

Unit: 11 - YPSILANTI TOWNSHIP  
Rates/Values for Neighborhood 00300.INDUST THROUGH OUT TWP - 300, Last Edited: 08/06/2024

|                                            |               |   |               |    |               |     |                 |  |  |
|--------------------------------------------|---------------|---|---------------|----|---------------|-----|-----------------|--|--|
| Values for Acreage Table 1: 'INDUSTRIAL: ' |               |   |               |    |               |     |                 |  |  |
| 1                                          | Acre: 56,137  | 3 | Acre: 164,359 | 10 | Acre: 418,228 | 30  | Acre: 1,188,426 |  |  |
| 1.5                                        | Acre: 86,898  | 4 | Acre: 192,485 | 15 | Acre: 627,342 | 40  | Acre: 1,584,568 |  |  |
| 2                                          | Acre: 113,565 | 5 | Acre: 240,606 | 20 | Acre: 836,457 | 50  | Acre: 1,481,329 |  |  |
| 2.5                                        | Acre: 147,959 | 7 | Acre: 336,848 | 25 | Acre: 990,355 | 100 | Acre: 1,809,134 |  |  |

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00304.RENAISSANCE ZONE, Last Edited: 08/06/2024

Values for Acreage Table 1: 'RENAISSANCE ZONE'

|                   |                 |                    |                     |
|-------------------|-----------------|--------------------|---------------------|
| 1 Acre: 41,818    | 3 Acre: 125,453 | 10 Acre: 418,176   | 30 Acre: 1,450,548  |
| 1.5 Acre: 62,726  | 4 Acre: 167,270 | 15 Acre: 627,264   | 40 Acre: 1,934,064  |
| 2 Acre: 83,635    | 5 Acre: 209,088 | 20 Acre: 967,032   | 50 Acre: 2,417,580  |
| 2.5 Acre: 104,544 | 7 Acre: 292,723 | 25 Acre: 1,208,790 | 100 Acre: 4,835,160 |

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00305.IND- HURON CNTR PRK/WASH BUSS PARK, Last Edited: 08/06/2024

Values for Acreage Table 1: 'INDUSTRIAL LAND'

|                   |                 |                    |                    |
|-------------------|-----------------|--------------------|--------------------|
| 1 Acre: 74,923    | 3 Acre: 224,770 | 10 Acre: 749,232   | 30 Acre: 1,450,548 |
| 1.5 Acre: 112,385 | 4 Acre: 299,693 | 15 Acre: 1,123,848 | 40 Acre: 0         |
| 2 Acre: 149,846   | 5 Acre: 374,616 | 20 Acre: 967,032   | 50 Acre: 0         |
| 2.5 Acre: 187,308 | 7 Acre: 524,462 | 25 Acre: 1,208,790 | 100 Acre: 0        |

YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY  
RATES FOR 300 LAND TABLE

8/5/2024

300 Table: Industrial

1 ACRE

| Parcel             | Street          | City          | Acreage | SF      | Sale Date  | Sale Price | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use                          |
|--------------------|-----------------|---------------|---------|---------|------------|------------|------|------------|----------------|---------|------------------------------------|
| H-08-20-205-002    | Enterprise Dr   | Scio Twp      | 1.85    | 80,586  | 12/11/2023 | \$ 145,000 | 3    | \$ 1,784   | \$ 146,784     | \$ 1.82 |                                    |
| K-11-13-230-002    | 1175 Watson St  | Ypsilanti Twp | 2.92    | 127,195 | 6/8/2023   | \$ 160,000 | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                                    |
| 56-052-05-0016-000 | Abruzz          | Westland      | 0.80    | 34,804  | 4/3/2023   | \$ 70,000  | 12   | \$ 3,444   | \$ 73,444      | \$ 2.11 |                                    |
| H-08-20-200-006    | 7405 Jackson Rd | Scio Twp      | 0.78    | 34,107  | 10/29/2021 | \$ 60,000  | 29   | \$ 7,134   | \$ 67,134      | \$ 1.97 | 1 Acre \$/SF \$/AC Table Rate      |
| K-11-17-363-029    | 585 Joe Hall Dr | Ypsilanti Twp | 1.09    | 47,480  | 9/28/2021  | \$ 64,632  | 30   | \$ 7,950   | \$ 72,582      | \$ 1.53 | Rate Used: \$ 1.29 \$6,137 \$6,137 |
| 18-12-30-430-990   | Industrial Dr   | Saline        | 0.53    | 23,174  | 7/13/2021  | \$ 15,000  | 32   | \$ 1,968   | \$ 16,968      | \$ 0.73 |                                    |
| 80-093-99-0023-000 | Goddard         | Romulus City  | 2.69    | 117,046 | 3/5/2021   | \$ 54,000  | 36   | \$ 7,970   | \$ 61,970      | \$ 0.53 | SF Sale Price \$/SF \$/AC          |
| 80-003-03-0008-000 | Middlebelt      | Romulus City  | 0.32    | 13,896  | 12/30/2020 | \$ 10,000  | 39   | \$ 1,599   | \$ 11,599      | \$ 0.83 | 2024 1.25                          |

1.5 ACRES

| Parcel             | Street              | City          | Acreage | SF      | Sale Date  | Sale Price | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use                          |
|--------------------|---------------------|---------------|---------|---------|------------|------------|------|------------|----------------|---------|------------------------------------|
| H-08-20-205-002    | Enterprise Dr       | Scio Twp      | 1.85    | 80,586  | 12/11/2023 | \$ 145,000 | 3    | \$ 1,784   | \$ 146,784     | \$ 1.82 |                                    |
| K-11-13-230-002    | 1175 Watson St      | Ypsilanti Twp | 2.92    | 127,195 | 6/8/2023   | \$ 160,000 | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                                    |
| K-11-25-400-018    | 6480 Rawsonville Rd | Ypsilanti Twp | 2.70    | 117,612 | 9/30/2022  | \$ 200,000 | 18   | \$ 14,760  | \$ 214,760     | \$ 1.83 |                                    |
| 71-127-99-0025-703 | Michigan Ave        | Canton Twp    | 3.02    | 131,551 | 9/12/2022  | \$ 212,187 | 18   | \$ 15,659  | \$ 227,846     | \$ 1.73 |                                    |
| H-08-20-200-006    | 7405 Jackson Rd     | Scio Twp      | 0.78    | 34,107  | 10/29/2021 | \$ 60,000  | 29   | \$ 7,134   | \$ 67,134      | \$ 1.97 | 1.5 Acres \$/SF \$/AC Table Rate   |
| K-11-17-363-029    | 585 Joe Hall Dr     | Ypsilanti Twp | 1.09    | 47,480  | 9/28/2021  | \$ 64,632  | 30   | \$ 7,950   | \$ 72,582      | \$ 1.53 | Rate Used: \$ 1.33 \$7,932 \$5,838 |
| 18-12-30-430-990   | Industrial Dr       | Saline        | 0.53    | 23,174  | 7/13/2021  | \$ 15,000  | 32   | \$ 1,968   | \$ 16,968      | \$ 0.73 |                                    |
| 80-004-99-0020-000 | Inkster             | Romulus City  | 3.00    | 130,680 | 5/3/2021   | \$ 90,000  | 34   | \$ 12,546  | \$ 102,546     | \$ 0.78 | SF Sale Price \$/SF \$/AC          |
| 80-093-99-0023-000 | Goddard             | Romulus City  | 2.69    | 117,046 | 3/5/2021   | \$ 54,000  | 36   | \$ 7,970   | \$ 61,970      | \$ 0.53 | 2024 1.26                          |

2.0 ACRES

| Parcel             | Street              | City          | Acreage | SF      | Sale Date  | Sale Price | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use                           |
|--------------------|---------------------|---------------|---------|---------|------------|------------|------|------------|----------------|---------|-------------------------------------|
| H-08-20-205-002    | Enterprise Dr       | Scio Twp      | 1.85    | 80,586  | 12/11/2023 | \$ 145,000 | 3    | \$ 1,784   | \$ 146,784     | \$ 1.82 |                                     |
| K-11-13-230-002    | 1175 Watson St      | Ypsilanti Twp | 2.92    | 127,195 | 6/8/2023   | \$ 160,000 | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                                     |
| 71-136-99-0010-003 | 44141 Yost          | Canton Twp    | 3.13    | 136,343 | 5/19/2023  | \$ 100,000 | 10   | \$ 4,100   | \$ 104,100     | \$ 0.76 |                                     |
| 56-052-05-0016-000 | Abruzz              | Westland      | 0.80    | 34,804  | 4/3/2023   | \$ 70,000  | 11   | \$ 3,157   | \$ 73,157      | \$ 2.10 |                                     |
| K-11-25-400-018    | 6480 Rawsonville Rd | Ypsilanti Twp | 2.70    | 117,612 | 9/30/2022  | \$ 200,000 | 18   | \$ 14,760  | \$ 214,760     | \$ 1.83 |                                     |
| 71-127-99-0025-703 | Michigan Ave        | Canton Twp    | 3.02    | 131,551 | 9/12/2022  | \$ 212,187 | 18   | \$ 15,659  | \$ 227,846     | \$ 1.73 |                                     |
| 18-12-30-430-015   | 1328 Woodland Dr E  | Saline        | 3.20    | 139,392 | 4/5/2022   | \$ 125,000 | 23   | \$ 11,788  | \$ 136,788     | \$ 0.98 |                                     |
| H-08-20-200-006    | 7405 Jackson Rd     | Scio Twp      | 0.78    | 34,107  | 10/29/2021 | \$ 60,000  | 29   | \$ 7,134   | \$ 67,134      | \$ 1.97 | 2.0 Acres \$/SF \$/AC Table Rate    |
| K-11-17-363-029    | 585 Joe Hall Dr     | Ypsilanti Twp | 1.09    | 47,480  | 9/28/2021  | \$ 64,632  | 30   | \$ 7,950   | \$ 72,582      | \$ 1.53 | Rate Used: \$ 1.30 \$6,783 \$13,565 |
| 18-12-30-430-990   | Industrial Dr       | Saline        | 0.53    | 23,174  | 7/13/2021  | \$ 15,000  | 32   | \$ 1,968   | \$ 16,968      | \$ 0.73 |                                     |
| 55-015-99-0010-000 | 37328 Van Born      | Wayne         | 1.38    | 59,932  | 6/30/2021  | \$ 130,000 | 33   | \$ 17,589  | \$ 147,589     | \$ 2.46 |                                     |
| 80-004-99-0020-000 | Inkster             | Romulus City  | 3.00    | 130,680 | 5/3/2021   | \$ 90,000  | 34   | \$ 12,546  | \$ 102,546     | \$ 0.78 | SF Sale Price \$/SF \$/AC           |
| 80-093-99-0023-000 | Goddard             | Romulus City  | 2.69    | 117,046 | 3/5/2021   | \$ 54,000  | 36   | \$ 7,970   | \$ 61,970      | \$ 0.53 | 2024 1.26                           |

