

E.C.F.s for Neighborhood: 1000 'AGRICULTURAL - TOWNSHIP WIDE'

Residential : 1.135  
Town Homes/Duplexes: 0.000  
Mobile Homes : 1.135  
Agricultural Bldgs : 1.135  
Commercial Bldgs : 0.965  
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

**YPSILANTI TOWNSHIP**  
2026 AGRICULTURAL ECF STUDY

NBD: 1000 AGRICULTURAL-TOWNSHIP WIDE		RATES USED FOR RESIDENTIAL, MOBILE HOME AND AGRICULTURAL BUILDINGS																							
Parcel Number	Street Address	Acreage	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Hm.	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Dept.	
K-11-25-300-013	6520 MCKEAN	2.13	10/11/24	\$265,250	PTA	03-ARM'S LENGTH	\$265,250	\$148,100	55.83	\$246,175	\$76,048	\$189,202	\$152,624	1.240	1,840	\$102.83	6605A	3.262	2 STORY		\$76,048	RES LIN SCHLS E ACERAG	401	45	
K-11-35-300-025	9292 MARTZ	10.00	09/17/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$201,600	51.69	\$330,275	\$91,668	\$298,332	\$214,560	1.390	2,214	\$134.75	6605A	88.7093	B LEVEL		\$91,668	RES LIN SCHLS E ACERAG	401	67	
K-11-35-300-057	9112 MARTZ	7.41	07/29/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$265,700	53.91	\$563,006	\$88,456	\$441,544	\$474,550	0.930	2,407	\$183.44	6605A	27.9314	2 STORY		\$88,456	RES LIN SCHLS E ACERAG	401	91	
K-11-34-300-038	7777 WHITTAKER	2.12	06/21/24	\$18,800	WD	03-ARM'S LENGTH	\$18,800	\$153,000	81.38	\$298,105	\$78,048	\$109,952	\$161,807	0.680	1,521	\$72.29	6600	13.9205	1 STORY		\$78,048	RES LIN SCHLS W ACERAG	401	53	
K-11-34-100-023	6912 MERRITT	1.04	04/05/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$185,500	54.56	\$353,607	\$57,350	\$282,650	\$222,119	1.273	1,625	\$173.94	6600	12.0129	1 STORY		\$57,350	RES LIN SCHLS W ACERAG	401	72	
K-11-34-400-029	7660 TUTTLE HILL	2.01	03/01/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$204,900	54.64	\$396,801	\$76,680	\$298,320	\$285,822	1.044	2,400	\$124.30	6605A	23.7297	1 STORY		\$76,680	RES LIN SCHLS E ACERAG	401	66	
K-11-32-200-031	7321 STONY CREEK	2.66	01/05/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$178,300	44.02	\$389,231	\$87,752	\$317,248	\$223,373	1.420	1,875	\$169.20	6600	27.3367	1 STORY		\$87,752	RES LIN SCHLS W ACERAG	401	63	
K-11-29-300-006	6283 MERRITT	1.09	12/22/23	\$353,250	PTA	03-ARM'S LENGTH	\$353,250	\$184,700	52.29	\$391,783	\$62,335	\$290,915	\$240,473	1.210	1,885	\$154.33	4430A	120.9762	1 STORY		\$62,335	RES YP SCHLS ACERAGE	401	54	
K-11-20-400-003	6547 TEXTILE	1.00	12/15/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$145,200	44.00	\$310,232	\$59,800	\$270,200	\$182,797	1.478	1,608	\$168.03	4430A	#VALUE!	2 STORY		\$59,800	RES YP SCHLS ACERAGE	401	66	
K-11-19-300-014	5615 MUNGER	2.23	12/07/23	\$213,000	WD	08-ESTATE	\$213,000	\$140,700	66.06	\$304,284	\$77,428	\$135,572	\$165,588	0.819	1,664	\$81.47	4430A	#VALUE!	1 STORY		\$77,428	RES YP SCHLS ACERAGE	401	61	
K-11-36-300-074	10275 BEIMS	1.09	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$202,900	57.97	\$465,409	\$70,000	\$280,000	\$311,346	0.899	2,202	\$127.16	6605A	69.9322	2 STORY		\$70,000	RES LIN SCHLS E ACERAG	401	75	
K-11-32-200-037	7108 STONY CREEK	2.26	08/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$214,200	53.55	\$468,716	\$80,192	\$319,808	\$277,517	1.152	2,112	\$151.42	6600	233.2464	1 STORY		\$80,192	RES LIN SCHLS W ACERAG	401	63	
K-11-31-300-015	5131 BEIMS	2.55	06/27/23	\$270,000	WD	09-FAMILY	\$270,000	\$134,600	49.85	\$313,130	\$84,484	\$165,152	\$165,451	1.119	2,195	\$86.68	6600	65.2352	1 STORY		\$84,848	RES LIN SCHLS W ACERAG	401	45	
K-11-34-300-007	7665 WHITTAKER	1.63	06/09/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,400	45.28	\$246,683	\$69,808	\$165,192	\$128,953	1.281	1,910	\$86.49	6600	55.4796	2 STORY		\$69,808	RES LIN SCHLS W ACERAG	401	45	
K-11-30-100-038	5667 BON TERRE	1.91	06/01/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$204,700	38.62	\$566,348	\$76,260	\$453,720	\$357,714	1.268	1,955	\$232.08	4430A	65.9399	1 STORY		\$76,260	RES YP SCHLS ACERAGE	401	90	
Totals:				\$5,174,500			\$5,174,500	\$2,690,500		\$5,643,786			\$4,037,807	\$3,564,695			\$136.56			1.4172					
Sale. Ratio =>				52.00										E.C.F. =>	1.133		Std. Deviation =>	0.231543563							
Std. Dev. =>				10.18										Ave. E.C.F. =>	1.147		Ave. Variance =>	#VALUE!	Coefficient of Var =>	#VALUE!					

