

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00100.AGR THROUGH OUT TWP - 100, Last Edited: 06/09/2025

Maximum Value for Frontages/Sites: 600,000

Minimum Value for Frontages/Sites: 100

Rates for Rate Table 'AGRICULTURAL', (Acres)

#1 TILL: 1-44	: 6,782
#2 TILL: 1-44	: 6,443
#3 TILL: 1-44	: 6,104
#4 TILL: 1-44	: 5,765
#5 TILL: 1-44	: 5,426
#6 TILL: 1-44	: 5,087
#7 TILL: 1-44	: 4,747
#1 TILL: 45-100	: 5,827
#2 TILL: 45-100	: 5,536
#3 TILL: 45-100	: 5,244
#4 TILL: 45-100	: 4,953
#5 TILL: 45-100	: 4,662
#6 TILL: 45-100	: 4,370
#7 TILL: 45-100	: 4,079
#1 TILL: 100+	: 5,126
#2 TILL: 100+	: 4,870
#3 TILL: 100+	: 4,613
#4 TILL: 100+	: 4,357
#5 TILL: 100+	: 4,101
#6 TILL: 100+	: 3,845
#7 TILL: 100+	: 3,588
BLD SITE	: 31,652
CELL TOWER	: 103,393

Parcel	Street	City	Acreage	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/AC	Class	Notes
T-20-23-100-030 et al	Talladay Rd	Augusta Twp	55.58	4/4/2025	\$ 400,000	0	\$ -	\$ 400,000	\$ 7,197	102	
T-20-21-200-014, -015	Hitchingham Rd	Augusta Twp	39.72	12/23/2024	\$ 215,000	2	\$ 2,071	\$ 217,071	\$ 5,465	102	
N-14-10-300-004	Rentz Rd	Freedom Twp	21.05	12/13/2024	\$ 202,625	2	\$ 1,952	\$ 204,577	\$ 9,719	402	
P-16-34-400-004	W US 12 Hwy	Manchester Twp	50.00	11/8/2024	\$ 300,000	3	\$ 4,335	\$ 304,335	\$ 6,087	102	
E-05-06-300-007, E-05-07-200-01	M-52 Hwy	Lyndon Twp	59.20	11/8/2024	\$ 256,300	3	\$ 3,704	\$ 260,004	\$ 4,392	102	
N-14-35-300-014	Saline Waterworks Rd	Freedom Twp	36.48	8/8/2024	\$ 300,000	7	\$ 10,115	\$ 310,115	\$ 8,501	102	
T-20-33-300-019 & -020	Hitchingham Rd	Augusta Twp	36.57	5/17/2024	\$ 230,000	10	\$ 11,078	\$ 241,078	\$ 6,592	102/402	
R-18-17-200-001	Feldkamp Rd	Saline Twp	49.00	3/11/2024	\$ 367,500	12	\$ 21,242	\$ 388,742	\$ 7,934	102	
T-20-02-100-032	Bemis Rd	Augusta Twp	64.28	2/9/2024	\$ 375,000	13	\$ 23,481	\$ 398,481	\$ 6,199	101	
G-07-29-300-010	Sager Rd	Lima Twp	70.20	1/15/2024	\$ 350,000	14	\$ 23,602	\$ 373,602	\$ 5,322	102	
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	15	\$ 21,215	\$ 314,855	\$ 7,188	102	
O-15-13-200-005	Vacant	Sharon Twp	22.93	9/22/2023	\$ 126,000	18	\$ 10,924	\$ 136,924	\$ 5,971	102	
C-03-02-100-001	9710 Merrill Rd	Webster Twp	38.10	9/12/2023	\$ 275,000	18	\$ 23,843	\$ 298,843	\$ 7,844	102	
R-18-34-400-012	Hack Rd	Saline Twp	20.26	9/5/2023	\$ 62,000	18	\$ 5,375	\$ 67,375	\$ 3,326	102	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	17.47	6/2/2023	\$ 140,000	21	\$ 14,161	\$ 154,161	\$ 8,824	102	
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	23	\$ 37,666	\$ 377,666	\$ 7,553	102	
T-20-33-300-002	7175 Milan-Oakville Rd	Augusta Twp	40.00	3/20/2023	\$ 237,299	24	\$ 27,432	\$ 264,731	\$ 6,618	101	
S-19-36-400-007, 008, 010	N Sanford Rd	York Twp	37.41	10/19/2022	\$ 237,050	29	\$ 33,112	\$ 270,162	\$ 7,222	101	
T-20-02-300-042	9272 Willis Rd	Augusta Twp	24.56	6/22/2022	\$ 185,000	33	\$ 29,406	\$ 214,406	\$ 8,730	402	
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	34	\$ 45,207	\$ 321,252	\$ 6,401	102	
T-20-24-100-001	Rawsonville Rd	Augusta Twp	20.00	4/20/2022	\$ 200,000	35	\$ 33,717	\$ 233,717	\$ 11,686	102	
T-20-21-200-014 & -015	Hitchingham Rd	Augusta Twp	39.72	3/29/2022	\$ 140,000	36	\$ 24,276	\$ 164,276	\$ 4,136	102	
J-10-12-200-002	Warren Rd	Superior Twp	33.92	1/14/2022	\$ 276,440	37	\$ 49,266	\$ 325,706	\$ 9,602	102	
			920.44					\$ 6,242,079	\$ 6,782		

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2022, the average sale price per acre was \$7,255. The average sale price for 2023 was \$8,366 and 2024 was \$8,513. The overall average price per acre of all years was \$7,873. This results in an overall increase of 17.34% for the three year period or 5.78% per year. The inflation rate used for this study is 5.78% / year.