2.5 ACRES

| Parcel                   | Street               | City          | Acreage | SF      | Sale Date  | Sale Price | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use                 |
|--------------------------|----------------------|---------------|---------|---------|------------|------------|------|------------|----------------|---------|---------------------------|
| H-08-20-205-002          | Enterprise Dr        | Scio Twp      | 1.85    | 80,586  | 12/11/2023 | \$ 145,000 | 3    | \$ 1,784   | \$ 146,784     | \$ 1.82 |                           |
| K-11-13-230-002          | 1175 Watson St       | Ypsilanti Twp | 2.92    | 127,195 | 6/8/2023   | \$ 160,000 | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                           |
| 71-136-99-0010-003       | 44141 Yost           | Canton Twp    | 3.13    | 136,343 | 5/19/2023  | \$ 100,000 | 10   | \$ 4,100   | \$ 104,100     | \$ 0.76 |                           |
| K-11-25-400-018          | 6480 Rawsonville Rd  | Ypsilanti Twp | 2.70    | 117,612 | 9/30/2022  | \$ 200,000 | 18   | \$ 14,760  | \$ 214,760     | \$ 1.83 |                           |
| 71-127-99-0025-703       | Michigan Ave         | Canton Twp    | 3.02    | 131,551 | 9/12/2022  | \$ 212,187 | 18   | \$ 15,659  | \$ 227,846     | \$ 1.73 |                           |
| 18-12-30-430-015         | 1328 Woodland Dr E   | Saline        | 3.20    | 139,392 | 4/5/2022   | \$ 125,000 | 23   | \$ 11,788  | \$ 136,788     | \$ 0.98 |                           |
| 18-12-31-480-013         | Beach Ct             | Saline        | 3.77    | 164,003 | 1/25/2022  | \$ 216,000 | 26   | \$ 23,026  | \$ 239,026     | \$ 1.46 |                           |
| 56-027-03-0033-306       | 39109 Webb           | Westland      | 2.70    | 117,612 | 1/7/2022   | \$ 217,600 | 26   | \$ 23,196  | \$ 240,796     | \$ 2.05 |                           |
| 18-12-31-205-016         | Woodland Dr E        | Saline        | 4.23    | 184,259 | 10/27/2021 | \$ 270,000 | 29   | \$ 32,103  | \$ 302,103     | \$ 1.64 |                           |
| 71-133-01-0270-301 et al | 4308 Morton Taylor S | Canton Twp    | 1.55    | 67,692  | 10/25/2021 | \$ 95,000  | 29   | \$ 11,296  | \$ 106,296     | \$ 1.57 | Plus demo old house       |
| K-11-17-363-029          | 585 Joe Hall Dr      | Ypsilanti Twp | 1.09    | 47,480  | 9/28/2021  | \$ 64,632  | 30   | \$ 7,950   | \$ 72,582      | \$ 1.53 |                           |
| 80-004-99-0020-000       | Inkster              | Romulus City  | 3.00    | 130,680 | 5/3/2021   | \$ 90,000  | 34   | \$ 12,546  | \$ 102,546     | \$ 0.78 | SF Sale Price \$/SF \$/AC |
| 80-093-99-0023-000       | Goddard              | Romulus City  | 2.69    | 117,046 | 3/5/2021   | \$ 54,000  | 36   | \$ 7,970   | \$ 61,970      | \$ 0.53 | 2024 1.33                 |

3.0 ACRES

| Parcel                   | Street                 | City          | Acreage | SF      | Sale Date  | Sale Price | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use                           |
|--------------------------|------------------------|---------------|---------|---------|------------|------------|------|------------|----------------|---------|-------------------------------------|
| H-08-20-205-002          | Enterprise Dr          | Scio Twp      | 1.85    | 80,586  | 12/11/2023 | \$ 145,000 | 3    | \$ 1,784   | \$ 146,784     | \$ 1.82 |                                     |
| K-11-13-230-002          | 1175 Watson St         | Ypsilanti Twp | 2.92    | 127,195 | 6/8/2023   | \$ 160,000 | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                                     |
| K-11-13-433-011          | 2740 Jackson St        | Ypsilanti Twp | 5.19    | 226,076 | 2/14/2023  | \$ 237,599 | 13   | \$ 12,654  | \$ 250,253     | \$ 1.11 |                                     |
| K-11-25-400-018          | 6480 Rawsonville Rd    | Ypsilanti Twp | 2.70    | 117,612 | 9/30/2022  | \$ 200,000 | 18   | \$ 14,760  | \$ 214,760     | \$ 1.83 |                                     |
| 71-127-99-0025-703       | Michigan Ave           | Canton Twp    | 3.02    | 131,551 | 9/12/2022  | \$ 212,187 | 18   | \$ 15,659  | \$ 227,846     | \$ 1.73 |                                     |
| 50-22-26-401-023, -021   | 21650-22750 Venture Dr | Novi          | 2.45    | 106,678 | 8/19/2022  | \$ 300,000 | 19   | \$ 23,370  | \$ 323,370     | \$ 3.03 |                                     |
| 09-03-32-390-007         | 7224 Joy Rd            | Dexter City   | 5.00    | 217,800 | 5/17/2022  | \$ 280,808 | 22   | \$ 25,329  | \$ 306,137     | \$ 1.41 |                                     |
| 80-079-99-0019-703       | 37270 Northline Rd     | Romulus City  | 5.16    | 224,770 | 4/13/2022  | \$ 387,000 | 23   | \$ 36,494  | \$ 423,494     | \$ 1.88 |                                     |
| 18-12-30-430-015         | 1328 Woodland Dr E     | Saline        | 3.20    | 139,392 | 4/5/2022   | \$ 125,000 | 23   | \$ 11,788  | \$ 136,788     | \$ 0.98 |                                     |
| 18-12-31-480-013         | Beach Ct               | Saline        | 3.77    | 164,003 | 1/25/2022  | \$ 216,000 | 26   | \$ 23,026  | \$ 239,026     | \$ 1.46 |                                     |
| K-11-13-255-002          | 1250 Watson St         | Ypsilanti Twp | 5.50    | 239,580 | 1/17/2022  | \$ 170,000 | 26   | \$ 18,122  | \$ 188,122     | \$ 0.79 | Rem Gas Easement                    |
| 56-027-03-0033-306       | 39109 Webb             | Westland      | 2.70    | 117,612 | 1/7/2022   | \$ 217,600 | 26   | \$ 23,196  | \$ 240,796     | \$ 2.05 |                                     |
| 18-12-31-205-016         | Woodland Dr E          | Saline        | 4.23    | 184,259 | 10/27/2021 | \$ 270,000 | 29   | \$ 32,103  | \$ 302,103     | \$ 1.64 |                                     |
| 71-133-01-0270-301 et al | 4308 Morton Taylor S   | Canton Twp    | 1.55    | 67,692  | 10/25/2021 | \$ 95,000  | 29   | \$ 11,296  | \$ 106,296     | \$ 1.57 | Plus demo old house                 |
| 71-045-99-0008-707       | Warren Rd              | Canton Twp    | 5.15    | 224,334 | 10/8/2021  | \$ 100,000 | 29   | \$ 11,890  | \$ 111,890     | \$ 0.50 |                                     |
| K-11-17-363-029          | 585 Joe Hall Dr        | Ypsilanti Twp | 1.09    | 47,480  | 9/28/2021  | \$ 64,632  | 30   | \$ 7,950   | \$ 72,582      | \$ 1.53 |                                     |
| 55-015-99-0010-000       | 37328 Van Born         | Wayne         | 1.38    | 59,932  | 6/30/2021  | \$ 130,000 | 33   | \$ 17,589  | \$ 147,589     | \$ 2.46 | 3.0 Acres \$/SF \$/AC Table Rate    |
| 80-080-99-0003-000       | Wahrman                | Romulus City  | 4.86    | 211,702 | 5/28/2021  | \$ 80,000  | 34   | \$ 11,152  | \$ 91,152      | \$ 0.43 | Rate Used: \$ 1.26 \$4,785 \$64,359 |
| 80-004-99-0020-000       | Inkster                | Romulus City  | 3.00    | 130,680 | 5/3/2021   | \$ 90,000  | 34   | \$ 12,546  | \$ 102,546     | \$ 0.78 |                                     |
| 80-093-99-0023-000       | Goddard                | Romulus City  | 2.69    | 117,046 | 3/5/2021   | \$ 54,000  | 36   | \$ 7,970   | \$ 61,970      | \$ 0.53 | SF Sale Price \$/SF \$/AC           |
| 71-136-99-0010-002       | Yost                   | Canton Twp    | 5.16    | 224,770 | 1/26/2021  | \$ 100,000 | 39   | \$ 15,990  | \$ 115,990     | \$ 0.52 | 2024 1.23                           |

YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY  
RATES FOR 300 LAND TABLE

