

E.C.F.s for Neighborhood: 2500 'COMMERCIAL EAST SIDE - 500'

ALL COMMERCIAL

Residential	: 1.231
Town Homes/Duplexes:	1.231
Mobile Homes	: 1.231
Agricultural Bldgs	: 1.100
Commercial Bldgs	: 1.300
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2525 'COMMERCIAL WEST SIDE - 525'

COMMERCIAL WEST SIDE: ALL USES: NO GAS STATION

Residential	: 1.231
Town Homes/Duplexes:	0.000
Mobile Homes	: 1.231
Agricultural Bldgs	: 1.100
Commercial Bldgs	: 1.442
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2527 'COMMERCIAL -527- RETAIL FUEL'

RETAIL FUEL SALES - TOWNSHIP WIDE

Residential	: 0.000
Town Homes/Duplexes	: 0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.480
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2528 'COMMERCIAL SHOPPING CENTER'

COMMERCIAL SHOPPING CENTERS THROUGHOUT THE TOWNSHIP.

Residential	: 0.000
Town Homes/Duplexes	: 0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.330
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2529 'COMMERCIAL BANKS'

BANKS THROUGH OUT THE TOWNSHIP

Residential : 0.000
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 1.490
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2530 'COMMERCIAL - APARTMENTS'

APARTMENT ONLY

Residential	: 1.231
Town Homes/Duplexes:	1.231
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.467
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2540 'COMMERCIAL - MOBILE HOME PARK'

ALL MANUFACTURED HOME PARKS

Residential	: 1.231
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.467
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2541 'COMMERCIAL MEDICAL-OFFICE'

MEDICA-OFFICE AND MEDICAL OFFICE-DENTAL THROUGH OUT THE TOWNSHIP.

Residential	: 0.000
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.480
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2542 'COMMERCIAL RESTAURANTS'

RESTAURANTS, RESTAURANT FAST FOOD AND RESTAURANT SNACK BARS THROUGHOUT THE
TOWNSHIP

Residential : 1.231
Town Homes/Duplexes: 0.000
Mobile Homes : 0.000
Agricultural Bldgs : 0.000
Commercial Bldgs : 1.330
Industrial Bldgs : 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2802 'COMMERCIAL - HURON CNTR PRK / WASH BUSINESS PRK'

HURON CENTER PARK / WASHTENAW BUSINESS PARK

Residential	: 0.000
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.472
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 2851 'COMMERCIAL - BLDG ON LEASED LAND-REAL'

THIS ECF DISTRICT IS FOR THE AIRPORT HANGER, CELL TOWERS AND OTHER BUILDINGS
THAT ARE ASSESSED AS BLDG ON LEASED LAND.

Residential	: 0.000
Town Homes/Duplexes:	0.000
Mobile Homes	: 0.000
Agricultural Bldgs	: 0.000
Commercial Bldgs	: 1.075
Industrial Bldgs	: 0.000

