

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

11/5/2025

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 Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.	
K-11-25-300-013	6520 MCKEAN	2.13	10/11/24	\$265,250	PTA	03-ESTATE	\$265,250	\$148,100	55.83	\$246,175	\$76,048	\$169,202	\$152,624	1.240	1,840	\$102.83	6605A	3.2862	2 STORY		\$76,048	RES LIN SCHLS EACERAG	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 EACERAG	401	67	
K-11-35-300-057	9112 MARTZ	7.41	07/29/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$285,700	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 EACERAG	401	91	
K-11-34-300-038	7777 WHITTAKER	2.12	06/21/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$153,500	81.38	\$298,106	\$78,048	\$109,552	\$161,807	0.680	1,521	\$72.29	6600	13.9205	1 STORY		\$78,048	RES LIN SCHLS WACERAJ	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	12.0123	1 STORY		\$57,350	RES LIN SCHLS WACERAJ	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	\$396,601	\$76,680	\$298,320	\$285,822	1.044	2,400	\$124.30	6605A	23.7297	1 STORY		\$76,680	RES LIN SCHLS EACERAG	401	66	
K-11-32-200-031	7321 STONY CREEK	2.86	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 WACERAJ	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 BEMIS	1.09	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$202,900	57.97	\$465,409	\$70,000	\$260,000	\$311,346	0.899	2,202	\$127.16	6605A	69.9322	2 STORY		\$70,000	RES LIN SCHLS EACERAG	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 WACERAJ	401	63	
K-11-31-300-015	5131 BEMIS	2.55	06/27/23	\$270,000	WD	09-FAMILY	\$270,000	\$134,600	49.85	\$313,130	\$84,848	\$185,152	\$165,451	1.119	2,136	\$86.68	6600	65.2352	1 STORY		\$84,848	RES LIN SCHLS WACERAJ	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 WACERAJ	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	\$76,280	\$453,720	\$357,714	1.268	1,955	\$232.08	4430A	65.9399	1 STORY		\$76,280	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 .2736 - 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	\$85,730	\$152,517	0.562	1,975	\$43.41	6600	#REF!	1 1/2 STORY		\$81,072	RES LIN SCHLS WACERAJ	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	3.485	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	3.485	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 WACERAJ	401	84
K-11-36-200-013	7435 BUNTON	1.00	01/14/25	\$320,000	PTA	11-FROM LENDING INSTITUTION EXPOSED	\$320,000	\$133,000	41.56	\$211,544	\$63,000	\$257,000	\$132,629	1.938	1,661	\$154.73	6605A	72.7981	TR LEVEL		\$63,000	RES LIN SCHLS E ACERAG	401	48
K-11-28-100-031	6321 WHITTAKER	2.72	01/02/25	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$120,400	40.15	\$244,738	\$87,072	\$212,828	\$115,931	1.836	1,211	\$175.75	6600	60.5370	1 STORY		\$87,072	RES LIN SCHLS WACERAJ	401	45
K-11-19-300-014	5615 MUNGER	2.23	12/11/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$140,400	37.95	\$322,493	\$77,428	\$232,572	\$165,588	1.767	1,664	\$175.82	4430A	#REF!	1 STORY		\$77,428	RES YP SCHLS ACERAGE -	401	61
K-11-21-401-007	7938 S HURON RIVER	3.95	12/10/24	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$128,900	37.91	\$270,641	\$104,508	\$235,492	\$122,157	1.928	2,121	\$111.03	6600	50.7527	1 1/2 STORY		\$99,520	RES LIN SCHLS WACERAJ	401	45
K-11-31-400-007	7860 STONY CREEK	2.06	11/12/24	\$335,000	WD	09-FAMILY	\$335,000	\$119,500	35.67	\$235,300	\$75,280	\$259,720	\$117,662	2.207	1,698	\$152.96	6600	220.7344	1 1/2 STORY		\$75,280	RES LIN SCHLS WACERAJ	401	45
K-11-19-300-040	5655 MUNGER	2.71	10/25/24	\$434,000	PTA	03-ARM'S LENGTH	\$434,000	\$174,100	40.12	\$404,316	\$80,122	\$353,878	\$219,050	1.616	1,932	\$183.17	4430A	#REF!	2 STORY		\$80,122	RES YP SCHLS ACERAGE -	401	78