8/5/2024

4.0 ACRES

5.0 ACRES

7.0 ACRES

| Parcel             | Street              | City          | Acreage | SF      | Sale Date  | Sale Price | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use        |
|--------------------|---------------------|---------------|---------|---------|------------|------------|------|------------|----------------|---------|------------------|
| K-11-13-230-002    | 1175 Watson St      | Ypsilanti Twp | 2.92    | 127,195 | 6/8/2023   | \$ 160,000 | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                  |
| K-11-13-433-011    | 2740 State St       | Ypsilanti Twp | 5.19    | 226,076 | 2/14/2023  | \$ 237,599 | 13   | \$ 12,664  | \$ 250,263     | \$ 1.11 |                  |
| K-11-25-400-018    | 6480 Rawsonville Rd | Ypsilanti Twp | 2.70    | 117,612 | 9/30/2022  | \$ 200,000 | 18   | \$ 14,760  | \$ 214,760     | \$ 1.83 |                  |
| 71-127-99-0025-703 | Michigan Ave        | Canton Twp    | 3.02    | 131,551 | 9/12/2022  | \$ 212,187 | 18   | \$ 15,659  | \$ 227,846     | \$ 1.73 |                  |
| H-03-19-400-024    | Jackson Rd          | Scio Twp      | 9.99    | 435,164 | 6/27/2022  | \$ 480,000 | 21   | \$ 41,328  | \$ 521,328     | \$ 1.20 |                  |
| 03-03-32-390-007   | 7224 Joy Rd         | Dexter City   | 5.00    | 217,800 | 5/17/2022  | \$ 280,808 | 22   | \$ 25,329  | \$ 306,137     | \$ 1.41 |                  |
| 80-079-99-0019-703 | 37270 Northline Rd  | Romulus City  | 5.16    | 224,770 | 4/13/2022  | \$ 387,000 | 23   | \$ 36,494  | \$ 423,494     | \$ 1.88 |                  |
| 18-12-30-430-015   | 1328 Woodland Dr E  | Saline        | 3.20    | 139,392 | 4/5/2022   | \$ 125,000 | 23   | \$ 11,788  | \$ 136,788     | \$ 0.93 |                  |
| 18-12-30-430-005   | 1366 Tefft Ct       | Saline        | 6.10    | 265,716 | 2/24/2022  | \$ 145,350 | 25   | \$ 14,893  | \$ 160,248     | \$ 0.60 |                  |
| 18-12-31-480-013   | Beach Ct            | Saline        | 3.77    | 164,003 | 1/25/2022  | \$ 216,000 | 26   | \$ 23,026  | \$ 239,026     | \$ 1.46 |                  |
| K-11-13-255-002    | 1250 Watson St      | Ypsilanti Twp | 5.50    | 239,580 | 1/17/2022  | \$ 170,000 | 26   | \$ 18,122  | \$ 188,122     | \$ 0.79 | Rem Gas Easement |
| 18-12-31-205-016   | Woodland Dr E       | Saline        | 4.23    | 184,259 | 10/27/2021 | \$ 270,000 | 29   | \$ 37,103  | \$ 307,103     | \$ 1.64 |                  |
| 71-045-99-0003-707 | Warren Rd           | Canton Twp    | 5.15    | 224,334 | 10/8/2021  | \$ 100,000 | 29   | \$ 11,890  | \$ 111,890     | \$ 0.50 |                  |
| C-03-32-300-020    | 4144 Mast Rd        | Webster Twp   | 7.09    | 308,840 | 9/29/2021  | \$ 330,000 | 30   | \$ 40,590  | \$ 370,590     | \$ 1.20 |                  |
| 18-12-31-210-026   | 7181 N Maple Rd     | Saline        | 6.42    | 279,786 | 8/3/2021   | \$ 285,000 | 31   | \$ 36,224  | \$ 321,224     | \$ 1.15 |                  |
| 80-004-99-0020-000 | Inkster             | Romulus City  | 3.00    | 130,680 | 5/3/2021   | \$ 90,000  | 32   | \$ 11,808  | \$ 101,808     | \$ 0.78 |                  |
| 80-093-99-0023-000 | Goddard             | Romulus City  | 2.69    | 117,046 | 3/5/2021   | \$ 54,000  | 36   | \$ 7,970   | \$ 61,970      | \$ 0.53 |                  |
| 71-136-99-0010-002 | Yost                | Canton Twp    | 5.16    | 224,770 | 1/26/2021  | \$ 100,000 | 39   | \$ 15,990  | \$ 115,990     | \$ 0.52 |                  |
| 83-047-99-0001-706 | 8857 Haggerty Rd    | Van Buren Twp | 6.10    | 265,716 | 1/11/2021  | \$ 195,000 | 39   | \$ 31,181  | \$ 226,181     | \$ 0.85 |                  |

|            |         |        |            |
|------------|---------|--------|------------|
| 4.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.10 | 48,121 | 192,485    |

|            |         |        |            |
|------------|---------|--------|------------|
| 5.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.10 | 48,121 | 240,606    |

|            |         |        |            |
|------------|---------|--------|------------|
| 7.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.10 | 48,121 | 336,848    |

|           |              |         |           |
|-----------|--------------|---------|-----------|
| SF        | Sale Price   | \$/SF   | \$/AC     |
| 4,024,291 | \$ 4,445,671 | \$ 1.10 | \$ 48,121 |

2024  
1.06



YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY  
RATES FOR 300 LAND TABLE

8/5/2024

10.0 ACRES

15.0 ACRES

20.0 ACRES

| Parcel                 | Street            | City          | Acreage | SF        | Sale Date  | Sale Price   | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use        |
|------------------------|-------------------|---------------|---------|-----------|------------|--------------|------|------------|----------------|---------|------------------|
| K-11-13-433-011        | 2740 State St     | Ypsilanti Twp | 5.19    | 226,076   | 2/14/2023  | \$ 237,599   | 13   | \$ 12,664  | \$ 250,263     | \$ 1.11 |                  |
| H-08-19-400-024        | Jackson Rd        | Solo Twp      | 9.99    | 435,164   | 6/27/2022  | \$ 480,000   | 18   | \$ 35,424  | \$ 515,424     | \$ 1.18 |                  |
| 83-009-99-0006-702     | 44111 Van Born Rd | Van Buren Twp | 18.99   | 827,204   | 5/27/2022  | \$ 375,000   | 19   | \$ 29,213  | \$ 404,213     | \$ 0.49 |                  |
| 18-12-30-430-005       | 1366 Tefft Ct     | Saline        | 6.10    | 265,716   | 2/24/2022  | \$ 145,350   | 25   | \$ 14,898  | \$ 160,248     | \$ 0.60 |                  |
| K-11-13-255-002        | 1250 Watson St    | Ypsilanti Twp | 5.50    | 239,580   | 1/17/2022  | \$ 170,000   | 26   | \$ 18,122  | \$ 188,122     | \$ 0.79 | Rem Gas Easement |
| 058-03-0035-000        | Cherry Hill       | Westland      | 9.14    | 398,138   | 1/12/2022  | \$ 175,000   | 26   | \$ 18,655  | \$ 193,655     | \$ 0.49 |                  |
| H-08-19-100-059, et al | 7850 Jackson Rd   | Solo Twp      | 30.70   | 1,337,292 | 12/7/2021  | \$ 1,850,000 | 27   | \$ 204,795 | \$ 2,054,795   | \$ 1.54 |                  |
| K-11-24-300-010        | 10221 Textile Rd  | Ypsilanti Twp | 19.82   | 863,359   | 11/16/2021 | \$ 800,000   | 28   | \$ 91,840  | \$ 891,840     | \$ 1.03 |                  |
| 71-045-99-0008-707     | Warren Rd         | Canton Twp    | 5.15    | 224,334   | 10/8/2021  | \$ 100,000   | 29   | \$ 11,890  | \$ 111,890     | \$ 0.50 |                  |
| C-03-32-300-020        | 4144 Mast Rd      | Webster Twp   | 7.09    | 308,840   | 9/29/2021  | \$ 330,000   | 30   | \$ 40,590  | \$ 370,590     | \$ 1.20 |                  |
| 18-12-31-210-026       | 7181 N Maple Rd   | Saline        | 6.42    | 279,786   | 8/3/2021   | \$ 285,000   | 31   | \$ 36,224  | \$ 321,224     | \$ 1.15 |                  |
| 80-006-99-0005-000     | Beverly           | Romulus City  | 18.55   | 808,038   | 2/18/2021  | \$ 550,000   | 37   | \$ 83,435  | \$ 633,435     | \$ 0.78 |                  |
| 71-136-99-0010-002     | Yost              | Canton Twp    | 5.16    | 224,770   | 1/26/2021  | \$ 100,000   | 38   | \$ 15,580  | \$ 115,580     | \$ 0.51 |                  |
| 83-047-99-0001-706     | 8357 Haggerty Rd  | Van Buren Twp | 6.10    | 265,716   | 1/11/2021  | \$ 195,000   | 38   | \$ 30,381  | \$ 225,381     | \$ 0.85 |                  |

|            |              |         |            |
|------------|--------------|---------|------------|
| 10.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used: | \$ 0.96      | 41,823  | 418,228    |
| 15.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used: | \$ 0.96      | 41,823  | 627,342    |
| 20.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used: | \$ 0.96      | 41,823  | 836,457    |
| SF         | Sale Price   | \$/SF   | \$/AC      |
| 6,704,015  | \$ 6,436,659 | \$ 0.96 | \$ 41,823  |