(Optional) Gross Rate Multipliers

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

2500 COMMERCIAL EAST SIDE																						
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 (%)	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	\$660,300	55.44	\$1,185,353	\$201,697	\$953,303	\$740,343	1.288	15,633	\$60.98	2541	1.5257	\$166,194		COMM EAST SIDE - 210	201	
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	4.2068	\$453,100		COMM HURON CORR & C	201	
K-11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.93	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$129.32	2525	43.7878	\$430,183		COMM WEST SIDE - 215	201	
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	\$1,799,797	\$241,336	\$1,358,664	\$1,099,958	1.235	14,250	\$95.34	2530	3.7198	\$241,336		COMM HURON CORR & C	201	
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	9.7546	\$271,377		COMM HURON CORR & C	201	
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	26.7999	\$291,463	K-11-06-303-004	COMM WEST SIDE - 215	201	
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	26.7999	\$291,463	K-11-06-303-003	COMM WEST SIDE - 215	201	
K-11-10-108-001	1356 E MICHIGAN	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$144,000	46.45	\$185,194	\$35,446	\$273,554	\$194,334	1.408	4,598	\$59.49	2542	13.5252	\$31,051	K-11-10-108-010	COMM EAST SIDE - 210	201	
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	\$765,184	\$883,816	\$601,861	1.468	15,495	\$57.04	2525	19.6079	\$747,522		COMM GOLF COURSE & L	201	
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$941,021	\$416,807	\$423,193	\$331,417	1.277	2,269	\$186.51	2542	0.4525	\$375,724		COMMERCIAL CORNER - 2	201	
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	32.0000	\$59,166		COMM WEST SIDE - 215	201	
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,933	\$121,280	\$378,720	\$251,656	1.505	1,462	\$259.04	2527	23.2515	\$90,650		COMMERCIAL CORNER - 2	201	
K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$388,346	\$112,399	\$92,601	\$132,291	0.700	1,532	\$60.44	2541	57.2414	\$111,504		COMM HURON CORR & C	201	
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	\$195,536	\$3,028,464	\$1,686,525	1.796	40,836	\$74.16	2530	52.3289	\$165,914		COMM EAST SIDE - 210	201	
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	14.7830	\$59,279		COMM EAST SIDE - 210	201	
K-11-06-479--005, 007	1900- 1974 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	\$867,796	\$962,368	0.921	13,311	\$66.62	2541	35.0922	\$119,934	K-11-06-479-006	COMM WEST SIDE - 215	201	
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$83,800	64.25	\$1,777,875	\$55,653	\$90,347	\$85,486	0.946	1,436	\$62.92	2542	32.6213	\$45,532		COMM EAST SIDE - 210	201	
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	\$698,303	\$792,681	0.881	15,633	\$44.67	2541	39.1456	\$166,194		COMM EAST SIDE - 210	201	
K-11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$659,098	\$459,116	\$390,884	\$304,864	1.282	4,032	\$96.95	2525	0.9763	\$430,183		COMM WEST SIDE - 215	201	
Totals:			\$19,326,517			\$19,326,517	\$8,991,900		\$19,772,558		\$14,369,333	\$10,871,213			\$96.93		4.9384					
							Sale. Ratio =>		46.53				E.C.F. =>			Std. Deviation=>	0.295122064					
							Std. Dev. =>		11.89				Mean E.C.F. =>			Ave. Variance=>	23.0326	Coefficient of Var=>		18.10181832		

ASSESSOR DETERMINED ECF 2024 1.30

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 1.30. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.272 with a Standard Deviation of 0.295122. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .6903 and 1.483. An ECF of 1.203 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.282
Calculated ECF Range 1.272-1.322
ECF Range: +/- 1 Standard Deviation .980 -1.564
Previous Year ECF 1.203