Rate Used

\$ 6,782

Removed

D-04-27-430-019	Island Lake Rd	Dexter Twp	7.26	3/13/2025	\$ 200,000	1	\$ 963	\$ 200,963	\$ 27,681	102	Not Representative
N-14-10-300-016	Rentz Rd	Freedom Twp	3.00	12/18/2024	\$ 100,000	2	\$ 963	\$ 100,963	\$ 33,654	402	Not Representative
T-20-22-300-021	8163 Willow Rd	Augusta Twp	13.08	11/5/2024	\$ 199,000	3	\$ 2,876	\$ 201,876	\$ 15,434	102	Not Representative
N-14-10-300-015	Rentz Rd	Freedom Twp	3.04	8/14/2024	\$ 102,000	7	\$ 3,439	\$ 105,439	\$ 34,684	402	Not Representative
O-15-33-300-014	Sharon Valley Rd	Sharon Twp	12.52	7/3/2024	\$ 122,000	8	\$ 4,701	\$ 126,701	\$ 10,120	102	Not Representative
A-01-34-300-013	5224 Curtis Rd	Salem Twp	27.05	3/4/2024	\$ 700,000	12	\$ 40,460	\$ 740,460	\$ 27,374	402	Not Representative
C-03-29-200-007	7373 Gregory Rd	Webster Twp	7.96	3/1/2024	\$ 100,000	12	\$ 5,780	\$ 105,780	\$ 13,289	102	Not Representative
B-02-36-200-016	Earhart Rd	Northfield Twp	24.21	2/28/2024	\$ 336,000	13	\$ 21,039	\$ 357,039	\$ 14,748	102	Not Representative
M-13-18-300-001	Duble Rd	Lodi Twp	40.55	2/21/2024	\$ 390,000	13	\$ 24,421	\$ 414,421	\$ 10,220	102	Not Representative
O-15-18-300-007	Vacant	Sharon Twp	10.02	5/25/2023	\$ 100,000	22	\$ 10,597	\$ 110,597	\$ 11,038	102	Not Representative
C-03-10-200-031	8727 Scully Rd	Webster Twp	23.64	5/23/2023	\$ 270,000	22	\$ 28,611	\$ 298,611	\$ 12,632	102	Not Representative
C-03-03-100-016	9570 Scully Rd	Webster Twp	6.34	4/6/2023	\$ 140,000	23	\$ 15,510	\$ 155,510	\$ 24,528	402	Not Representative
D-04-20-400-022, -023, 300-02	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000	28	\$ 84,292	\$ 709,292	\$ 16,654	102/401	Not Representative
H-08-29-300-010	7019 Park Rd	Scio Twp	5.14	10/14/2022	\$ 60,000	29	\$ 8,381	\$ 68,381	\$ 13,301	102	Not Representative
T-20-03-200-027	Whittaker Rd	Augusta Twp	15.83	9/14/2022	\$ 190,000	30	\$ 27,455	\$ 217,455	\$ 13,737	102	Not Representative
A-01-22-400-026	8651 Brookville Rd	Salem Twp	23.35	8/16/2022	\$ 250,000	31	\$ 37,329	\$ 287,329	\$ 12,305	102	Not Representative

Parcel	Street	City	Acreage	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ AC	Class	Notes
M-13-30-200-005, M-13-19-300-0	Webber Rd/ Lindemann Rd	Lodi Twp	147.42	4/18/2025	\$ 733,500	0	\$ -	\$ 733,500	\$ 4,976	102	
T-20-23-100-030 et al	Talladay Rd	Augusta Twp	55.58	4/4/2025	\$ 400,000	0	\$ -	\$ 400,000	\$ 7,197	102	
T-20-21-200-014, -015	Hitchingham Rd	Augusta Twp	39.72	12/23/2024	\$ 215,000	3	\$ 3,107	\$ 218,107	\$ 5,491	102	
N-14-10-300-004	Rentz Rd	Freedom Twp	21.05	12/13/2024	\$ 202,625	3	\$ 2,928	\$ 205,553	\$ 9,765	402	
B-02-16-100-012, -013	Six Mile Rd	Northfield Twp	87.37	11/12/2024	\$ 845,000	4	\$ 16,280	\$ 861,280	\$ 9,858	102	
P-16-34-400-004	W US 12 Hwy	Manchester Twp	50.00	11/8/2024	\$ 300,000	4	\$ 5,780	\$ 305,780	\$ 6,116	102	
E-05-06-300-007, E-05-07-200-001	M-52 Hwy	Lyndon Twp	59.20	11/8/2024	\$ 256,300	4	\$ 4,938	\$ 261,238	\$ 4,413	102	
N-14-35-300-014	Saline Waterworks Rd	Freedom Twp	36.48	8/8/2024	\$ 300,000	7	\$ 10,115	\$ 310,115	\$ 8,501	102	
P-16-06-200-007, -018	15490 Buss Rd	Manchester Twp	106.84	8/5/2024	\$ 900,000	7	\$ 30,345	\$ 930,345	\$ 8,708	102	
T-20-33-300-019 & -020	Hitchingham Rd	Augusta Twp	36.57	5/17/2024	\$ 230,000	10	\$ 11,078	\$ 241,078	\$ 6,592	102/402	
R-18-17-200-001	Feldkamp Rd	Saline Twp	49.00	3/11/2024	\$ 367,500	12	\$ 21,242	\$ 388,742	\$ 7,934	102	
T-20-02-100-032	Bemis Rd	Augusta Twp	64.28	2/9/2024	\$ 375,000	13	\$ 23,481	\$ 398,481	\$ 6,199	101	
P-16-27-400-001, -004	Burtless Rd	Manchester Twp	156.03	1/30/2024	\$ 650,000	14	\$ 43,832	\$ 693,832	\$ 4,447	102	
G-07-29-300-010	Sager Rd	Lima Twp	70.20	1/15/2024	\$ 350,000	14	\$ 23,602	\$ 373,602	\$ 5,322	102	
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	15	\$ 21,215	\$ 314,855	\$ 7,188	102	
C-03-19-400-008, -009	Gregory Rd	Webster Twp	144.25	12/21/2023	\$ 531,548	15	\$ 38,404	\$ 569,952	\$ 3,951	102	
O-15-13-200-005	Vacant	Sharon Twp	22.93	9/22/2023	\$ 126,000	18	\$ 10,924	\$ 136,924	\$ 5,971	102	
C-03-02-100-001	9710 Merrill Rd	Webster Twp	38.10	9/12/2023	\$ 275,000	18	\$ 23,843	\$ 298,843	\$ 7,844	102	
R-18-34-400-012	Hack Rd	Saline Twp	20.26	9/5/2023	\$ 62,000	18	\$ 5,375	\$ 67,375	\$ 3,326	102	
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	17.47	6/2/2023	\$ 140,000	21	\$ 14,161	\$ 154,161	\$ 8,824	102	
N-14-12-300-002, -004, 400-002, 400-003	Ellsworth Rd	Freedom Twp	160.00	4/19/2023	\$ 722,000	23	\$ 79,986	\$ 801,986	\$ 5,012	102	
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	23	\$ 37,666	\$ 377,666	\$ 7,553	102	
T-20-33-300-002	7175 Milan-Oakville Rd	Augusta Twp	40.00	3/20/2023	\$ 237,299	24	\$ 27,432	\$ 264,731	\$ 6,618	101	
G-07-32-300-001, N-14-05-200-001	13031 Scio Church Rd	Freedom Twp/ Lima Twp	136.71	3/2/2023	\$ 850,000	24	\$ 98,260	\$ 948,260	\$ 6,936	102	
C-03-29-300-002, 400-013, 32-10C	5151, 5300, 5702 Mast Rd	Webster Twp	138.98	10/27/2022	\$ 328,500	29	\$ 45,886	\$ 374,386	\$ 2,694	102	
S-19-36-400-007, 008, 010	N Sanford Rd	York Twp	37.41	10/19/2022	\$ 237,050	29	\$ 33,112	\$ 270,162	\$ 7,222	101	
S-19-31-400-004 et al	Various	York & Milan Twps	119.05	7/12/2022	\$ 892,890	32	\$ 137,624	\$ 1,030,514	\$ 8,656	102	
H-08-35-100-014	1210 S Wagner Rd	Scio Twp	106.46	6/6/2022	\$ 280,000	33	\$ 44,506	\$ 324,506	\$ 3,048	102	
J-10-28-200-006 & -007	Vreeland Rd	Superior Twp	129.19	5/13/2022	\$ 550,000	34	\$ 90,072	\$ 640,072	\$ 4,954	102	
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	34	\$ 45,207	\$ 321,252	\$ 6,401	102	
T-20-21-200-014 & -015	Hitchingham Rd	Augusta Twp	39.72	3/29/2022	\$ 140,000	36	\$ 24,276	\$ 164,276	\$ 4,136	102	
J-10-12-200-002	Warren Rd	Superior Twp	33.92	1/14/2022	\$ 276,440	38	\$ 50,598	\$ 327,038	\$ 9,641	102	
I-09-04-100-004, -005 & -009	E Joy Rd	Ann Arbor Twp	113.95	1/13/2022	\$ 341,850	38	\$ 62,570	\$ 404,420	\$ 3,549	102	
			2422.13					\$ 14,113,031	\$ 5,827		