2024  
0.92

25.0 ACRES

30.0 ACRES

40.0 ACRES

| Parcel                 | Street            | City          | Acreage | SF        | Sale Date  | Sale Price   | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use        |
|------------------------|-------------------|---------------|---------|-----------|------------|--------------|------|------------|----------------|---------|------------------|
| K-11-13-433-011        | 2740 State St     | Ypsilanti Twp | 5.19    | 226,076   | 2/14/2023  | \$ 237,599   | 13   | \$ 12,664  | \$ 250,263     | \$ 1.11 |                  |
| H-08-19-400-024        | Jackson Rd        | Solo Twp      | 9.99    | 435,164   | 6/27/2022  | \$ 480,000   | 18   | \$ 35,424  | \$ 515,424     | \$ 1.18 |                  |
| 83-009-99-0006-702     | 44111 Van Born Rd | Van Buren Twp | 18.99   | 827,204   | 5/27/2022  | \$ 375,000   | 19   | \$ 29,213  | \$ 404,213     | \$ 0.49 |                  |
| 18-12-30-430-005       | 1366 Tefft Ct     | Saline        | 6.10    | 265,716   | 2/24/2022  | \$ 145,350   | 25   | \$ 14,898  | \$ 160,248     | \$ 0.60 |                  |
| K-11-13-255-002        | 1250 Watson St    | Ypsilanti Twp | 5.50    | 239,580   | 1/17/2022  | \$ 170,000   | 26   | \$ 18,122  | \$ 188,122     | \$ 0.79 | Rem Gas Easement |
| 058-03-0035-000        | Cherry Hill       | Westland      | 9.14    | 398,138   | 1/12/2022  | \$ 175,000   | 26   | \$ 18,655  | \$ 193,655     | \$ 0.49 |                  |
| H-08-19-100-059, et al | 7850 Jackson Rd   | Solo Twp      | 30.70   | 1,337,292 | 12/7/2021  | \$ 1,850,000 | 27   | \$ 204,795 | \$ 2,054,795   | \$ 1.54 |                  |
| K-11-24-300-010        | 10221 Textile Rd  | Ypsilanti Twp | 19.82   | 863,359   | 11/16/2021 | \$ 800,000   | 28   | \$ 91,840  | \$ 891,840     | \$ 1.03 |                  |
| 71-045-99-0008-707     | Warren Rd         | Canton Twp    | 5.15    | 224,334   | 10/8/2021  | \$ 100,000   | 29   | \$ 11,890  | \$ 111,890     | \$ 0.50 |                  |
| C-03-32-300-020        | 4144 Mast Rd      | Webster Twp   | 7.09    | 308,840   | 9/29/2021  | \$ 330,000   | 30   | \$ 40,590  | \$ 370,590     | \$ 1.20 |                  |
| 18-12-31-210-026       | 7181 N Maple Rd   | Saline        | 6.42    | 279,786   | 8/3/2021   | \$ 285,000   | 31   | \$ 36,224  | \$ 321,224     | \$ 1.15 |                  |
| 80-006-99-0005-000     | Beverly           | Romulus City  | 18.55   | 808,038   | 2/18/2021  | \$ 550,000   | 37   | \$ 83,435  | \$ 633,435     | \$ 0.78 |                  |
| 80-021-99-0001-702     | 37545 Van Born    | Romulus City  | 14.92   | 649,915   | 2/4/2021   | \$ 217,000   | 37   | \$ 32,919  | \$ 249,919     | \$ 0.38 |                  |
| 71-136-99-0010-002     | Yost              | Canton Twp    | 5.16    | 224,770   | 1/26/2021  | \$ 100,000   | 39   | \$ 15,990  | \$ 115,990     | \$ 0.52 |                  |
| 83-047-99-0001-706     | 8357 Haggerty Rd  | Van Buren Twp | 6.10    | 265,716   | 1/11/2021  | \$ 195,000   | 39   | \$ 31,181  | \$ 226,181     | \$ 0.85 |                  |

|            |              |         |            |
|------------|--------------|---------|------------|
| 25.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used: | \$ 0.91      | 39,614  | 990,355    |
| 30.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used: | \$ 0.91      | 39,614  | 1,188,426  |
| 40.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used: | \$ 0.91      | 39,614  | 1,584,568  |
| SF         | Sale Price   | \$/SF   | \$/AC      |
| 7,353,930  | \$ 6,687,783 | \$ 0.91 | \$ 39,614  |

2024  
0.86

50.0 ACRES

| Parcel             | Street            | City          | Acreage | SF        | Sale Date  | Sale Price | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use |
|--------------------|-------------------|---------------|---------|-----------|------------|------------|------|------------|----------------|---------|-----------|
| H-08-19-400-024    | Jackson Rd        | Solo Twp      | 9.99    | 435,164   | 6/27/2022  | \$ 480,000 | 18   | \$ 35,424  | \$ 515,424     | \$ 1.18 |           |
| 83-009-99-0006-702 | 44111 Van Born Rd | Van Buren Twp | 18.99   | 827,204   | 5/27/2022  | \$ 375,000 | 19   | \$ 29,213  | \$ 404,213     | \$ 0.49 |           |
| 058-03-0035-000    | Cherry Hill       | Westland      | 9.14    | 398,138   | 1/12/2022  | \$ 175,000 | 26   | \$ 18,655  | \$ 193,655     | \$ 0.49 |           |
| K-11-24-300-010    | 10221 Textile Rd  | Ypsilanti Twp | 19.82   | 863,359   | 11/16/2021 | \$ 800,000 | 28   | \$ 91,840  | \$ 891,840     | \$ 1.03 |           |
| 80-006-99-0005-000 | Beverly           | Romulus City  | 18.55   | 808,038   | 2/18/2021  | \$ 550,000 | 37   | \$ 83,435  | \$ 633,435     | \$ 0.78 |           |
| 80-030-99-0007-000 | 36411 Ecorse      | Romulus City  | 40.86   | 1,779,852 | 8/4/2020   | \$ 712,500 | 43   | \$ 125,614 | \$ 838,114     | \$ 0.47 |           |

|            |              |         |            |
|------------|--------------|---------|------------|
| 50.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used: | \$ 0.68      | 29,627  | 1,481,329  |
| SF         | Sale Price   | \$/SF   | \$/AC      |
| 5,111,766  | \$ 3,476,690 | \$ 0.68 | \$ 29,627  |

2024  
0.64

100.0 ACRES

| Parcel                 | Street            | City          | Acreage | SF        | Sale Date  | Sale Price   | Mths | Adjustment | Adj Sale Price | \$/SF   | TYPE/ Use |
|------------------------|-------------------|---------------|---------|-----------|------------|--------------|------|------------|----------------|---------|-----------|
| 83-009-99-0006-702     | 44111 Van Born Rd | Van Buren Twp | 18.99   | 827,204   | 5/27/2022  | \$ 375,000   | 22   | \$ 33,825  | \$ 408,825     | \$ 0.49 |           |
| 71-141-99-0027-716     | Lotz S            | Canton Twp    | 12.34   | 537,530   | 4/26/2021  | \$ 90,000    | 23   | \$ 8,487   | \$ 98,487      | \$ 0.18 |           |
| H-08-19-100-059, et al | 7850 Jackson Rd   | Solo Twp      | 30.70   | 1,337,292 | 12/7/2021  | \$ 1,850,000 | 28   | \$ 212,360 | \$ 2,062,360   | \$ 1.54 |           |
| K-11-24-300-010        | 10221 Textile Rd  | Ypsilanti Twp | 19.82   | 863,359   | 11/16/2021 | \$ 800,000   | 29   | \$ 95,120  | \$ 895,120     | \$ 1.04 |           |
| 80-006-99-0005-000     | Beverly           | Romulus City  | 18.55   | 808,038   | 2/18/2021  | \$ 550,000   | 37   | \$ 83,435  | \$ 633,435     | \$ 0.78 |           |
| 80-021-99-0001-702     | 37545 Van Born    | Romulus City  | 14.92   | 649,915   | 2/4/2021   | \$ 217,000   | 37   | \$ 32,919  | \$ 249,919     | \$ 0.38 |           |
| 80-028-99-0012-703     | Ecorse/ Wick      | Romulus City  | 224.89  | 9,796,208 | 10/1/2020  | \$ 1,467,020 | 41   | \$ 245,766 | \$ 1,707,766   | \$ 0.17 |           |
| 80-030-99-0007-000     | 36411 Ecorse      | Romulus City  | 40.86   | 1,779,852 | 8/4/2020   | \$ 712,500   | 43   | \$ 125,614 | \$ 838,114     | \$ 0.47 |           |

|             |              |         |            |
|-------------|--------------|---------|------------|
| 100.0 Acres | \$/SF        | \$/AC   | Table Rate |
| Rate Used:  | \$ 0.42      | 18,091  | 1,809,134  |
| SF          | Sale Price   | \$/SF   | \$/AC      |
| 16,599,409  | \$ 6,894,065 | \$ 0.42 | \$ 18,091  |

2024  
0.40

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Sales Removed From Study

|                        |                        |                |       |           |            |               |                    |          |
|------------------------|------------------------|----------------|-------|-----------|------------|---------------|--------------------|----------|
| 56-052-05-0016-000     | Abruzzi                | Westland       | 0.80  | 34,804    | 4/3/2023   | \$ 70,000     | Not Representative | \$ 2.01  |
| 09-09-20-403-023       | 841 Broadway St        | Ann Arbor      | 11.38 | 495,713   | 1/20/2023  | \$ 1,000,000  | Not Representative | \$ 2.02  |
| H-08-20-100-047        | 235 Metty Dr           | Solo Twp       | 5.76  | 250,906   | 12/13/2022 | \$ 864,600    | Not Representative | \$ 3.45  |
| 71-131-02-0015-000     | 4985 Research          | Canton Twp     | 3.65  | 158,994   | 11/9/2022  | \$ 895,000    | Not Representative | \$ 5.63  |
| H-03-21-200-004        | N Staebler Rd          | Solo Twp       | 3.10  | 135,036   | 10/17/2022 | \$ 361,600    | Not Representative | \$ 2.68  |
| 50-22-26-401-023, -021 | 22650-22750 Venture Dr | Novi           | 2.45  | 106,678   | 8/19/2022  | \$ 300,000    | Not Representative | \$ 2.81  |
| L-12-14-400-008, -009  | 4700 Carpenter Dr      | Pittsfield Twp | 60.79 | 2,648,012 | 8/19/2022  | \$ 11,231,111 | Not Representative | \$ 4.24  |
| 71-128-99-0005-702     | 47725 Michigan Ave     | Canton Twp     | 3.39  | 147,668   | 7/25/2022  | \$ 840,000    | Not Representative | \$ 5.69  |
| H-08-22-300-033        | S Zeeb Rd              | Solo Twp       | 2.75  | 119,790   | 6/21/2022  | \$ 1,350,000  | Not Representative | \$ 11.27 |
| 076-03-0031-000 et al  | Glenwood               | Westland       | 2.39  | 104,239   | 5/24/2022  | \$ 505,000    | Not Representative | \$ 4.84  |
| 80-079-99-0019-703     | 37270 Northline Rd     | Romulus City   | 5.16  | 224,770   | 4/13/2022  | \$ 387,000    | Not Representative | \$ 1.72  |
| 71-098-99-0028-708     | 2435 Haggerty St       | Canton Twp     | 4.85  | 211,266   | 2/22/2022  | \$ 735,000    | Not Representative | \$ 3.48  |

YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY  
RATES FOR 300 LAND TABLE

8/5/2024

|                       |                       |                |       |           |            |               |                    |          |          |
|-----------------------|-----------------------|----------------|-------|-----------|------------|---------------|--------------------|----------|----------|
| K-08-20-200-004--003  | Jackson Rd            | Scio Twp       | 13.20 | 574,992   | 1/21/2022  | \$ 1,321,100  | Not Representative | \$ 2.30  |          |
| 058-03-0035-000       | Cherry Hill           | Westland       | 9.14  | 398,138   | 1/12/2022  | \$ 175,000    | Not Representative | \$ 0.44  |          |
| H-08-17-300-026       | Marshall Rd           | Scio Twp       | 17.63 | 779,283   | 12/13/2021 | \$ 1,360,933  | Not Representative | \$ 1.77  |          |
| H-08-26-245-002       | Little Lake Dr        | Scio Twp       | 1.20  | 52,272    | 12/9/2021  | \$ 165,000    | Not Representative | \$ 3.54  |          |
| L-12-14-200-014       | E Ellsworth Rd        | Pittsfield Twp | 3.16  | 137,650   | 11/1/2021  | \$ 550,000    | Not Representative | \$ 4.00  |          |
| 71-045-99-0008-703    | Warren Rd             | Canton Twp     | 13.34 | 581,090   | 10/1/2021  | \$ 850,000    | Not Representative | \$ 1.46  |          |
| 71-127-99-0020-701    | 49000 Michigan Ave    | Canton Twp     | 82.77 | 3,605,461 | 10/1/2021  | \$ 10,050,000 | Not Representative | \$ 2.80  |          |
| 71-045-99-0003-703    | Warren Rd             | Canton Twp     | 13.34 | 581,090   | 10/1/2021  | \$ 850,000    | Not Representative | \$ 1.46  |          |
| 09-12-09-303-017      | 3874 Research Park Dr | Ann Arbor      | 16.90 | 736,164   | 8/24/2021  | \$ 5,200,000  | Not Representative | \$ 7.05  |          |
| 052-05-0020-000 et al | Abnuzzi               | Westland       | 3.54  | 154,159   | 7/1/2021   | \$ 550,000    | Not Representative | \$ 3.57  |          |
| 55-015-99-0010-000    | 37328 Van Born        | Wayne          | 1.38  | 59,932    | 6/30/2021  | \$ 130,000    | Not Representative | \$ 2.17  |          |
| 55-015-99-0010-000    | 37328 Van Born        | Wayne          | 1.38  | 59,932    | 6/30/2021  | \$ 130,000    | Not Representative | \$ 2.17  |          |
| 60-024-99-0001-705    | 6999 Cogswell         | Romulus City   | 25.81 | 1,124,284 | 6/30/2021  | \$ 4,515,000  | Not Representative | \$ 4.02  |          |
| 60-024-99-0001-705    | 6999 Cogswell         | Romulus City   | 25.81 | 1,124,284 | 6/30/2021  | \$ 4,515,000  | Not Representative | \$ 4.02  |          |
| 60-080-99-0003-000    | Wahrman               | Romulus City   | 4.86  | 211,702   | 5/28/2021  | \$ 80,000     | Not Representative | \$ 0.38  |          |
| 71-133-01-0176-301    | Corinne Blvd          | Canton Twp     | 0.39  | 16,953    | 4/30/2021  | \$ 215,000    | Not Representative | \$ 12.66 |          |
| 60-003-01-0052-000    | 6835 Metroplex        | Romulus City   | 0.92  | 39,918    | 4/14/2021  | \$ 175,000    | Not Representative | \$ 4.38  |          |
| 78-060-99-0002-703    | 41700 Ann Arbor Rd E  | Plymouth Twp   | 4.22  | 183,873   | 2/8/2021   | \$ 1,500,000  | Not Representative | \$ 8.16  | Add Demo |
| 78-060-99-0002-703    | 41700 Ann Arbor Rd E  | Plymouth Twp   | 4.22  | 183,873   | 2/8/2021   | \$ 1,500,000  | Not Representative | \$ 8.16  | Add Demo |
| 60-021-99-0001-702    | 37545 Van Born        | Romulus City   | 14.92 | 649,915   | 2/4/2021   | \$ 217,000    | Not Representative | \$ 0.33  |          |
| L-12-13-300-024 et al | Carpenter Rd          | Pittsfield Twp | 11.20 | 487,872   | 12/23/2020 | \$ 1,775,000  | Not Representative | \$ 3.64  |          |
| 115-05-0013-000       | 11777 Globe           | Livonia        | 0.80  | 34,848    | 12/18/2020 | \$ 235,000    | Not Representative | \$ 6.74  |          |
| L-12-23-110-002       | 3952 Bestech Dr       | Pittsfield Twp | 1.75  | 76,290    | 12/15/2020 | \$ 213,600    | Not Representative | \$ 2.60  |          |
| 60-095-99-0013-000    | Middlebelt/ Northline | Romulus City   | 1.38  | 59,932    | 11/5/2020  | \$ 145,000    | Not Representative | \$ 2.42  |          |
| 60-095-99-0013-000    | Middlebelt/ Northline | Romulus City   | 1.38  | 59,932    | 11/5/2020  | \$ 145,000    | Not Representative | \$ 2.42  |          |
| 08-08-07-100-053      | Dan Hoey Rd           | Dexter City    | 1.63  | 71,003    | 10/30/2020 | \$ 125,000    | Not Representative | \$ 1.76  |          |
| 70-006-99-0003-000    | 18472 Allen Rd        | Brownstown Twp | 10.24 | 446,054   | 8/17/2020  | \$ 200,000    | Not Representative | \$ 0.45  |          |
| 60-074-01-0158-002    | 38500 Northline       | Romulus City   | 1.79  | 77,972    | 6/23/2020  | \$ 500,000    | Not Representative | \$ 6.41  |          |
| 60-097-01-0012-300    | 13490 Inlster         | Romulus City   | 11.27 | 490,971   | 6/3/2020   | \$ 720,000    | Not Representative | \$ 1.47  |          |

YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY

8/5/2024

304 Table: Industrial Renaissance Zone

1 thru 15 acres

| Parcel                   | Street               | City          | Acreage | SF        | Sale Date  | Sale Price   | Mths | Adjustment | Adj Sale Price | \$/ SF  | TYPE/ Use           |
|--------------------------|----------------------|---------------|---------|-----------|------------|--------------|------|------------|----------------|---------|---------------------|
| H-08-20-205-002          | Enterprise Dr        | Scio Twp      | 1.85    | 80,586    | 12/11/2023 | \$ 145,000   | 3    | \$ 1,784   | \$ 146,784     | \$ 1.82 |                     |
| K-11-13-230-002          | 1175 Watson St       | Ypsilanti Twp | 2.92    | 127,195   | 6/8/2023   | \$ 160,000   | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                     |
| K-11-13-433-011          | 2740 State St        | Ypsilanti Twp | 5.19    | 226,076   | 2/14/2023  | \$ 237,599   | 13   | \$ 12,664  | \$ 250,263     | \$ 1.11 |                     |
| K-11-25-400-018          | 6480 Rawsonville Rd  | Ypsilanti Twp | 2.70    | 117,612   | 9/30/2022  | \$ 200,000   | 18   | \$ 14,760  | \$ 214,760     | \$ 1.83 |                     |
| 71-127-99-0025-703       | Michigan Ave         | Canton Twp    | 3.02    | 131,551   | 9/12/2022  | \$ 212,187   | 18   | \$ 15,659  | \$ 227,846     | \$ 1.73 |                     |
| H-08-19-400-024          | Jackson Rd           | Scio Twp      | 9.99    | 435,164   | 6/27/2022  | \$ 480,000   | 21   | \$ 41,328  | \$ 521,328     | \$ 1.20 |                     |
| 83-009-99-0006-702       | 44111 Van Born Rd    | Van Buren Twp | 18.99   | 827,204   | 5/27/2022  | \$ 375,000   | 22   | \$ 33,825  | \$ 408,825     | \$ 0.49 |                     |
| 08-03-32-390-007         | 7224 Joy Rd          | Dexter City   | 5.00    | 217,800   | 5/17/2022  | \$ 280,808   | 22   | \$ 25,329  | \$ 306,137     | \$ 1.41 |                     |
| 80-079-99-0019-703       | 37270 Northline Rd   | Romulus City  | 5.16    | 224,770   | 4/13/2022  | \$ 387,000   | 23   | \$ 36,494  | \$ 423,494     | \$ 1.88 |                     |
| 18-12-30-430-005         | 1366 Tefft Ct        | Saline        | 6.10    | 265,716   | 2/24/2022  | \$ 145,350   | 25   | \$ 14,898  | \$ 160,248     | \$ 0.60 |                     |
| 18-12-31-480-013         | Beach Ct             | Saline        | 3.77    | 164,003   | 1/25/2022  | \$ 216,000   | 26   | \$ 23,026  | \$ 239,026     | \$ 1.46 |                     |
| K-11-13-255-002          | 1250 Watson St       | Ypsilanti Twp | 5.50    | 239,580   | 1/17/2022  | \$ 170,000   | 26   | \$ 18,122  | \$ 188,122     | \$ 0.79 | Rem Gas Easement    |
| 058-03-0035-000          | Cherry Hill          | Westland      | 9.14    | 398,138   | 1/12/2022  | \$ 175,000   | 26   | \$ 18,655  | \$ 193,655     | \$ 0.49 |                     |
| K-11-24-300-010          | 10221 Textile Rd     | Ypsilanti Twp | 19.82   | 863,359   | 11/16/2021 | \$ 800,000   | 28   | \$ 91,840  | \$ 891,840     | \$ 1.03 |                     |
| H-08-20-200-006          | 7405 Jackson Rd      | Scio Twp      | 0.78    | 34,107    | 10/29/2021 | \$ 60,000    | 29   | \$ 7,134   | \$ 67,134      | \$ 1.97 |                     |
| 18-12-31-205-016         | Woodland Dr E        | Saline        | 4.23    | 184,259   | 10/27/2021 | \$ 270,000   | 29   | \$ 32,103  | \$ 302,103     | \$ 1.64 |                     |
| 71-133-01-0270-301 et al | 4308 Morton Taylor S | Canton Twp    | 1.55    | 67,692    | 10/25/2021 | \$ 95,000    | 29   | \$ 11,296  | \$ 106,296     | \$ 1.57 | Plus demo old house |
| 71-045-99-0008-707       | Warren Rd            | Canton Twp    | 5.15    | 224,334   | 10/8/2021  | \$ 100,000   | 29   | \$ 11,890  | \$ 111,890     | \$ 0.50 |                     |
| 71-045-99-0008-703       | Warren Rd            | Canton Twp    | 13.34   | 581,090   | 10/1/2021  | \$ 850,000   | 29   | \$ 101,065 | \$ 951,065     | \$ 1.64 |                     |
| C-03-32-300-020          | 4144 Mast Rd         | Webster Twp   | 7.09    | 308,840   | 9/29/2021  | \$ 330,000   | 30   | \$ 40,590  | \$ 370,590     | \$ 1.20 |                     |
| K-11-17-363-029          | 585 Joe Hall Dr      | Ypsilanti Twp | 1.09    | 47,480    | 9/28/2021  | \$ 64,632    | 30   | \$ 7,950   | \$ 72,582      | \$ 1.53 |                     |
| 18-12-31-210-026         | 7181 N Maple Rd      | Saline        | 6.42    | 279,786   | 8/3/2021   | \$ 285,000   | 31   | \$ 36,224  | \$ 321,224     | \$ 1.15 |                     |
| 80-080-99-0003-000       | Wahrman              | Romulus City  | 4.86    | 211,702   | 5/28/2021  | \$ 80,000    | 34   | \$ 11,152  | \$ 91,152      | \$ 0.43 |                     |
| 80-004-99-0020-000       | Inkster              | Romulus City  | 3.00    | 130,680   | 5/3/2021   | \$ 90,000    | 34   | \$ 12,546  | \$ 102,546     | \$ 0.78 |                     |
| 80-093-99-0023-000       | Goddard              | Romulus City  | 2.69    | 117,046   | 3/5/2021   | \$ 54,000    | 36   | \$ 7,970   | \$ 61,970      | \$ 0.53 |                     |
| 80-006-99-0005-000       | Beverly              | Romulus City  | 18.55   | 808,038   | 2/18/2021  | \$ 550,000   | 37   | \$ 83,435  | \$ 633,435     | \$ 0.78 |                     |
| 80-021-99-0001-702       | 37545 Van Born       | Romulus City  | 14.92   | 649,915   | 2/4/2021   | \$ 217,000   | 37   | \$ 32,919  | \$ 249,919     | \$ 0.38 |                     |
| 71-136-99-0010-002       | Yost                 | Canton Twp    | 5.16    | 224,770   | 1/26/2021  | \$ 100,000   | 38   | \$ 15,580  | \$ 115,580     | \$ 0.51 |                     |
| 83-047-99-0001-706       | 8857 Haggerty Rd     | Van Buren Twp | 6.10    | 265,716   | 1/11/2021  | \$ 195,000   | 38   | \$ 30,381  | \$ 225,381     | \$ 0.85 |                     |
|                          |                      |               |         | 8,454,212 |            | \$ 7,324,576 |      |            | \$ 8,121,098   | \$ 0.96 |                     |

2024  
0.96

20 Plus Acres

| Parcel                 | Street            | City          | Acreage | SF           | Sale Date  | Sale Price   | Mths | Adjustment | Adj Sale Price | \$/ SF  | TYPE/ Use |
|------------------------|-------------------|---------------|---------|--------------|------------|--------------|------|------------|----------------|---------|-----------|
| K-11-13-433-011        | 2740 State St     | Ypsilanti Twp | 5.19    | 226,076      | 2/14/2023  | \$ 237,599   | 13   | \$ 12,664  | \$ 250,263     | \$ 1.11 |           |
| H-08-19-400-024        | Jackson Rd        | Scio Twp      | 9.99    | 435,164      | 6/27/2022  | \$ 480,000   | 21   | \$ 41,328  | \$ 521,328     | \$ 1.20 |           |
| 83-009-99-0006-702     | 44111 Van Born Rd | Van Buren Twp | 18.99   | 827,204      | 5/27/2022  | \$ 375,000   | 22   | \$ 33,825  | \$ 408,825     | \$ 0.49 |           |
| 18-12-30-430-005       | 1366 Tefft Ct     | Saline        | 6.10    | 265,716      | 2/24/2022  | \$ 145,350   | 25   | \$ 14,898  | \$ 160,248     | \$ 0.60 |           |
| K-08-20-200-004, -003  | Jackson Rd        | Scio Twp      | 13.20   | 574,992      | 1/21/2022  | \$ 1,321,100 | 26   | \$ 140,829 | \$ 1,461,929   | \$ 2.54 |           |
| 058-03-0035-000        | Cherry Hill       | Westland      | 9.14    | 398,138      | 1/12/2022  | \$ 175,000   | 26   | \$ 18,655  | \$ 193,655     | \$ 0.49 |           |
| H-08-19-100-059, et al | 7850 Jackson Rd   | Scio Twp      | 30.70   | 1,337,292    | 12/7/2021  | \$ 1,850,000 | 27   | \$ 204,795 | \$ 2,054,795   | \$ 1.54 |           |
| K-11-24-300-010        | 10221 Textile Rd  | Ypsilanti Twp | 19.82   | 863,359      | 11/16/2021 | \$ 800,000   | 28   | \$ 91,840  | \$ 891,840     | \$ 1.03 |           |
| 71-045-99-0008-707     | Warren Rd         | Canton Twp    | 5.15    | 224,334      | 10/8/2021  | \$ 100,000   | 29   | \$ 11,890  | \$ 111,890     | \$ 0.50 |           |
| C-03-32-300-020        | 4144 Mast Rd      | Webster Twp   | 7.09    | 308,840      | 9/29/2021  | \$ 330,000   | 30   | \$ 40,590  | \$ 370,590     | \$ 1.20 |           |
| 18-12-31-210-026       | 7181 N Maple Rd   | Saline        | 6.42    | 279,786      | 8/3/2021   | \$ 285,000   | 31   | \$ 36,224  | \$ 321,224     | \$ 1.15 |           |
| 80-080-99-0003-000     | Wahrman           | Romulus City  | 4.86    | 211,702      | 5/28/2021  | \$ 80,000    | 35   | \$ 11,480  | \$ 91,480      | \$ 0.43 |           |
| 71-136-99-0010-002     | Yost              | Canton Twp    | 5.16    | 224,770      | 1/26/2021  | \$ 100,000   | 38   | \$ 15,580  | \$ 115,580     | \$ 0.51 |           |
| 83-047-99-0001-706     | 8857 Haggerty Rd  | Van Buren Twp | 6.10    | 265,716      | 1/11/2021  | \$ 195,000   | 38   | \$ 30,381  | \$ 225,381     | \$ 0.85 |           |
|                        |                   |               |         | 6,443,090.28 |            | \$ 6,474,049 |      |            | \$ 7,179,028   | \$ 1.11 |           |

2024  
1.12

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed

|                        |                        |           |       |         |            |              |   |           |              |         |                    |
|------------------------|------------------------|-----------|-------|---------|------------|--------------|---|-----------|--------------|---------|--------------------|
| 09-09-20-403-023       | 841 Broadway St        | Ann Arbor | 11.38 | 495,713 | 1/20/2023  | \$ 1,000,000 | 2 | \$ 8,200  | \$ 1,008,200 | \$ 2.03 | Not Representative |
| 09-09-20-403-023       | 841 Broadway St        | Ann Arbor | 11.38 | 495,713 | 1/20/2023  | \$ 1,000,000 | 2 | \$ 8,200  | \$ 1,008,200 | \$ 2.03 | Not Representative |
| H-08-20-100-047        | 235 Metty Dr           | Scio Twp  | 5.76  | 250,906 | 12/13/2022 | \$ 864,600   | 3 | \$ 10,635 | \$ 875,235   | \$ 3.49 | Not Representative |
| H-08-21-200-004        | N Staebler Rd          | Scio Twp  | 3.10  | 135,036 | 10/17/2022 | \$ 361,600   | 5 | \$ 7,413  | \$ 369,013   | \$ 2.73 | Not Representative |
| 50-22-26-401-023, -021 | 22650-22750 Venture Dr | Novi      | 2.45  | 106,678 | 8/19/2022  | \$ 300,000   | 7 | \$ 8,610  | \$ 308,610   | \$ 2.89 | Not Representative |
| 076-03-0031-000 et al  | Glenwood               | Westland  | 2.39  | 104,239 | 5/24/2022  | \$ 505,000   |   |           |              | \$ 4.84 | Not Representative |



YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY

8/5/2024

|                       |                       |                |       |         |            |    |           |    |    |        |    |           |    |      |                    |
|-----------------------|-----------------------|----------------|-------|---------|------------|----|-----------|----|----|--------|----|-----------|----|------|--------------------|
| K-08-20-200-004, -003 | Jackson Rd            | Scio Twp       | 13.20 | 574,992 | 1/21/2022  | \$ | 1,321,100 | 14 | \$ | 75,831 | \$ | 1,396,931 | \$ | 2.43 | Not Representative |
| 56-027-03-0033-306    | 39109 Webb            | Westland       | 2.70  | 117,612 | 1/7/2022   | \$ | 217,600   | 14 | \$ | 12,490 | \$ | 230,090   | \$ | 1.96 | Not Representative |
| H-08-17-300-026       | Marshall Rd           | Scio Twp       | 17.89 | 779,288 | 12/13/2021 | \$ | 1,380,933 | 15 | \$ | 84,927 | \$ | 1,465,860 | \$ | 1.88 | Not Representative |
| H-08-17-300-026       | Marshall Rd           | Scio Twp       | 17.89 | 779,288 | 12/13/2021 | \$ | 1,380,933 | 15 | \$ | 84,927 | \$ | 1,465,860 | \$ | 1.88 | Not Representative |
| L-12-14-200-014       | E Ellsworth Rd        | Pittsfield Twp | 3.16  | 137,650 | 11/1/2021  | \$ | 550,000   |    |    |        |    |           |    | 4.00 | Not Representative |
| 09-12-09-303-017      | 3874 Research Park Dr | Ann Arbor      | 16.90 | 736,164 | 8/24/2021  | \$ | 5,200,000 |    |    |        |    |           |    | 7.06 | Not Representative |
| 55-015-99-0010-000    | 37328 Van Born        | Wayne          | 1.38  | 59,982  | 6/30/2021  | \$ | 130,000   | 21 | \$ | 11,193 | \$ | 141,193   | \$ | 2.35 | Not Representative |
| 71-141-99-0027-716    | Lotz S                | Canton Twp     | 12.34 | 537,530 | 4/26/2021  | \$ | 90,000    |    |    |        |    |           |    | 0.17 | Not Representative |
| 80-008-01-0052-000    | 6835 Metroplex        | Romulus City   | 0.92  | 39,988  | 4/14/2021  | \$ | 175,000   | 23 | \$ | 16,503 | \$ | 191,503   | \$ | 4.79 | Not Representative |
| 80-008-01-0052-000    | 6835 Metroplex        | Romulus City   | 0.92  | 39,988  | 4/14/2021  | \$ | 175,000   | 23 | \$ | 16,503 | \$ | 191,503   | \$ | 4.79 | Not Representative |
| L-12-20-101-017       | 890 Avis Dr           | Pittsfield Twp | 3.85  | 167,706 | 4/2/2021   | \$ | 450,000   | 23 | \$ | 42,435 | \$ | 492,435   | \$ | 2.94 | Not Representative |
| 78-060-99-0002-708    | 41700 Ann Arbor Rd E  | Plymouth Twp   | 4.22  | 183,823 | 2/8/2021   | \$ | 1,500,000 |    |    |        |    |           |    | 8.16 | Not Representative |

| 1 Acre     | \$/SF | \$/AC | Table Rate |
|------------|-------|-------|------------|
| Rate Used: | \$    | 0.96  | 41,818     |
| 1.5 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used: | \$    | 0.96  | 41,818     |
| 2.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used: | \$    | 0.96  | 41,818     |
| 2.5 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used: | \$    | 0.96  | 41,818     |
| 3.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used: | \$    | 0.96  | 41,818     |
| 4.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used: | \$    | 0.96  | 41,818     |
| 5.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used: | \$    | 0.96  | 41,818     |
| 7.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used: | \$    | 0.96  | 41,818     |

| 10.0 Acres  | \$/SF | \$/AC | Table Rate |
|-------------|-------|-------|------------|
| Rate Used:  | \$    | 0.96  | 41,818     |
| 15.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used:  | \$    | 0.96  | 41,818     |
| 20.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used:  | \$    | 1.11  | 48,352     |
| 25.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used:  | \$    | 1.11  | 48,352     |
| 30.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used:  | \$    | 1.11  | 48,352     |
| 40.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used:  | \$    | 1.11  | 48,352     |
| 50.0 Acres  | \$/SF | \$/AC | Table Rate |
| Rate Used:  | \$    | 1.11  | 48,352     |
| 100.0 Acres | \$/SF | \$/AC | Table Rate |
| Rate Used:  | \$    | 1.11  | 48,352     |

**YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY  
RATES FOR 305 LAND TABLE**

**305 Table: Industrial**

**1 thru 15 acres**

| Parcel                   | Street               | City          | Acreage | SF        | Sale Date  | Sale Price    | Mths | Adjustment | Adj Sale Price | \$/ SF  | TYPE/ Use           |
|--------------------------|----------------------|---------------|---------|-----------|------------|---------------|------|------------|----------------|---------|---------------------|
| H-08-20-205-002          | Enterprize Dr        | Scio Twp      | 1.85    | 80,586    | 12/11/2023 | \$ 145,000    | 3    | \$ 1,784   | \$ 146,784     | \$ 1.82 |                     |
| K-11-13-230-002          | 1175 Watson St       | Ypsilanti Twp | 2.92    | 127,195   | 6/8/2023   | \$ 160,000    | 9    | \$ 5,904   | \$ 165,904     | \$ 1.30 |                     |
| K-11-13-433-011          | 2740 State St        | Ypsilanti Twp | 5.19    | 226,076   | 2/14/2023  | \$ 237,599    | 13   | \$ 12,664  | \$ 250,263     | \$ 1.11 |                     |
| 09-09-20-403-023         | 841 Broadway St      | Ann Arbor     | 11.38   | 495,713   | 1/20/2023  | \$ 1,000,000  | 14   | \$ 57,400  | \$ 1,057,400   | \$ 2.13 |                     |
| H-08-21-200-004          | N Staebler Rd        | Scio Twp      | 3.10    | 135,036   | 10/17/2022 | \$ 361,600    | 17   | \$ 25,204  | \$ 386,804     | \$ 2.86 |                     |
| K-11-25-400-018          | 6480 Rawsonville Rd  | Ypsilanti Twp | 2.70    | 117,612   | 9/30/2022  | \$ 200,000    | 18   | \$ 14,760  | \$ 214,760     | \$ 1.83 |                     |
| 71-127-99-0025-703       | Michigan Ave         | Canton Twp    | 3.02    | 131,551   | 9/12/2022  | \$ 212,187    | 18   | \$ 15,659  | \$ 227,846     | \$ 1.73 |                     |
| H-08-19-400-024          | Jackson Rd           | Scio Twp      | 9.99    | 435,164   | 6/27/2022  | \$ 480,000    | 21   | \$ 41,328  | \$ 521,328     | \$ 1.20 |                     |
| 08-03-32-390-007         | 7224 Joy Rd          | Dexter City   | 5.00    | 217,800   | 5/17/2022  | \$ 280,808    | 22   | \$ 25,329  | \$ 306,137     | \$ 1.41 |                     |
| 80-079-99-0019-703       | 37270 Northline Rd   | Romulus City  | 5.16    | 224,770   | 4/13/2022  | \$ 387,000    | 23   | \$ 36,494  | \$ 423,494     | \$ 1.88 |                     |
| 18-12-31-480-013         | Beach Ct             | Saline        | 3.77    | 164,003   | 1/25/2022  | \$ 216,000    | 26   | \$ 23,026  | \$ 239,026     | \$ 1.46 |                     |
| K-08-20-200-004, -003    | Jackson Rd           | Scio Twp      | 13.20   | 574,992   | 1/21/2022  | \$ 1,321,100  | 26   | \$ 140,829 | \$ 1,461,929   | \$ 2.54 |                     |
| 56-027-03-0033-306       | 39109 Webb           | Westland      | 2.70    | 117,612   | 1/7/2022   | \$ 217,600    | 26   | \$ 23,196  | \$ 240,796     | \$ 2.05 |                     |
| H-08-17-300-026          | Marshall Rd          | Scio Twp      | 17.89   | 779,288   | 12/13/2021 | \$ 1,380,933  | 27   | \$ 152,869 | \$ 1,533,802   | \$ 1.97 |                     |
| H-08-19-100-059, et al   | 7850 Jackson Rd      | Scio Twp      | 30.70   | 1,337,292 | 12/7/2021  | \$ 1,850,000  | 27   | \$ 204,795 | \$ 2,054,795   | \$ 1.54 |                     |
| H-08-20-200-006          | 7405 Jackson Rd      | Scio Twp      | 0.78    | 34,107    | 10/29/2021 | \$ 60,000     | 29   | \$ 7,134   | \$ 67,134      | \$ 1.97 |                     |
| 18-12-31-205-016         | Woodland Dr E        | Saline        | 4.23    | 184,259   | 10/27/2021 | \$ 270,000    | 29   | \$ 32,103  | \$ 302,103     | \$ 1.64 |                     |
| 71-133-01-0270-301 et al | 4308 Morton Taylor S | Canton Twp    | 1.55    | 67,692    | 10/25/2021 | \$ 95,000     | 29   | \$ 11,296  | \$ 106,296     | \$ 1.57 | Plus demo old house |
| 71-045-99-0008-703       | Warren Rd            | Canton Twp    | 13.34   | 581,090   | 10/1/2021  | \$ 850,000    | 29   | \$ 101,065 | \$ 951,065     | \$ 1.64 |                     |
| C-03-32-300-020          | 4144 Mast Rd         | Webster Twp   | 7.09    | 308,840   | 9/29/2021  | \$ 330,000    | 30   | \$ 40,590  | \$ 370,590     | \$ 1.20 |                     |
| K-11-17-363-029          | 585 Joe Hall Dr      | Ypsilanti Twp | 1.09    | 47,480    | 9/28/2021  | \$ 64,632     | 30   | \$ 7,950   | \$ 72,582      | \$ 1.53 |                     |
| 18-12-31-210-026         | 7181 N Maple Rd      | Saline        | 6.42    | 279,786   | 8/3/2021   | \$ 285,000    | 31   | \$ 36,224  | \$ 321,224     | \$ 1.15 |                     |
| 55-015-99-0010-000       | 37328 Van Born       | Wayne         | 1.38    | 59,982    | 6/30/2021  | \$ 130,000    | 33   | \$ 17,589  | \$ 147,589     | \$ 2.46 |                     |
|                          |                      |               |         | 6,727,929 |            | \$ 10,534,459 |      |            | \$ 11,569,649  | \$ 1.72 |                     |