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	676.9634	\$180,565		COMM GOLF COURSE & L	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	236.8783	\$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	183.0533	\$318,550		COMM WEST SIDE - 215	201		0
K -11-40-351-008	4 N HEWITT	01/15/25	\$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	199.8851	\$134,175		COMMERCIAL CORNER- 2	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	1,991	\$216.90	2542	253.9116	\$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	\$138,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	235.6100	\$120,067		COMMERCIAL CORNER- 2	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	\$823,065	\$618,685	\$66,315	\$159,673	0.415	6,461	\$10.26	2542	41.5318	\$578,695		RAWSONVILLE RD- 211	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	\$7,992	\$2,776,545	0.032	20,722	\$4.25	2528	51.1699	\$351,016		COMM EAST SIDE - 210	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	\$3,846,159	0.512	56,706	\$34.72	2527	504.0731	\$249,139		COMMERCIAL CORNER- 2	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	80.7326	\$102,448		COMM EAST SIDE - 210	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	\$1,039,914	\$521,619	2.089	12,630	\$66.30	2530	331.8139	\$835,481		COMM WEST SIDE - 215	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	\$1,076,222	\$4,718,666	\$2,627,577	3.318	29,424	\$196.31	2525	0.7460	\$143,274		COMM TEXTILE RD & SOL	201		0
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$463,959	\$149,274	\$156,726	\$226,313	0.693	484	\$323.81	2540	27.7537	\$578,495		RAWSONVILLE RD- 211	201		0
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$823,065	\$618,685	\$44,315	\$159,673	0.278	6,461	\$6.86	2542	41.9179	\$300,418		COMM WEST SIDE - 215	201		0
K -11-06-478-004	2170 PACKARD	11/29/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$303,600	61.84	\$840,900	\$343,359	\$155,641	\$371,299	0.419	2,632	\$59.13	2529	170.8209	\$158,740		COMM HURON CORR & C	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	\$524,283	2.000	22,320	\$46.97	2530	200.1388	\$1,587,450		COMM HURON CORR & C	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	\$8,865,502	2.001	189,734	\$104.07	2530	29.1358	\$42,904	K -11-11-328-004, K -11-11-328-005, K -11-11-328-C	COMM EAST SIDE - 210	201		0
K -11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	29.5718	\$42,234	K -11-11-328-004, K -11-11-328-005, K -11-11-328-C	COMM EAST SIDE - 210	201		0
K -11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$274,700	124.66	\$770,972	\$49,797	\$170,203	\$575,559	0.296	11,504	\$14.80	2528	206.7901	\$67,948	K -11-06-304-005, K -11-06-304-C	COMM WEST SIDE - 215	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	2.066	3,888	\$85.40	2530	28.3813	\$547,663					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)	\$283,348	(0.284)	2,154	(\$38.65)	2542							0

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 (%)	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	14.6562	\$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	20.4286	\$453,100	COMM HURON CORR & C	201	0	
K-11-39-252-022		1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$129.32	2525	27.5660	\$430,183	COMM WEST SIDE - 215	201	0	
K-11-23-311-001		6940 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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	19.9416	\$241,336	COMM HURON CORR & C	201	0	
K-11-23-311-002		9070 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$271,377	\$1,328,623	\$969,840	1.370	13,105	\$101.38	2530	6.4672	\$271,377	COMM HURON CORR & C	201	0	
K-11-06-303-003		2769 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	10.5781	\$291,463	K-11-06-303-004	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	10.5781	\$291,463	K-11-06-303-003	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	2.6566	\$31,051	K-11-10-108-010	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	\$801,861	1.468	15,495	\$57.04	2525	3.3861	\$747,522	COMM GOLF COURSE & I	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	15.7693	\$375,724	COMMERCIAL CORNER - 2	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	7.0297	\$90,650	COMMERCIAL CORNER - 2	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	\$1,685,525	1.796	40,836	\$74.16	2530	36.1070	\$165,914	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	15.2455	\$430,183	COMM WEST SIDE - 215	201	0	

ASSESSOR DETERMINED ECF 2025 1.442

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 1.442. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.435 with a Standard Deviation of 0.1805. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.435 and 1.442. An ECF of 1.442 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.408
Calculated ECF Range 1.230 - 1.796
ECF Range: +/- 1 Standard Deviation 1.255 - 1.615
Previous Year ECF 1.312