Rate Used
\$ 5,827

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2022, the average sale price per acre was \$7,255. The average sale price for 2023 was \$8,366 and 2024 was \$8,513. The overall average price per acre of all years was \$7,873. This results in an overall increase of 17.34% for the three year period or 5.78% per year. The inflation rate used for this study is 5.78% year.

Removed

S-19-24-200-002, 300-014	Carpenter Rd	York Twp	84.00	8/28/2024	\$ 1,519,200	7	\$ 51,222	\$ 1,570,422	\$ 18,696	102	Not Representative
C-03-05-300-007	9200 Mast Rd	Webster Twp	75.30	3/15/2024	\$ 1,000,000	12	\$ 57,800	\$ 1,057,800	\$ 14,048	102	Not Representative
A-01-34-300-013	5224 Curtis Rd	Salem Twp	27.05	3/4/2024	\$ 700,000	12	\$ 40,460	\$ 740,460	\$ 27,374	402	Not Representative
B-02-36-200-016	Earhart Rd	Northfield Twp	24.21	2/28/2024	\$ 336,000	13	\$ 21,039	\$ 357,039	\$ 14,748	102	Not Representative
M-13-18-300-001	Diuble Rd	Lodi Twp	40.55	2/21/2024	\$ 390,000	13	\$ 24,421	\$ 414,421	\$ 10,220	102	Not Representative
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	20	\$ 91,517	\$ 1,041,517	\$ 10,519	101	Not Representative
C-03-10-200-031	8727 Scully Rd	Webster Twp	23.64	5/23/2023	\$ 270,000	22	\$ 28,611	\$ 298,611	\$ 12,632	102	Not Representative
D-04-20-400-022, -023, 300-022	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000	28	\$ 84,292	\$ 709,292	\$ 16,654	102/401	Not Representative
A-01-22-400-026	8651 Brookville Rd	Salem Twp	23.35	8/16/2022	\$ 250,000	31	\$ 37,329	\$ 287,329	\$ 12,305	102	Not Representative
S-19-18-200-005	S Maple Rd	York Twp	120.51	7/12/2022	\$ 1,200,000	32	\$ 184,960	\$ 1,384,960	\$ 11,492	101	Not Representative
M-13-06-300-014	S Parker Rd	Lodi Twp	37.33	7/8/2022	\$ 675,000	32	\$ 104,040	\$ 779,040	\$ 20,869	402	Not Representative
T-20-02-300-042	9272 Willis Rd	Augusta Twp	24.56	6/22/2022	\$ 185,000	33	\$ 29,406	\$ 214,406	\$ 8,730	402	Not Representative
T-20-24-100-001	Rawsonville Rd	Augusta Twp	20.00	4/20/2022	\$ 200,000	35	\$ 33,717	\$ 233,717	\$ 11,686	102	Not Representative
H-08-33-400-004	S Zeeb Rd	Scio Twp	157.50	2/18/2022	\$ 1,700,000	37	\$ 302,968	\$ 2,002,968	\$ 12,717	102	Not Representative