ASSESSOR DETERMINED ECF 2026 1.135

Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 1.135. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.147 with a Standard Deviation of 0.2315. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.133 and 1.10. An ECF of 1.135 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF	1.079
Calculated ECF Range	.562 - 1.478
ECF Range: +/- 1 Standard Deviation	.2738 - 1.7664
Previous Year ECF	1.100

Removed: Not Representative																								
K-11-31-400-015	7564 STONY CREEK	2.35	03/21/25	\$173,500	PTA	03-ARM'S LENGTH	\$173,500	\$142,300	82.02	\$283,009	\$87,770	\$65,730	\$152,517	0.562	1,975	\$43.41	6600	#REF!	1 1/2 STORY		\$81,072	RES LIN SCHLS W ACERAG	401	45
K-11-19-100-013	5319 ELLIS	3.00	03/17/25	\$630,000	PTA	03-ARM'S LENGTH	\$630,000	\$167,800	26.63	\$369,701	\$185,308	\$444,692	\$127,607	3.455	2,289	\$194.27	4430A	224.5197	B LEVEL		\$185,308	RES YP SCHLS ACERAGE	401	45
K-11-19-100-014	5335 ELLIS	11.13	03/17/25	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$167,800	26.63	\$369,701	\$185,308	\$444,692	\$127,607	3.455	2,289	\$194.27	4430A	224.5197	B LEVEL		\$185,308	RES YP SCHLS ACERAGE	401	45
K-11-27-300-018	8345 MERRITT	3.31	01/30/25	\$547,500	PTA	03-ARM'S LENGTH	\$547,500	\$173,900	31.76	\$439,237	\$90,250	\$457,250	\$258,125	1.771	1,960	\$233.29	6600	#REF!	1 1/4 STORY		\$90,250	RES LIN SCHLS W ACERAG	401	84
K-11-36-200-013	7435 BUNTON	1.00	01/14																					