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	655.7785	\$180,565	COMM GOLF COURSE & I	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	220.8765	\$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	127.1320	\$318,550	COMM WEST SIDE - 215	201	0	
K-11-40-351-008	4 N HEWITT	01/15/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$144,978	\$475,022	\$169,210	2.511	2,400	\$197.93	2525	97.0156	\$134,175	COMMERCIAL CORNER - 1	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	257.6807	\$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	\$138,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	88.7707	\$120,067	COMMERCIAL CORNER - 1	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	95.4622	\$578,495	RAWSONVILLE RD - 211	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	\$87,992	\$2,776,545	0.032	20,722	\$4.25	2802	141.0484	\$365,375	COMM HURON CORR & C	201	0	
K-11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	WD	03-ARM'S LENGTH	\$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	119.8574	\$351,016	COMM EAST SIDE - 210	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 - 2	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	96.4919	\$102,448	COMM EAST SIDE - 210	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	\$178,550	\$134,976	0.952	1,845	\$69.67	2525	95.2394	\$59,166	COMM WEST SIDE - 215	201	0	
K-11-06-350-021	2955 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-11-21-300-034	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	84.0414	\$111,504	COMM HURON CORR & C	201	0	
K-11-18-360-010	4785 MUNGER	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	58.4399	\$143,274	COMM TEXTILE RD & SOL	201	0	
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	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	151.8146	\$578,495	RAWSONVILLE RD - 211	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	\$555,421	\$476,114	1.125	8,000	\$66.93	2530	31.0048	\$59,279	COMM EAST SIDE - 210	201	0	
K-11-06-479-005, 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	92.1473	\$119,934	K-11-06-479-006	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	52.2292	\$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	102.2996	\$300,418	COMM WEST SIDE - 215	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	\$524,283	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	\$1,587,450	COMM HURON CORR & C	201	0	
K-11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	770.8603	\$42,904	K-11-11-328-004, K-11-11-328-005, K-11-11-328-006	201	0	
K-11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$274,700	124.86	\$770,972	\$49,797	\$170,203	\$575,559	0.296	11,504	\$14.80	2528	770.4242	\$42,234	K-11-11-328-004, K-11-11-328-005, K-11-11-328-006	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	\$658,303	\$792,681	0.881	15,633	\$44.67	2541	56.1238	\$166,194	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	8,888	\$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	97.6333	\$547,663	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007	201	0	

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 1.415. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.574 with a Standard Deviation of 0.9307. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .8773 and 1.9387. An ECF of 1.48 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

ASSESSOR DETERMINED ECF 2025 1.480

MOVED: 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	658.4760	\$180,565	COMM GOLF COURSE & L	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	223.5740	\$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	124.4345	\$318,550	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	\$126.90	2542	164.9335	\$102,251	COMM WEST SIDE - 215	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	\$566,315	\$159,673	0.415	6,461	\$10.26	2542	112.5075	\$578,495	RAWSONVILLE RD- 211	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	\$87,592	\$2,776,545	0.032	20,722	\$4.25	2802	125.0466	\$365,375	COMM HURON CORR & C	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	\$598,098	\$459,116	\$521,401	\$304,864	0.170	4,032	\$129.32	2525	34.0332	\$430,183	COMM WEST SIDE - 215	201	0	
K -11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$2,650,500	110.44	\$5,098,719	\$490,902	\$1,969,098	\$3,848,159	0.512	56,706	\$34.72	2528	85.8242	\$351,016	COMM EAST SIDE - 210	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	COMM EAST SIDE - 210	201	0	
K -11-10-125-012	1180 E CROSS	04/27/23	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$168,500	30.71	\$849,220	\$1,100,086	\$1,059,914	\$521,619	2.089	17,630	\$86.30	2530	208.9483	\$107,448	COMM EAST SIDE - 210	201	0	
K -11-06-379-015	2549 PACKARD	01/13/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$164,550	60.75	\$243,550	\$64,550	\$124,519	\$76,976	0.952	1,845	\$59.20	2530	95.2018	\$59,166	COMM WEST SIDE - 215	201	0	
K -11-06-350-021	2985 WASHTENAW	02/28/23	\$9,796,888	WD	03-ARM'S LENGTH	\$9,796,888	\$1,485,700	18.84	\$1,718,222	\$8,178,666	\$2,620,577	\$296,418	29.244	2,869	\$296.31	2530	631.6237	\$296,418	COMM WEST SIDE - 215	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	\$188,346	\$172,399	\$92,601	\$132,291	0.700	1,532	\$60.44	2541	76.8493	\$111,504	COMM HURON CORR & C	201	0	
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$643,959	\$156,726	\$292,313	\$693	4.84	\$323.81	2540	43.2044	\$143,274	COMM TEXTILE RD & SON	201	0		
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$823,066	\$618,655	\$444,315	\$159,673	0.278	6,461	\$6.92	2542	100.4621	\$578,495	RAWSONVILLE RD- 211	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	\$95,486	\$90,347	\$55,486	0.246	1,436	\$6.25	2542	33.0738	\$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	115.4647	\$300,418	COMM WEST SIDE - 215	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	\$524,283	2.000	22,320	\$46.97	2529	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	\$1,587,450	COMM HURON CORR & C	201	0	
K -11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$170,465	\$49,535	\$585,071	\$218,509	0.291	11,728	\$14.53	2528	29.1358	\$42,904	K -11-11-328-004, K -11-11-328-005, K -11-11-328-006	COMM EAST SIDE - 210	201	0
K -11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$274,700	124.86	\$170,972	\$49,797	\$170,203	\$575,559	0.296	11,504	\$14.80	2528	29.5718	\$42,234	K -11-11-328-004, K -11-11-328-005, K -11-11-328-006	COMM EAST SIDE - 210	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$369,700	75.52	\$1,255,963	\$201,697	\$698,303	\$792,681	0.881	15,633	\$44.67	2541	53.4262	\$166,194	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	\$795,482	\$67,948	\$332,052	\$160,574	2.068	3,888	\$58.60	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	(\$38.45)	2542	98.3793	\$547,663	K -11-06-304-005, K -11-06-304-006, K -11-06-304-007	COMM WEST SIDE - 215	201	0