Parcel	Street	City	Acres	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ AC	Class	Notes
M-13-30-200-005, M-13-19-300-4	Webber Rd/ Lindemann Rd	Lodi Twp	147.42	4/18/2025	\$ 733,500	0	\$ -	\$ 733,500	\$ 4,976	102	
T-20-23-100-030 et al	Talladay Rd	Augusta Twp	55.58	4/4/2025	\$ 400,000	0	\$ -	\$ 400,000	\$ 7,197	102	
P-16-34-400-004	W US 12 Hwy	Manchester Twp	50.00	11/8/2024	\$ 300,000	4	\$ 5,780	\$ 305,780	\$ 6,116	102	
E-05-06-300-007, E-05-07-200-0C	M-52 Hwy	Lyndon Twp	59.20	11/8/2024	\$ 256,300	4	\$ 4,938	\$ 261,238	\$ 4,413	102	
R-19-07-200-001, et al	Klager Rd/ Kalser Rd	Saline Twp	263.04	8/26/2024	\$ 1,500,000	7	\$ 50,575	\$ 1,550,575	\$ 5,895	101/102	
R-18-17-200-001	Feldkamp Rd	Saline Twp	49.00	3/11/2024	\$ 367,500	12	\$ 21,242	\$ 388,742	\$ 7,934	102	
T-20-02-100-032	Bemis Rd	Augusta Twp	64.28	2/9/2024	\$ 375,000	13	\$ 23,481	\$ 398,481	\$ 6,199	101	
P-16-27-400-001, -004	Burless Rd	Manchester Twp	156.03	1/30/2024	\$ 650,000	14	\$ 43,832	\$ 693,832	\$ 4,447	102	
G-07-29-300-010	Sager Rd	Lima Twp	70.20	1/15/2024	\$ 350,000	14	\$ 23,602	\$ 373,602	\$ 5,322	102	
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	15	\$ 21,215	\$ 314,855	\$ 7,188	102	
C-03-19-400-008, -009	Gregory Rd	Webster Twp	144.25	12/21/2023	\$ 531,548	15	\$ 38,404	\$ 569,952	\$ 3,951	102	
N-14-12-300-002, -004, 400-002,	Ellsworth Rd	Freedom Twp	160.00	4/19/2023	\$ 722,000	24	\$ 83,463	\$ 805,463	\$ 5,034	102	
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	24	\$ 39,304	\$ 379,304	\$ 7,586	102	
G-07-32-300-001, N-14-05-200-0	13031 Scio Church Rd	Freedom Twp/ Lima Twp	136.71	3/2/2023	\$ 850,000	25	\$ 102,354	\$ 952,354	\$ 6,966	102	
C-03-29-300-002, 400-013, 32-10	5151, 5300, 5702 Mast Rd	Webster Twp	138.98	10/27/2022	\$ 328,500	29	\$ 45,886	\$ 374,386	\$ 2,694	102	
H-08-35-100-014	1210 S Wagner Rd	Scio Twp	106.46	6/6/2022	\$ 280,000	33	\$ 44,506	\$ 324,506	\$ 3,048	102	
J-10-28-200-006 & -007	Vreeland Rd	Superior Twp	129.19	5/13/2022	\$ 550,000	34	\$ 90,072	\$ 640,072	\$ 4,954	102	
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	34	\$ 45,207	\$ 321,252	\$ 6,401	102	
I-09-04-100-004, -005 & -009	E Joy Rd	Ann Arbor Twp	113.95	1/13/2022	\$ 341,850	38	\$ 62,570	\$ 404,420	\$ 3,549	102	
			1988.28					\$ 10,192,314	\$ 5,126		

Rate Used
\$ 5,126

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2022, the average sale price per acre was \$7,255. The average sale price for 2023 was \$8,366 and 2024 was \$8,513. The overall average price per acre of all years was \$7,873. This results in an overall increase of 17.34% for the three year period or 5.78% per year. The inflation rate used for this study is 5.78% / year.

Removed											
S-19-24-200-002, 300-014	Carpenter Rd	York Twp	84.00	8/28/2024	\$ 1,519,200	7	\$ 51,222	\$ 1,570,422	\$ 18,696	102	Not Representative
D-04-20-400-022, -023, 300-022	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000	28	\$ 84,292	\$ 709,292	\$ 16,654	102/401	Not Representative
C-03-05-300-007	9200 Mast Rd	Webster Twp	75.30	3/15/2024	\$ 1,000,000	12	\$ 57,800	\$ 1,057,800	\$ 14,048	102	Not Representative
S-19-13-300-001, 14-100-016, 13	Stony Creek Rd/ Carpenter Rd	York Twp	232.38	12/28/2023	\$ 3,704,626	15	\$ 267,659	\$ 3,972,285	\$ 17,094	102	Not Representative
H-08-33-400-004	S Zeeb Rd	Scio Twp	157.50	2/18/2022	\$ 1,700,000	37	\$ 302,968	\$ 2,002,968	\$ 12,717	102	Not Representative
S-19-18-200-005	S Maple Rd	York Twp	120.51	7/12/2022	\$ 1,200,000	32	\$ 184,960	\$ 1,384,960	\$ 11,492	101	Not Representative
M-13-18-300-001	Diuble Rd	Lodi Twp	40.55	2/21/2024	\$ 390,000	13	\$ 24,421	\$ 414,421	\$ 10,220	102	Not Representative
Q-17-15-100-009, 300-011	Lima Center Rd/ Burmeister Rd	Bridgewater Twp	185.95	1/11/2024	\$ 1,850,000	14	\$ 124,752	\$ 1,974,752	\$ 10,620	101/102	Not Representative
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	20	\$ 91,517	\$ 1,041,517	\$ 10,519	101	Not Representative
T-20-33-300-002	7175 Milan-Oakville Rd	Augusta Twp	40.00	3/20/2023	\$ 237,299	25	\$ 28,575	\$ 265,874	\$ 6,647	101	Not Representative
B-02-16-100-012, -013	Six Mile Rd	Northfield Twp	87.37	11/12/2024	\$ 845,000	4	\$ 16,280	\$ 861,280	\$ 9,858	102	Not Representative
P-16-06-200-007, -018	15490 Buss Rd	Manchester Twp	106.84	8/5/2024	\$ 900,000	7	\$ 30,345	\$ 930,345	\$ 8,708	102	Not Representative
S-19-31-400-004 et al	Various	York & Milan Twp	119.05	7/12/2022	\$ 892,890	32	\$ 137,624	\$ 1,030,514	\$ 8,656	102	Not Representative

2026 Agricultural Land Review
Till Rates Used

6/9/2025

Soil	Acreage	Rate	
#1 Till:	1 - 44	\$	6,782
#2 Till:	1 - 44	\$	6,443
#3 Till:	1 - 44	\$	6,104
#4 Till:	1 - 44	\$	5,765
#5 Till:	1 - 44	\$	5,426
#6 Till:	1 - 44	\$	5,087
#7 Till:	1 - 44	\$	4,747
#1 Till:	45 - 100	\$	5,827
#2 Till:	45 - 100	\$	5,536
#3 Till:	45 - 100	\$	5,244
#4 Till:	45 - 100	\$	4,953
#5 Till:	45 - 100	\$	4,662
#6 Till:	45 - 100	\$	4,370
#7 Till:	45 - 100	\$	4,079
#1 Till:	100 +	\$	5,126
#2 Till:	100 +	\$	4,870
#3 Till:	100 +	\$	4,613
#4 Till:	100 +	\$	4,357
#5 Till:	100 +	\$	4,101
#6 Till:	100 +	\$	3,845
#7 Till:	100 +	\$	3,588