K-11-28-100-030	6339 WHITTAKER	2.28	10/21/24	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$116,200	43.85	\$232,823	\$81,072	\$183,928	\$114,844	1.602	1,130	\$162.77	6600	#REF!	1 STORY		\$81,072	RES LIN SCHLS WACERAJ	401	45
K-11-33-400-018	7498 WHITTAKER	2.15	08/29/24	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$121,700	37.33	\$241,417	\$78,640	\$247,360	\$119,689	2.067	1,710	\$144.65	6600	138.7166	1 3/4 STORY		\$78,640	RES LIN SCHLS WACERAJ	401	45
K-11-20-400-012	6797 TEXTILE	1.14	08/09/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,000	46.38	\$220,790	\$65,784	\$169,216	\$104,734	1.616	1,594	\$106.16	4430A	161.5677	1 1/2 STORY		\$65,784	RES YP SCHLS ACERAGE -	401	45
K-11-21-200-019	2025 WHITTAKER	2.00	07/26/24	\$345,125	WD	03-ARM'S LENGTH	\$345,125	\$109,500	31.73	\$226,123	\$76,344	\$268,781	\$101,202	2.656	1,522	\$176.60	4430A	265.5886	1 STORY		\$76,344	RES YP SCHLS ACERAGE -	401	45
K-11-28-200-026	6271 HITCHINGHAM	3.32	06/14/24	\$507,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$507,000	\$181,700	35.84	\$365,591	\$163,201	\$343,799	\$155,407	2.212	2,021	\$170.11	6600	94.3863	1 STORY		\$163,201	RES LIN SCHLS WACERAJ	401	45
K-11-30-300-065	5158 ARUNDEL	2.12	05/17/24	\$97,165	WD	03-ARM'S LENGTH	\$97,165	\$38,500	39.62	\$185,362	\$77,000	\$20,165	\$108,362	0.166	2,724	\$7.40	4430A	96.6301	1 STORY		\$77,000	RES YP SCHLS ACERAGE -	401	99
K-11-34-400-024	8780 MARTZ	1.05	05/03/24	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$174,700	42.40	\$332,614	\$60,388	\$351,612	\$206,266	1.705	1,568	\$224.24	6600	49.4691	1 STORY		\$60,388	RES LIN SCHLS WACERAJ	401	69
K-11-29-300-004	6935 STONY CREEK	1.90	03/11/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$103,600	36.35	\$242,068	\$72,120	\$212,880	\$117,538	1.811	1,054	\$200.08	4430A	66.4270	1 STORY		\$72,120	RES YP SCHLS ACERAGE -	401	45
K-11-25-100-029	6330 RAWSONVILLE	10.00	02/27/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$84,300	16.86	\$537,165	\$499,021	\$40,979	\$70,027	0.585	1,206	\$33.98	6605A	83.5069	1 STORY		\$499,021	COMM TEXTILE RD & SOU	401	38
K-11-19-400-005	5700 ELLIS	2.14	02/02/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$120,600	34.46	\$282,672	\$76,168	\$273,832	\$141,999	1.928	2,493	\$109.84	4430A	66.0014	2 STORY		\$76,168	RES YP SCHLS ACERAGE -	401	45
K-11-31-300-010	7915 MUNGER	1.00	01/17/24	\$336,533	WD	03-ARM'S LENGTH	\$336,533	\$110,600	32.66	\$246,910	\$56,296	\$280,237	\$140,157	1.999	1,776	\$157.79	6600	199.9445	2 STORY		\$56,296	RES LIN SCHLS WACERAJ	401	45
K-11-32-100-011	7172 HITCHINGHAM	4.24	11/15/23	\$345,000	LC	03-ARM'S LENGTH	\$345,000	\$128,000	37.10	\$305,213	\$106,700	\$238,300	\$143,282	1.663	1,867	\$127.64	6600	18.5014	TR LEVEL		\$106,700	RES LIN SCHLS WACERAJ	401	47
K-11-36-200-046	7207 BUNTON	26.28	10/12/23	\$232,349	WD	03-ARM'S LENGTH	\$232,349	\$122,600	52.77	\$299,274	\$260,540	(\$28,191)	\$37,679	(0.748)	0	#DIV/0!	6605A	245.2842			\$260,540	RES LIN SCHLS EACERAG	401	0
K-11-36-200-013	7435 BUNTON	1.00	10/12/23	\$210,600	SD	10-FORECLOSURE	\$210,600	\$106,400	50.52	\$234,939	\$63,000	\$147,600	\$135,385	1.090	1,661	\$88.66	6605A	#REF!	TR LEVEL		\$63,000	RES LIN SCHLS EACERAG	401	48
K-11-32-200-055	6400 MERRITT	7.90	10/04/23	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$63,500	17.16	\$269,205	\$158,500	\$56,133	2.824	0	#DIV/0!	6600	101.2474			\$211,500	RES LIN SCHLS WACERAJ	401	0	
K-11-29-300-005	6875 STONY CREEK	1.55	08/31/23	\$434,900	WD	03-ARM'S LENGTH	\$434,900	\$117,500	27.02	\$259,674	\$73,197	\$361,703	\$139,457	2.594	2,255	\$160.40	4430A	69.1192	2 STORY		\$71,696	RES YP SCHLS ACERAGE -	401	45
K-11-32-200-032	7363 STONY CREEK	2.86	08/29/23	\$561,500	WD	03-ARM'S LENGTH	\$561,500	\$224,400	39.96	\$492,920	\$101,287	\$460,213	\$279,738	1.645	2,166	\$210.53	6600	51.2436	1 STORY		\$87,752	RES LIN SCHLS WACERAJ	401	63