NBD: 2528 COMMERCIAL SHOPPING CENTER

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 (%)	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	\$60.93	2541	4.1442	\$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	9.8766	\$453,100		COMM HURON CORR & C	201	0
K-11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$179.32	2525	38.1180	\$430,183		COMM WEST SIDE - 215	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	9.3897	\$241,336		COMM HURON CORR & C	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	4.0848	\$271,377		COMM HURON CORR & C	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	21.1301	\$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	21.1301	\$291,463	K-11-06-303-003	COMM WEST SIDE - 215	201	0
K-11-10-108-001	1395 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	7.8554	\$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	13.9381	\$747,522		COMM GOLF COURSE & I	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	5.2173	\$375,724		COMMERCIAL CORNER - 2	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	37.6698	\$59,166		COMM WEST SIDE - 215	201	0
K-11-10-467-002	1165 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	17.5817	\$90,650		COMMERCIAL CORNER - 2	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	\$1,686,525	1.796	40,836	\$74.16	2530	46.6590	\$165,914		COMM EAST SIDE - 210	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	20.4529	\$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	\$967,368	0.921	13,311	\$66.62	2541	40.7620	\$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	38.2911	\$45,532		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	\$56.95	2525	4.6935	\$430,183		COMM WEST SIDE - 215	201	0
Totals:			\$18,221,517			\$18,221,517	\$8,197,900		\$18,228,249	\$13,578,429	\$9,946,240				\$102.15		3.6090					
							Sale. Ratio =>	44.99			E.C.F. =>		1.365		Std. Deviation=>		0.253993171					
							Std. Dev. =>	10.75			Mean E.C.F. =>		1.329		Ave. Variance=>		20.0585	Coefficient of Var=>		15.09186181		

ASSESSOR DETERMINED ECF 2026

1.330

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 1.365. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.329 with a Standard Deviation of 0.2540. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.034 and 1.5420. An ECF of 1.33 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.288
Calculated ECF Range .946 - 1.796
ECF Range: +/- 1 Standard Deviation 1.034 - 1.5420
Previous Year ECF 1.213