NBD: 2851 COMMERCIAL BUILDING ON LEASE LAND																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	WD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$201,697	\$953,903	\$740,243	1.288	15,633	\$60.98	2541	25,4626	\$166,194	COMM EAST SIDE - 210	201	0			
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$459,137	\$1,440,863	\$1,171,123	1.230	15,228	\$94.62	2802	19,7302	\$453,100	COMM HURON CORR & OFF HURON- 220	201	0			
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$742,300	108.36	\$823,066	\$618,685	\$66,315	\$159,673	0.415	6,461	\$10.26	2542	0.3861	\$578,495	RAWSONVILLE RD- 211	201	0			
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	WD	21-NOT USED/OTHER	\$1,600,000	\$499,300	31.21	\$1,799,977	\$241,335	\$1,358,664	\$1,099,958	1.235	14,250	\$95.34	2530	123,5196	\$241,336	COMM HURON CORR & OFF HURON- 220	201	0			
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	WD	21-NOT USED/OTHER	\$1,600,000	\$499,300	31.21	\$1,645,640	\$271,377	\$1,328,623	\$969,840	1.370	13,105	\$101.38	2530	136,9941	\$271,377	COMM HURON CORR & OFF HURON- 220	201	0			
K-11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	WD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	\$430,902	\$1,969,098	\$3,848,159	0.512	56,706	\$34.72	2528	51.1699	\$351,016	COMM EAST SIDE - 210	201	0			
K-11-10-108-001	1396 E MICHIGAN	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$144,000	46.45	\$285,194	\$36,446	\$273,554	\$194,334	1.408	4,598	\$59.49	2542	140.7646	\$31,051	K-11-10-108-010	COMM EAST SIDE - 210	201	0		
K-11-20-301-017	5820 STONY CREEK	04/24/23	\$1,650,000	LC	03-ARM'S LENGTH	\$1,650,000	\$753,600	45.67	\$1,555,825	\$766,184	\$883,816	\$601,861	1.468	15,495	\$57.04	2525	104.9294	\$747,522	COMM GOLF COURSE & LG ACREAGE- 219	201	0			
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$146,807	\$423,193	\$331,417	1.277	2,269	\$186.51	2542	127,6919	\$375,724	COMMERCIAL CORNER- 209	201	0			
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$66,450	\$128,550	\$134,976	0.952	1,845	\$69.67	2525	95.2394	\$59,166	COMM WEST SIDE- 215	201	0			
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$121,280	\$378,720	\$251,656	1.505	1,462	\$259.04	2527	150,4909	\$90,650	COMMERCIAL CORNER- 209	201	0			
K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$288,346	\$112,399	\$92,601	\$132,291	0.700	1,532	\$60.44	2541	69,9980	\$111,504	COMM HURON CORR & OFF HURON- 220	201	0			
K-11-18-360-010	4785 HUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$463,959	\$143,274	\$156,726	\$226,313	0.693	484	\$323.81	2540	69,2520	\$143,274	COMM TEXTILE RD & SOUTH- 212	201	0			
K-11-10-213-005	813 E MICHIGAN	12/22/22	\$600,000	QC	03-ARM'S LENGTH	\$600,000	\$354,700	59.12	\$739,233	\$64,579	\$535,421	\$476,114	1.125	8,000	\$66.93	2530	112,4564	\$59,279	COMM EAST SIDE- 210	201	0			
K-11-06-479-006, 007	1900- 1924 PACKARD	12/14/22	\$1,030,000	WD	19-MULTI PARCEL 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	2.7742	\$119,934	K-11-06-479-006	COMM WEST SIDE- 215	201	0		
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,600	64.25	\$177,875	\$55,653	\$90,347	\$95,486	0.946	1,436	\$62.92	2542	0.3034	\$45,532	COMM EAST SIDE- 210	201	0			
K-11-06-478-004	2170 PACKARD	11/29/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$308,600	61.84	\$840,900	\$343,359	\$155,641	\$371,299	0.419	2,632	\$59.13	2529	41.9179	\$300,418	COMM WEST SIDE- 215	201	0			
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,255,963	\$201,697	\$699,303	\$792,681	0.881	15,633	\$44.67	2541	15.2086	\$166,194	COMM EAST SIDE- 210	201	0			
K-11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$859,098	\$459,116	\$390,884	\$304,864	1.282	4,032	\$96.95	2525	24.9133	\$430,183	COMM WEST SIDE- 215	201	0			
Totals:			\$17,365,000			\$17,365,000	\$10,492,700		\$22,030,662		\$12,211,418	\$12,864,756			\$95.29		8.3810							
Sale, Ratio =>			60.42											E.C.F. =>	0.949	Std. Deviation=>	0.353344177							
Std. Dev. =>			21.12											Mean E.C.F. =>	1.033	Ave. Variance=>	69.1159	Coefficient of Var=>	66.90637461					

ASSESSOR DETERMINED ECF 2026

0.965

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 .949. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.033 with a Standard Deviation of 0.3533. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .949 and 1.033.

Median Calculated ECF	1.125
Calculated ECF Range	.415 - 1.540
ECF Range: +/- 1 Standard Deviation	.8671 - 1.5983
Previous Year ECF	0.925

K-11-38-150-010	1767 S HURON	03/31/25	\$2,600,000	PTA	03-ARM'S LENGTH	\$2,600,000	\$310,800	11.95	\$570,191	\$199,907	\$2,400,093	\$300,013	8.000	4,230	\$567.40	2525	705.0745	\$180,565	COMM GOLF COURSE & LG ACREAGE- 219	201	45
K-11-03-400-009	1236 HOLMES	03/25/25	\$840,000	PTA</																	