**20 Plus Acres**

| Parcel                 | Street            | City          | Acreage | SF           | Sale Date  | Sale Price   | Mths | Adjustment | Adj Sale Price | \$/ SF  | TYPE/ Use        |
|------------------------|-------------------|---------------|---------|--------------|------------|--------------|------|------------|----------------|---------|------------------|
| K-11-13-433-011        | 2740 State St     | Ypsilanti Twp | 5.19    | 226,076      | 2/14/2023  | \$ 237,599   | 13   | \$ 12,664  | \$ 250,263     | \$ 1.11 |                  |
| 09-09-20-403-023       | 841 Broadway St   | Ann Arbor     | 11.38   | 495,713      | 1/20/2023  | \$ 1,000,000 | 14   | \$ 57,400  | \$ 1,057,400   | \$ 2.13 |                  |
| H-08-19-400-024        | Jackson Rd        | Scio Twp      | 9.99    | 435,164      | 6/27/2022  | \$ 480,000   | 21   | \$ 41,328  | \$ 521,328     | \$ 1.20 |                  |
| 83-009-99-0006-702     | 44111 Van Born Rd | Van Buren Twp | 18.99   | 827,204      | 5/27/2022  | \$ 375,000   | 22   | \$ 33,825  | \$ 408,825     | \$ 0.49 |                  |
| 18-12-30-430-005       | 1366 Tefft Ct     | Saline        | 6.10    | 265,716      | 2/24/2022  | \$ 145,350   | 25   | \$ 14,898  | \$ 160,248     | \$ 0.60 |                  |
| K-11-13-255-002        | 1250 Watson St    | Ypsilanti Twp | 5.50    | 239,580      | 1/17/2022  | \$ 170,000   | 26   | \$ 18,122  | \$ 188,122     | \$ 0.79 | Rem Gas Easement |
| 058-03-0035-000        | Cherry Hill       | Westland      | 9.14    | 398,138      | 1/12/2022  | \$ 175,000   | 26   | \$ 18,655  | \$ 193,655     | \$ 0.49 |                  |
| H-08-17-300-026        | Marshall Rd       | Scio Twp      | 17.89   | 779,288      | 12/13/2021 | \$ 1,380,933 | 27   | \$ 152,869 | \$ 1,533,802   | \$ 1.97 |                  |
| H-08-19-100-059, et al | 7850 Jackson Rd   | Scio Twp      | 30.70   | 1,337,292    | 12/7/2021  | \$ 1,850,000 | 27   | \$ 204,795 | \$ 2,054,795   | \$ 1.54 |                  |
| K-11-24-300-010        | 10221 Textile Rd  | Ypsilanti Twp | 19.82   | 863,359      | 11/16/2021 | \$ 800,000   | 28   | \$ 91,840  | \$ 891,840     | \$ 1.03 |                  |
| C-03-32-300-020        | 4144 Mast Rd      | Webster Twp   | 7.09    | 308,840      | 9/29/2021  | \$ 330,000   | 30   | \$ 40,590  | \$ 370,590     | \$ 1.20 |                  |
| 18-12-31-210-026       | 7181 N Maple Rd   | Saline        | 6.42    | 279,786      | 8/3/2021   | \$ 285,000   | 31   | \$ 36,224  | \$ 321,224     | \$ 1.15 |                  |
| 80-006-99-0005-000     | Beverly           | Romulus City  | 18.55   | 808,038      | 2/18/2021  | \$ 550,000   | 37   | \$ 83,435  | \$ 633,435     | \$ 0.78 |                  |
| 80-021-99-0001-702     | 37545 Van Born    | Romulus City  | 14.92   | 649,915      | 2/4/2021   | \$ 217,000   | 37   | \$ 32,919  | \$ 249,919     | \$ 0.38 |                  |
| 83-047-99-0001-706     | 8857 Haggerty Rd  | Van Buren Twp | 6.10    | 265,716      | 1/11/2021  | \$ 195,000   | 38   | \$ 30,381  | \$ 225,381     | \$ 0.85 |                  |
|                        |                   |               |         | 8,179,827.48 |            | \$ 8,190,882 |      |            | \$ 9,060,827   | \$ 1.11 |                  |



**YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY  
RATES FOR 305 LAND TABLE**

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

|                       |                       |                |       |           |           |    |            |                    |  |    |               |
|-----------------------|-----------------------|----------------|-------|-----------|-----------|----|------------|--------------------|--|----|---------------|
| <b>Removed</b>        |                       |                |       |           |           |    |            |                    |  |    |               |
| 83-009-99-0006-702    | 44111 Van Born Rd     | Van Buren Twp  | 18.99 | 827,204   | 5/27/2022 | \$ | 375,000    | Not Representative |  | \$ | 0.45          |
| 076-03-0031-000 et al | Glenwood              | Westland       | 2.39  | 104,239   | 5/24/2022 | \$ | 505,000    | Not Representative |  | \$ | 4.84          |
| 18-12-30-430-005      | 1366 Tefft Ct         | Saline         | 6.10  | 265,716   | 2/24/2022 | \$ | 145,350    | Not Representative |  | \$ | 0.55          |
| 058-03-0035-000       | Cherry Hill           | Westland       | 9.14  | 398,138   | 1/12/2022 | \$ | 175,000    | Not Representative |  | \$ | 0.44          |
| L-12-14-200-014       | E Ellsworth Rd        | Pittsfield Twp | 3.16  | 137,650   | 11/1/2021 | \$ | 550,000    | Not Representative |  | \$ | 4.00          |
| 71-045-99-0008-707    | Warren Rd             | Canton Twp     | 5.15  | 224,334   | 10/8/2021 | \$ | 100,000    | Not Representative |  | \$ | 0.45          |
| 71-127-99-0020-7001   | 48600 Michigan Ave    | Canton Twp     | 82.77 | 3,605,461 | 10/1/2021 | \$ | 10,080,000 | Not Representative |  | \$ | 2.80          |
| 09-12-09-303-017      | 3874 Research Park Dr | Ann Arbor      | 16.90 | 736,164   | 8/24/2021 | \$ | 5,200,000  | Not Representative |  | \$ | 7.06          |
| 80-024-99-0001-705    | 6999 Cogswell         | Romulus City   | 25.81 | 1,124,284 | 6/30/2021 | \$ | 4,515,000  | Not Representative |  | \$ | 4.02          |
| 80-080-99-0003-000    | Wahrman               | Romulus City   | 4.86  | 211,702   | 5/28/2021 | \$ | 80,000     | Not Representative |  | \$ | 0.38          |
| 80-004-99-0020-000    | Inkster               | Romulus City   | 3.00  | 130,680   | 5/3/2021  | \$ | 90,000     | Not Representative |  | \$ | 0.69          |
| 71-141-99-0027-716    | Lotz S                | Canton Twp     | 12.34 | 537,530   | 4/26/2021 | \$ | 90,000     | Not Representative |  | \$ | 0.17          |
| 80-008-01-0052-000    | 6835 Metroplex        | Romulus City   | 0.92  | 39,988    | 4/14/2021 | \$ | 175,000    | Not Representative |  | \$ | 4.38          |
| 80-093-99-0023-000    | Goddard               | Romulus City   | 2.69  | 117,046   | 3/5/2021  | \$ | 54,000     | Not Representative |  | \$ | 0.46          |
| 80-006-99-0005-000    | Beverly               | Romulus City   | 18.55 | 808,038   | 2/18/2021 | \$ | 550,000    | Not Representative |  | \$ | 0.68          |
| 78-060-99-0002-708    | 41700 Ann Arbor Rd E  | Plymouth Twp   | 4.22  | 183,823   | 2/8/2021  | \$ | 1,500,000  | Not Representative |  | \$ | 8.16 Add Demo |
| 80-021-99-0001-702    | 37545 Van Born        | Romulus City   | 14.92 | 649,915   | 2/4/2021  | \$ | 217,000    | Not Representative |  | \$ | 0.33          |
| 71-136-99-0010-002    | Yost                  | Canton Twp     | 5.16  | 224,770   | 1/26/2021 | \$ | 100,000    | Not Representative |  | \$ | 0.44          |

|            |         |        |            |
|------------|---------|--------|------------|
| 1 Acre     | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 74,923     |

|            |         |        |            |
|------------|---------|--------|------------|
| 1.5 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 112,385    |

|            |         |        |            |
|------------|---------|--------|------------|
| 2.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 149,846    |

|            |         |        |            |
|------------|---------|--------|------------|
| 2.5 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 187,308    |

|            |         |        |            |
|------------|---------|--------|------------|
| 3.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 224,770    |

|            |         |        |            |
|------------|---------|--------|------------|
| 4.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 299,693    |

|            |         |        |            |
|------------|---------|--------|------------|
| 5.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 374,616    |

|            |         |        |            |
|------------|---------|--------|------------|
| 7.0 Acres  | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 524,462    |

|            |         |        |            |
|------------|---------|--------|------------|
| 10.0 Acres | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 749,232    |

|            |         |        |            |
|------------|---------|--------|------------|
| 15.0 Acres | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.72 | 74,923 | 1,123,848  |

|            |         |        |            |
|------------|---------|--------|------------|
| 20.0 Acres | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.11 | 48,352 | 967,032    |

|            |         |        |            |
|------------|---------|--------|------------|
| 25.0 Acres | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.11 | 48,352 | 1,208,790  |

|            |         |        |            |
|------------|---------|--------|------------|
| 30.0 Acres | \$/SF   | \$/AC  | Table Rate |
| Rate Used: | \$ 1.11 | 48,352 | 1,450,548  |

YPSILANTI TOWNSHIP  
INDUSTRIAL LAND STUDY

8/5/2024

Time Adjustment Analysis: For Commercial & Industrial Land Tables

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