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	\$953,303	\$740,343	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	\$241,336	\$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	\$416,807	\$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 MURGER	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	\$674,114	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	\$93,800	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	\$155,841	\$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	\$1,255,563	\$201,697	\$698,303	\$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					

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

ASSESSOR DETERMINED ECF 2026

0.965

REMOVED: NOT REPRESENTATIVE

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	03-ARM'S LENGTH	\$840,000	\$233,200	27.76	\$348,429	\$36,623	\$803,377	\$220,047	3.651	5,328	\$150.78	2530	270.1726	\$36,623		COMM EAST SIDE - 210	201	0
K-11-39-253-003	1145 W MICHIGAN	01/21/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$248,000	72.94	\$424,122	\$327,405	\$12,595	\$73,717	0.171	6,864	\$1.83	2525	77.8359	\$318,550		COMM WEST SIDE - 215	201	0
K-11-40-351-008	4 N HEWITT	01/19/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$144,978	\$475,022	\$189,210	2.511	2,400	\$197.93	2525	138.5986	\$134,175		COMMERCIAL CORNER- 209	201	0
K-11-06-464-018	2307 WASHTENAW	12/11/24	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$97,738	\$262,262	\$90,354	2.903	1,200	\$218.55	2525	290.2592	\$93,850		COMM WEST SIDE - 215	201	0
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$120,666	\$425,334	\$165,448	2.571	1,961	\$216.90	2542	257.0807	\$102,251		COMM WEST SIDE - 215	201	0
K-11-02-275-003	1507 HOLMES	04/29/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$169,900	35.03	\$333,900	\$139,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	140.9999	\$120,067		COMMERCIAL CORNER- 209	201	0
K-11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	\$545,698	\$97,992	\$2,776,545	0.032	20,722	\$4.25	2802	91.7524	\$365,375		COMM HURON CORR & OFF HURON- 220	201	0
K-11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN ALC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$129.32	2525	20.5363	\$430,183		COMM WEST SIDE - 215	201	0
K-11-06-303-003	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525	17.0453	\$291,463	K-11-06-303-004	COMM WEST SIDE - 215	201	0
K-11-06-303-004	2751 WASHTENAW	11/28/23	\$820,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525	17.0453	\$291,463	K-11-06-303-003	COMM WEST SIDE - 215	201	0
K-11-03-200-010	528 E CLARK	11/10/23	\$1,380,000	WD	03-ARM'S LENGTH	\$1,380,000	\$286,500	20.76	\$573,608	\$284,581	\$1,095,419	\$217,314	5.041	2,400	\$456.42	2527	504.0731	\$249,139		COMMERCIAL CORNER- 209	201	0
K-11-10-125-012	1180 E CROSS	04/27/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$368,500	30.71	\$849,220	\$110,086	\$1,089,914	\$521,619	2.089	12,630	\$86.30	2530	114.0268	\$102,448		COMM EAST SIDE - 210	201	0
K-11-06-350-021	2985 WASHTENAW	03/22/23	\$9,796,888	WD	03-ARM'S LENGTH	\$9,796,888	\$1,845,700	18.84	\$4,525,603	\$1,078,222	\$8,718,666	\$2,627,577	3.318	29,424	\$296.31	2525	331.8139	\$835,481		COMM WEST SIDE - 215	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	\$823,066	\$618,685	\$44,315	\$159,673	0.278	6,461	\$6.86	2542	100.4621	\$578,495		RAWSONVILLE RD- 211	201	0
K-11-03-484-001	405 N HARRIS	12/22/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,586,342	\$196,536	\$3,028,464	\$1,656,525	1.796	40,836	\$74.16	2530	51.3526	\$165,914		COMM EAST SIDE - 210	201	0
K-11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	WD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$934,570		\$191,661	\$1,048,339	2.000	22,320	\$46.97	2530	199.9567	\$189,740		COMM WEST SIDE - 215	201	0
K-11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	CD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,734,716	\$1,755,299	\$19,744,701	\$9,865,502	2.001	189,734	\$104.07	2530	200.1388	\$1,597,450		COMM HURON CORR & OFF HURON- 220	201	0
K-11-11-328-004	332 S FORD	08/19/22	\$220,000	VD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$595,071	0.291	11,728	\$14.53	2528	29.1358	\$42,904	K-11-11-328-004,1	COMM EAST SIDE - 210	201	0
K-11-11-328-005	330 S FORD	08/18/22	\$220,000	VD	16-LC PAYOFF	\$220,000	\$274,700	124.86	\$770,972	\$49,797	\$170,203	\$575,559	0.296	11,504	\$14.80	2528	29.5718	\$42,234	K-11-11-328-004,1	COMM EAST SIDE - 210	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	\$295,482	\$67,948	\$332,052	\$160,574	2.068	3,888	\$85.40	2530	206.7901	\$67,948		COMM EAST SIDE - 210	201	0
K-11-06-304-002	2655 WASHTENAW	06/21/22	\$508,200	WD	19-MULTI PARCEL ARM'S LENGTH	\$508,200	\$420,900	82.82	\$987,476	\$591,456	(\$83,256)	\$293,348	(0.284)	2,154	(\$38.65)	2542	182.4206	\$547,663	K-11-06-304-005,1	COMM WEST SIDE - 215	201	0