REMOVED	REMOVED																					
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	663.4778	\$180,565		COMM GOLF COURSE & I	201	45
K-11-03-400-009	1336 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	228.5759	\$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	119.4326	\$318,550		COMM WEST SIDE - 215	201	0
K-11-40-351-008	4 N HEWITT	01/15/25	\$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	104.2076	\$134,175		COMMERCIAL CORNER - 2	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	195.6411	\$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	164.9335	\$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	\$138,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	140.3766	\$120,067		COMMERCIAL CORNER - 2	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	112.5075	\$578,495		RAWSONVILLE RD - 211	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	\$87,992	\$2,776,545	0.032	20,722	\$4.25	2802	125.0466	\$365,375		COMM HURON CORR & C	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-11-03-200-010	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	0.041	2,400	\$456.42	2527	504.0731	\$249,139		COMMERCIAL CORNER - 2	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	116.8011	\$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-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$288,346	\$112,399	\$92,601	\$137,291	0.700	1,532	\$60.44	2541	69.9980	\$111,504		COMM HURON CORR & C	201	0
K-11-18-360-010	4785 MUNGER	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	25.9874	\$143,274		COMM TEXTILE RD & SOI	201	0
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	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	151.8146	\$578,495		RAWSONVILLE RD - 211	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	50.2293	\$300,418		COMM WEST SIDE - 215	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	\$524,283	2.000	22,320	\$46.97	2530	67.0475	\$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	67.2296	\$1,587,450		COMM HURON CORR & C	201	0
K-11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	29.1358	\$42,904	K-11-11-328-004, K-11-11-328-005, K-11-11-328-	COMM EAST SIDE - 210	201	0
K-11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	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, K-11-11-328-005, K-11-11-328-	COMM EAST SIDE - 210	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	\$792,681	\$792,681	0.881	15,633	\$44.67	2541	711.9022	\$166,194		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	237.3296	\$547,663	K-11-06-304-005, K-11-06-304-006, K-11-06-304-	COMM WEST SIDE - 215	201	0

NBD: 2529 COMMERCIAL BANKS																						
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 (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K -11-40-351-008	4 N HEWITT	01/15/25	\$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	58.9680	\$134,175		COMMERCIAL CORNER-2	201	0
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	\$1,166,353	\$201,697	\$953,303	\$740,343	1.288	15,633	\$60.98	2541	23.3219	\$166,194		COMM EAST SIDE - 210	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	104.9937	\$102,251		COMM WEST SIDE - 215	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	\$2,007,351	\$459,137	\$1,440,863	\$1,171,123	1.230	15,228	\$94.62	2802	29.0543	\$453,100		COMM HURON CORR & C	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	\$333,800	\$138,064	\$246,836	\$147,245	2.356	410	\$846.19	2527	83.5310	\$120,067		COMMERCIAL CORNER-2	201	0
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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	28.5674	\$241,336		COMM HURON CORR & C	201	0
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$271,377	\$1,328,633	\$969,840	1.370	13,105	\$101.38	2530	15.0929	\$271,377		COMM HURON CORR & C	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	1.9524	\$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	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	1.9524	\$291,463	K -11-06-303-003	COMM WEST SIDE - 215	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	11.3224	\$31,051	K -11-10-108-010	COMM GOLF COURSE & I	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	5.2397	\$747,522		COMM GOLF COURSE-2	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	\$185.51	2542	24.3950	\$375,724		COMMERCIAL CORNER-2	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	56.8475	\$59,166		COMM WEST SIDE - 215	201	0
K -11-10-467-002	1166 E CORSE	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	1.5961	\$90,650		COMMERCIAL CORNER-2	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	\$1,686,525	1.796	40,836	\$74.16	2530	27.4813	\$165,914		COMM EAST SIDE - 210	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	\$55,421	\$476,114	1.125	8,000	\$66.93	2530	39.6306	\$59,279		COMM EAST SIDE - 210	201	0
K -11-06-479-005,007	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	59.9397	\$119,934	K -11-06-479-006	COMM WEST SIDE - 215	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$859,098	\$459,116	\$392,884	\$304,864	1.282	4,032	\$96.95	2525	23.8713	\$430,183		COMM WEST SIDE - 215	201	0
Totals:			\$18,746,000			\$18,746,000	\$8,227,400		\$18,250,837		\$14,213,973	\$10,047,793			\$155.85		10.6233					
							Sale, Ratio ==>	48.89					E.C.F. ==>	1.415		Std. Deviation==>	0.489349686					
							Std. Dev. ==>	11.27					Mean E.C.F. ==>	1.521		Ave. Variance==>	35.4310	Coefficient of Var==>	23.29652124			
ASSESSOR DETERMINED ECF 2026 1.490																						

