22	\$125,000	VD	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	PREFI		\$116,243	COMM EAST SIDE - 210	201	0		
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	VD	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		60.5056	\$294,059	COMM TEXTILE RD & SOUTH- 212	201	0		
K-11-14-487-017	1990 MCCARTNEY	03/17/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$39,900	25.74	\$107,979	\$18,603	\$136,397	\$74,026	1.843	2,154	\$63.32	2500	RRFII		\$18,603	K-11-14-487-018, K-11-14-487-019, K-11-	201	0		0
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	VD	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	RRFII		\$1,349,258	INDUST THROUGH OUT T	301	0		0
K-11-06-350-021	2985 WASHTENAW	03/22/23	\$9,796,888	PTA	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,741,233	\$1,118,933	\$8,677,955	\$2,681,199	3.237	29,424	\$294.93	2525		247.7936	\$874,920	COMM WEST SIDE- 215	201	0		
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$212,848	\$96,040	\$132,490	\$96,040	1.380	2,542	\$52.12	2500		62.0872	\$86,949	COMM EAST SIDE - 210	201	0		0
K-11-10-107-002	1332 E MICHIGAN	03/29/23	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$98,900	76.08	\$253,493	\$125,275	\$4,725	\$102,329	0.046	3,015	\$1.57	2500		71.2484	\$110,207	K-11-10-107-003, I COMM EAST SIDE - 210	201	0		

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