Note: 5% Reduction in value per Soil Type

Parcel	Street	Acreage	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ AC	Class	Comment
K-11-19-300-039	5635 Munger Rd	0.76	12/31/2024	\$ 94,900	3	\$ 1,371	\$ 96,271	\$ 126,673	402	
K-11-25-300-007	6551 Bunton Rd	10	2/13/2024	\$ 175,000	13	\$ 10,958	\$ 185,958	\$ 18,596	402	
K-11-36-400-005	7959 Rawsonville Rd	1.00	1/12/2024	\$ 68,000	14	\$ 4,585	\$ 72,585	\$ 72,585	402	
K-11-35-300-070	9153 Bemis Rd	1.102	10/13/2023	\$ 55,000	17	\$ 4,504	\$ 59,504	\$ 53,996	402	
K-11-35-300-071	9101 Bemis Rd	1.102	10/4/2023	\$ 54,000	17	\$ 4,422	\$ 58,422	\$ 53,014	402	
K-11-21-300-007	5825 Stony Creek Rd	2.00	9/25/2023	\$ 80,000	18	\$ 6,936	\$ 86,936	\$ 43,468	402	
K-11-30-300-067	5104 Arundel Way	2.38	4/10/2023	\$ 90,500	23	\$ 10,026	\$ 100,526	\$ 42,238	402	
K-11-30-300-062	5223 Arundel Way	5.25	2/28/2023	\$ 150,000	25	\$ 18,063	\$ 168,063	\$ 32,012	402	
K-11-18-360-004	1464 Hilltop Dr	2.33	1/3/2023	\$ 50,000	26	\$ 6,262	\$ 56,262	\$ 24,147	402	
K-11-34-300-021	8145 Bemis Rd	1.08	6/20/2022	\$ 37,500	33	\$ 5,961	\$ 43,461	\$ 40,241	402	
K-11-35-300-069	9177 Bemis Rd	4.106	6/17/2022	\$ 99,800	33	\$ 15,863	\$ 115,663	\$ 28,169	402	
K-11-29-300-037	6841 Stony Creek Rd	0.51	5/5/2022	\$ 23,500	34	\$ 3,849	\$ 27,349	\$ 53,625	402	
K-11-36-300-014	10443 Bemis Rd	4.07	3/30/2022	\$ 50,000	36	\$ 8,670	\$ 58,670	\$ 14,415	402	
		35.69		\$ 1,028,200			\$ 1,129,668	\$ 31,652		

Rate Used
\$ 31,652

TIME ADJUSTMENTS:

In reviewing the average sale price per acre for each year of sales in the study, the average sale price has been fairly stable. In 2022, the average sale price per acre was \$7,255. The average sale price for 2023 was \$8,366 and 2024 was \$8,513. The overall average price per acre of all years was \$7,873. This results in an overall increase of 17.34% for the three year period or 5.78% per year. The inflation rate used for this study is 5.78%/ year.

Removed- Not Representative

K-11-35-300-071	9101 Bemis Rd	1.1	6/17/2022	\$ 49,800	21	\$ 1,978	\$ 51,778	\$ 47,071		2 sales
K-11-36-300-018	10400 Martz Rd	4.05	12/28/2023	\$ 34,410	15	\$ 2,486	\$ 36,896	\$ 9,110	402	Not Representative
K-11-36-300-020	10465 Bemis Rd	3.43	4/12/2023	\$ 43,000	23	\$ 4,764	\$ 47,764	\$ 13,925	402	

**YPSILANTI TOWNSHIP
2026 AGRICULTURAL LAND REVIEW**

Cell Tower Rates

Ag and Residential Land Tables

1 Acre

Parcel	Street	City	Acre	SF	Sale Date	Sale Price	Months	Time Adj	Adj Sale Price	\$/SF	Comment
K-11-11-332-031	1439 Ecorse Rd	Ypsilanti Twp	0.50	21,780	2/7/2025	\$ 35,000	1	130	35,130	\$ 1.61	
K-11-21-200-047	5401 Dean Dr	Ypsilanti Twp	3.53	153,767	1/13/2025	\$ 215,000	2	1,591	216,591	\$ 1.41	
K-11-11-362-001	1440 Ecorse Rd	Ypsilanti Twp	0.37	16,074	9/6/2024	\$ 40,000	6	888	40,888	\$ 2.54	
K-11-39-350-010	1797 W Michigan Ave	Ypsilanti Twp	0.55	23,958	7/2/2024	\$ 35,500	8	1,051	36,551	\$ 1.53	
K-11-10-108-006, -007, -008	361 N Harria Rd	Ypsilanti Twp	0.74	32,234	11/21/2023	\$ 40,000	16	2,368	42,368	\$ 1.31	
K-11-02-455-002, -007	2144 E. Michigan Ave	Ypsilanti Twp	0.53	23,087	12/15/2022	\$ 50,000	27	4,995	54,995	\$ 2.38	
56-003-03-0039-000 et al	Warren Rd	Westland	0.15	6,665	9/6/2022	\$ 15,000	30	1,665	16,665	\$ 2.25	
143-01-0106-000	9106 Middlebelt	Livonia	1.48	64,469	9/1/2022	\$ 149,000	30	16,539	165,539	\$ 2.31	
76-24-34-101-067	21751 W 9 Mile Rd	Southfield	0.97	42,123	8/30/2022	\$ 120,000	31	13,764	133,764	\$ 2.85	
045-01-0316-301	36391 Ford	Westland	0.68	29,490	6/9/2022	\$ 55,000	33	6,716	61,716	\$ 1.87	
K-11-26-200-004	9050 Textile Rd	Ypsilanti Twp	1.16	50,530	12/29/2021	\$ 42,000	39	6,061	48,061	\$ 0.83	
I-09-33-370-009	1709 State St	Ann Arbor Twp	0.56	24,394	11/5/2021	\$ 30,000	40	4,440	34,440	\$ 1.23	
052-02-0006-000 & 052-02-0007-000	27982 & 27984 Five Mile Rd	Livonia	0.62	27,007	7/9/2021	\$ 60,000	44	9,768	69,768	\$ 2.22	
44-018-03-0136-000	Michigan Ave	Inkster	0.33	14,157	4/14/2021	\$ 30,000	47	5,217	35,217	\$ 2.12	
78-016-02-0020-402	Maple Park	Plymouth Twp	1.00	43,560	4/16/2021	\$ 165,000	47	28,694	193,694	\$ 3.79	
77-051-99-0138-708	40570 S Mile Rd	Northville Twp	1.56	67,954	2/22/2021	\$ 285,000	49	51,671	336,671	\$ 4.19	

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$ 2.37	\$ 103,393	\$ 103,393

SF	Adj Sale Price	\$/SF	\$/AC
641,247	\$ 1,522,055	\$ 2.37	\$ 103,393

REMOVED:

K-11-25-100-036	10879 Blackmore Ave	Ypsilanti Twp	0.04	1,742	2/29/2024	\$ 169,000	13	9,008	178,008	\$ 102.16	
K-11-38-150-009	1577 S Huron St	Ypsilanti Twp	1.07	46,609	2/15/2024	\$ 515,000	13	27,450	542,450	\$ 11.64	

AGRICULTURAL LAND STUDY

6/9/2025

All Sales
Used for Time Adjustments

Parcel	Street	City	Acreage	Sale Date	Sale Price	\$/ AC	Class	AVERAGE PER AC/YEAR			
M-13-30-200-005, M-13-19-300-005	Webber Rd/ Lindemann Rd	Lodi Twp	147.42	4/18/2025	\$ 733,500	\$ 4,976	102				
T-20-23-100-030 et al	Talladay Rd	Augusta Twp	55.58	4/4/2025	\$ 400,000	\$ 7,197	102				
D-04-27-430-019	Island Lake Rd	Dexter Twp	7.26	3/13/2025	\$ 200,000	\$ 27,548	102		210.26	\$ 1,333,500	\$ 6,342
T-20-21-200-014, -015	Hitchingham Rd	Augusta Twp	39.72	12/23/2024	\$ 215,000	\$ 5,413	102				
N-14-10-300-016	Rentz Rd	Freedom Twp	3.00	12/18/2024	\$ 100,000	\$ 33,333	402	Being Farmed			
N-14-10-300-004	Rentz Rd	Freedom Twp	21.05	12/13/2024	\$ 202,625	\$ 9,626	402	Being Farmed			
B-02-16-100-012, -013	Six Mile Rd	Northfield Twp	87.37	11/12/2024	\$ 845,000	\$ 9,672	102				
P-16-34-400-004	W US 12 Hwy	Manchester Twp	50.00	11/8/2024	\$ 300,000	\$ 6,000	102				
E-05-06-300-007, E-05-07-200-005, -300-003	M-52 Hwy	Lyndon Twp	59.20	11/8/2024	\$ 256,300	\$ 4,329	102				
T-20-22-300-021	8163 Willow Rd	Augusta Twp	13.08	11/5/2024	\$ 199,000	\$ 15,214	102				
S-19-24-200-002, 300-014	Carpenter Rd	York Twp	84.00	8/28/2024	\$ 1,519,200	\$ 18,086	102				
R-19-07-200-001, et al	Klager Rd/ Kaiser Rd	Saline Twp	263.04	8/26/2024	\$ 1,500,000	\$ 5,703	101/102	Old house/ barn			
N-14-10-300-015	Rentz Rd	Freedom Twp	3.04	8/14/2024	\$ 102,000	\$ 33,553	402	Being Farmed			
N-14-35-300-014	Saline Waterworks Rd	Freedom Twp	36.48	8/8/2024	\$ 300,000	\$ 8,224	102				
P-16-06-200-007, -018	15490 Buss Rd	Manchester Twp	106.84	8/5/2024	\$ 900,000	\$ 8,424	102				
O-15-33-300-014	Sharon Valley Rd	Sharon Twp	12.52	7/3/2024	\$ 122,000	\$ 9,744	102				
T-20-33-300-019 & -020	Hitchingham Rd	Augusta Twp	36.57	5/17/2024	\$ 230,000	\$ 6,289	102/402				
C-03-05-300-007	9200 Mast Rd	Webster Twp	75.30	3/15/2024	\$ 1,000,000	\$ 13,280	102				
R-18-17-200-001	Feldkamp Rd	Saline Twp	49.00	3/11/2024	\$ 367,500	\$ 7,500	102				
A-01-34-300-013	5224 Curtis Rd	Salem Twp	27.05	3/4/2024	\$ 700,000	\$ 25,878	402	Being Farmed			
C-03-29-200-007	7373 Gregory Rd	Webster Twp	7.96	3/1/2024	\$ 100,000	\$ 12,563	102	Being Farmed			
B-02-36-200-016	Earhart Rd	Northfield Twp	24.21	2/28/2024	\$ 336,000	\$ 13,879	102				
M-13-18-300-001	Diuble Rd	Lodi Twp	40.55	2/21/2024	\$ 390,000	\$ 9,618	102				
T-20-02-100-032	Bemis Rd	Augusta Twp	64.28	2/9/2024	\$ 375,000	\$ 5,834	101	Parking			
P-16-27-400-001, -004	Burtless Rd	Manchester Twp	156.03	1/30/2024	\$ 650,000	\$ 4,166	102				
G-07-29-300-010	Sager Rd	Lima Twp	70.20	1/15/2024	\$ 350,000	\$ 4,986	102				
Q-17-15-100-009, 300-011	Lima Center Rd/ Burmeister Rd	Bridgewater Twp	185.95	1/11/2024	\$ 1,850,000	\$ 9,949	101/102	Old house/barn	1516.44	\$ 12,909,625	\$ 8,513
S-19-13-300-001, 14-100-016, 13-200-015	Stony Creek Rd/ Carpenter Rd	York Twp	232.38	12/28/2023	\$ 3,704,626	\$ 15,942	102				
N-14-15-100-001	10775 Ellsworth Rd	Freedom Twp	43.80	12/28/2023	\$ 293,640	\$ 6,704	102				
O-15-13-200-005	Vacant	Sharon Twp	22.93	9/22/2023	\$ 126,000	\$ 5,495	102				
C-03-19-400-008, -009	Gregory Rd	Webster Twp	144.25	12/21/2023	\$ 531,548	\$ 3,685	102				
C-03-02-100-001	9710 Merrill Rd	Webster Twp	38.10	9/12/2023	\$ 275,000	\$ 7,218	102				
R-18-34-400-012	Hack Rd	Saline Twp	20.26	9/5/2023	\$ 62,000	\$ 3,060	102				
D-04-34-200-001	11167 Island Lake Dr	Dexter Twp	99.01	7/24/2023	\$ 950,000	\$ 9,595	101	Barn			
C-03-34-100-023	5001 Webster Church Rd	Webster Twp	17.47	6/2/2023	\$ 140,000	\$ 8,014	102				
O-15-18-300-007	Vacant	Sharon Twp	10.02	5/25/2023	\$ 100,000	\$ 9,980	102				
C-03-10-200-031	8727 Scully Rd	Webster Twp	23.64	5/23/2023	\$ 270,000	\$ 11,421	102				
N-14-12-300-002, -004, 400-002, 400-003	Ellsworth Rd	Freedom Twp	160.00	4/19/2023	\$ 722,000	\$ 4,513	102	LC			
C-03-03-100-016	9570 Scully Rd	Webster Twp	6.34	4/6/2023	\$ 140,000	\$ 22,082	402				
C-03-03-100-004	9532 Scully Rd	Webster Twp	50.00	4/6/2023	\$ 340,000	\$ 6,800	102				
T-20-33-300-002	7175 Milan-Oakville Rd	Augusta Twp	40.00	3/20/2023	\$ 237,299	\$ 5,932	101	Deed Prorates			
G-07-32-300-001, N-14-05-200-001	13031 Scio Church Rd	Freedom Twp/ Lima Twp	136.71	3/2/2023	\$ 850,000	\$ 6,218	102	Old house/barn	\$ 1,045	\$ 8,742,113	\$ 8,366
D-04-20-400-022, -023, 300-022	Riker Rd	Dexter Twp	42.59	11/17/2022	\$ 625,000	\$ 14,675	102/401	Barn			
C-03-29-300-002, 400-013, 32-100-003	5151, 5300, 5702 Mast Rd	Webster Twp	138.98	10/27/2022	\$ 328,500	\$ 2,364	102				
S-19-36-400-007, 008, 010	N Sanford Rd	York Twp	37.41	10/19/2022	\$ 237,050	\$ 6,337	101				
H-08-29-300-010	7019 Park Rd	Scio Twp	5.14	10/14/2022	\$ 60,000	\$ 11,671	102				
T-20-03-200-027	Whittaker Rd	Augusta Twp	15.83	9/14/2022	\$ 190,000	\$ 12,003	102				
A-01-22-400-026	8651 Brookville Rd	Salem Twp	23.35	8/16/2022	\$ 250,000	\$ 10,707	102				
S-19-31-400-004 et al	Various	York & Milan Twps	119.05	7/12/2022	\$ 892,890	\$ 7,500	102				
S-19-18-200-005	S Maple Rd	York Twp	120.51	7/12/2022	\$ 1,200,000	\$ 9,958	101				
M-13-06-300-014	S Parker Rd	Lodi Twp	37.33	7/8/2022	\$ 675,000	\$ 18,082	402				
T-20-02-300-042	9272 Willis Rd	Augusta Twp	24.56	6/22/2022	\$ 185,000	\$ 7,533	402				
H-08-35-100-014	1210 S Wagner Rd	Scio Twp	106.46	6/6/2022	\$ 280,000	\$ 2,630	102				
J-10-28-200-006 & -007	Vreeland Rd	Superior Twp	129.19	5/13/2022	\$ 550,000	\$ 4,257	102				
S-19-27-100-010	Platt Rd	York Twp	50.19	5/12/2022	\$ 276,045	\$ 5,500	102				
T-20-24-100-001	Rawsonville Rd	Augusta Twp	20.00	4/20/2022	\$ 200,000	\$ 10,000	102				
T-20-21-200-014 & -015	Hitchingham Rd	Augusta Twp	39.72	3/29/2022	\$ 140,000	\$ 3,525	102				
H-08-33-400-004	S Zeeb Rd	Scio Twp	157.50	2/18/2022	\$ 1,700,000	\$ 10,794	102				
J-10-12-200-002	Warren Rd	Superior Twp	33.92	1/14/2022	\$ 276,440	\$ 8,150	102				
I-09-04-100-004, -005 & -009	E Joy Rd	Ann Arbor Twp	113.95	1/13/2022	\$ 341,850	\$ 3,000	102		1,216	\$ 8,407,775	\$ 6,916
J-10-20-100-002	4772 Cherry Hill Rd	Superior Twp	161.84	12/17/2021	\$ 1,000,000	\$ 6,179	402				

AGRICULTURAL LAND STUDY

6/9/2025

All Sales

Used for Time Adjustments

T-20-14-400-023, -016 & -022	Talladay Rd	Augusta Twp	59.34	12/16/2021	\$	275,000	\$	4,634	102/402	
R-18-13-300-019	Mooreville Rd	Saline Twp	5.73	11/12/2021	\$	86,209	\$	15,045	102	
R-18-13-300-018	Mooreville Rd	Saline Twp	11.00	11/12/2021	\$	163,216	\$	14,838	102	
R-18-13-300-021	Mooreville Rd	Saline Twp	17.26	11/12/2021	\$	288,475	\$	16,713	102	
R-18-24-100-009	Mooreville Rd	Saline Twp	50.25	11/12/2021	\$	438,741	\$	8,731	102	
R-18-13-300-020	Mooreville Rd	Saline Twp	79.18	11/5/2021	\$	528,275	\$	6,672	102	
R-18-13-400-006	Mooreville Rd	Saline Twp	104.82	11/5/2021	\$	870,925	\$	8,309	102	
T-20-05-400-023	6935 Willis Rd	Augusta Twp	17.00	10/15/2021	\$	110,000	\$	6,471	102	
A-01-08-400-017	6864 Six Mile Rd	Salem Twp	17.82	9/7/2021	\$	50,000	\$	2,806	102	
D-77-04-100-002	Vacant	Dexter Twp	33.57	8/17/2021	\$	336,000	\$	10,009	102	
N-14-33-200-009	Ernst Rd	Freedom Twp	5.00	8/6/2021	\$	50,000	\$	10,000	102	
C-03-09-300-002	8101 Donovan Rd	Webster Twp	40.00	7/27/2021	\$	300,000	\$	7,500	102	
H-08-08-300-001	Dexter- Ann Arbor Rd	Scio Twp	80.00	7/22/2021	\$	1,350,000	\$	16,875	601	
N-14-25-400-008	8890 Weber Rd	Freedom Twp	12.00	7/13/2021	\$	200,000	\$	16,667	102	
N-14-25-100-004, 400-009	Webber Rd	Freedom Twp	74.80	7/13/2021	\$	214,000	\$	2,861	102	
M-13-10-300-006	5360 W Ellsworth Rd	Lodi Twp	28.95	7/7/2021	\$	340,000	\$	11,744	101	Barn
T-20-02-400-032	Bunton Rd	Augusta Twp	24.53	6/16/2021	\$	500,000	\$	20,383	102	
D-04-28-400-030	Island Lake Rd	Dexter Twp	17.74	6/8/2021	\$	85,000	\$	4,791	102	
I-09-02-300-045	Warren Rd	Ann Arbor Twp	40.00	6/4/2021	\$	388,000	\$	9,700	102	
N-14-27-100-008	10044 Pleasant Lake Rd	Freedom Twp	19.99	6/3/2021	\$	250,000	\$	12,506	102	
R-18-23-100-009	Braun Rd	Saline Twp	18.42	5/21/2021	\$	200,000	\$	10,858	102	
N-14-24-400-021	Textile Rd	Freedom Twp	17.90	5/19/2021	\$	85,000	\$	4,749	102	
N-14-24-300-008	9140 Textile Rd	Freedom Twp	23.17	5/19/2021	\$	250,000	\$	10,790	102	
A-01-12-100-008	Seven Mile Rd	Salem Twp	1.72	5/4/2021	\$	3,800	\$	2,209	101	
G-07-33-100-009	1906 S Lima Center Rd	Lima Twp	20.04	4/19/2021	\$	130,000	\$	6,487	402	
S-19-27-100-006, -007, -008	Willow Rd	York Twp	30.00	4/9/2021	\$	198,900	\$	6,630	102	
C-03-27-300-001	5401 Farrell Rd	Webster Twp	7.00	4/8/2021	\$	84,000	\$	12,000	102	
C-03-27-300-007	5470 Zeeb Rd	Webster Twp	12.04	4/8/2021	\$	144,000	\$	11,960	401	
O-15-35-400-030		Sharon Twp	19.93	3/12/2021	\$	140,000	\$	7,025	102	
S-19-27-400-003	12720 Platt Rd	York Twp	60.05	3/5/2021	\$	240,000	\$	3,997	102	
N-14-35-200-016	10141 Bethel Church Rd	Freedom Twp	21.25	2/9/2021	\$	165,000	\$	7,765	102	
C-03-10-200-005	8663 Scully Rd	Webster Twp	22.58	1/26/2021	\$	160,000	\$	7,086	101	
J-10-12-200-002	Warren Rd	Superior Twp	33.92	1/14/2021	\$	276,440	\$	8,150	102	1,189 \$ 9,900,981 \$ 8,328
H-08-31-400-020, -021 & -022	Strieter Rd	Scio Twp	142.69	12/30/2020	\$	699,017	\$	4,899	101	
F-06-15-100-001 & -002	Cavanaugh Lake Rd	Sylvan Twp	38.75	12/14/2020	\$	200,000	\$	5,161	401/102	
D-04-30-200-002 & -027	14060 Island Lake Rd	Dexter Twp	53.23	12/8/2020	\$	300,000	\$	5,636	102	Barn
C-03-28-400-004, -008	5898, 5894 Daly Rd	Webster Twp	90.01	11/24/2020	\$	545,000	\$	6,055	102	
C-03-17-200-016	7501 Mast Rd	Webster Twp	50.61	11/19/2020	\$	190,000	\$	3,754	102	
C-03-17-200-016	7501 Mist Rd	Webster Twp	50.61	11/18/2020	\$	190,000	\$	3,754	101	
C-03-17-100-009	7972 Mast Rd	Webster Twp	27.10	11/16/2020	\$	207,500	\$	7,657	101	
C-03-21-200-06	6500 Gregory Rd	Webster Twp	70.64	11/5/2020	\$	475,000	\$	6,724	101	
R-18-35-400-010	Saline Twp	3950 Hack Rd	20.20	10/21/2020	\$	100,000	\$	4,950	102	
G-07-25-300-007	W Liberty Rd	Lima Twp	40.00	10/6/2020	\$	254,100	\$	6,353	102	
B-02-27-100-013	2500 E North Territorial Rd	Northfield Twp	12.42	10/1/2020	\$	135,000	\$	10,870	402	
N-14-02-200-001	10175 Scio Church Rd	Freedom Twp	110.68	9/11/2020	\$	1,500,000	\$	13,553	102	
N-14-31-400-004	Bemis Rd	Freedom Twp	40.00	9/6/2020	\$	100,000	\$	2,500	102	
M-13-16-200-005	W Ellsworth Rd	Lodi Twp	40.08	8/24/2020	\$	895,000	\$	22,330	102	
N-14-35-400-002	9587 Saline Waterworks Rd	Freedom Twp	52.50	8/4/2020	\$	285,000	\$	5,429	102	
R-18-18-200-002	Klager Rd	Saline Twp	25.00	7/29/2020	\$	97,000	\$	3,880	102	
J-10-13-300-001	Gotfredson Rd	Superior Twp	51.60	7/13/2020	\$	765,030	\$	14,826	102	
N-14-01-100-001	Scio Church Rd	Freedom Twp	55.21	6/22/2020	\$	229,000	\$	4,148	102	
P-16-35-300-002	W US 123 Hwy	Manchester Twp	67.65	6/22/2020	\$	230,000	\$	3,400	102	
B-02-28-300-006	1555 E Northfield Church Rd	Northfield Twp	57.11	6/5/2020	\$	425,000	\$	7,442	102	
S-19-25-200-016	Carpenter Rd	York Twp	78.45	5/14/2020	\$	470,000	\$	5,991	101	
C-03-27-400-016	4653 Farrell Rd	Webster Twp	5.00	4/10/2020	\$	110,000	\$	22,000	102	
A-01-07-300-021	Six Mile Rd	Salem Twp	70.87	3/19/2020	\$	245,000	\$	3,457	160	
K-11-34-400-002	8700 Martz Rd	Ypsilanti Twp	78.00	2/13/2020	\$	295,000	\$	3,782	101	
C-03-35-200-001 & -018	5110 Webster Church Rd	Webster Twp	90.02	1/24/2020	\$	582,000	\$	6,465	101	
G-07-17-400-021	N Fletcher Rd	Lima Twp	62.56	1/15/2020	\$	630,000	\$	10,070	101	
P-16-25-100-003 & -010	Allen & Sheridan RD	Manchester Twp	55.98	1/3/2020	\$	375,000	\$	6,699	102	1,537 \$ 10,528,647 \$ 6,850
			3941.49		\$	28,837,403	\$	7,316		

**YPSILANTI TOWNSHIP
2026 AG LAND STUDY**

Time Adjustment Analysis: For Cell Towers and 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
K-11-06-100-005, -006	1958 N Huron River Dr	Ypsilanti Twp	6.79	295,772	12/22/2023	\$ 425,000	5/22/2019	\$ 380,000	11.84%	43	0.28%
K-11-02-374-021, -22	1439 E Michigan Ave	Ypsilanti Twp	0.43	18,731	7/13/2023	\$ 155,000	5/17/2019	\$ 169,700	-8.66%		
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	10/31/2022	\$ 188,253	1/25/2022	\$ 303,853	-38.04%	9	-4.23%
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		2,733,390	\$ 6,534,753	\$ 4,791,805	36.37%	99	0.37% Monthly Average