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 1.415. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.521 with a Standard Deviation of 0.4893. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.415 and 1.521. An ECF of 1.49 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.389
Calculated ECF Range .921 - 2.571
ECF Range: +/- 1 Standard Deviation .8997 - 1.8783
Previous Year ECF 1.340

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	658.5324	\$180,565		COMM GOLF COURSE & I	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	223.6304	\$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	124.3781	\$318,550		COMM WEST SIDE - 215	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	#REF1	\$93,850		COMM WEST SIDE - 215	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	86.1601	\$578,495		RAWSONVILLE RD- 211	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	\$87,992	\$2,776,545	0.032	20,722	\$4.25	2802	3.1691	\$365,375		COMM HURON CORR & C	201	0
K -11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$129.32	2525	30.2626	\$430,183		COMM WEST SIDE - 215	201	0
K -11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	WD	03-ARM'S LENGTH	\$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	89.5947	\$351,016		COMM EAST SIDE - 210	201	0
K -11-03-200-010	518 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-2	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	2.059	12,630	\$86.30	2530	67.4847	\$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 -11-21-300-034	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	25.2415	\$111,504		COMM HURON CORR & C	201	0
K -11-18-360-010	4785 MUNGER	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	22.8953	\$143,274		COMM TEXTILE RD & SOI	201	0
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	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	#REF1	\$578,495		RAWSONVILLE RD- 211	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	55.8728	\$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	110.1690	\$300,418		COMM WEST SIDE - 215	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	\$524,283	2.000	22,320	\$46.97	2530	199.9567	\$189,740		COMM WEST SIDE - 215	201	0
K -11-22-100-004	8753 SPINAKER	08/22/22	\$21,500,000	CO	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	\$1,587,450		COMM HURON CORR & C	201	0
K -11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	29.1358	\$42,904	K -11-11-328-004, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	201	0
K -11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	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, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	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	\$698,303	\$792,681	0.881	15,633	\$44.67	2541	53.3698	\$166,194		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	\$195,482	\$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	98.3793	\$547,665	K -11-06-304-005, K -11-06-304-006, K -11-06-304-	COMM WEST SIDE - 215	201	0

NBD: 2530 COMMERCIAL APARTMENTS																						
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 (%)	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	19.1110	\$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	24.8435	\$453,100		COMM HURON CORR & C	201	0
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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	24.3565	\$241,336		COMM HURON CORR & C	201	0
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$271,377	\$1,328,623	\$969,840	1.370	13,105	\$101.38	2530	10.8820	\$271,377		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	6.1632	\$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	6.1632	\$291,463	K -11-06-303-003	COMM WEST SIDE - 215	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	7.1115	\$31,051	K -11-10-108-010	COMM EAST SIDE - 210	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	61.0722	\$102,448		COMM EAST SIDE - 210	201	0
K -11-20-301-017	5820 STONY CREEK	01/24/23	\$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	1.0288	\$747,522		COMM GOLF COURSE & I	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	20.1842	\$375,724		COMMERCIAL CORNER - 2	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	52.6367	\$59,166		COMM WEST SIDE - 215	201	0
K -11-10-467-002	1166 ECORSE	04/05/23	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$234,800	46.96	\$455,983	\$121,280	\$378,720	\$251,656	1.505	1,462	\$259.04	2527	2.6148	\$90,650		COMMERCIAL CORNER - 2	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	\$1,685,525	1.796	40,836	\$74.16	2530	31.6922	\$165,914		COMM EAST SIDE - 210	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	35.4197	\$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	\$866,796	\$962,368	0.921	13,311	\$66.62	2541	55.7288	\$119,934	K -11-06-479-006	COMM WEST SIDE - 215	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	\$524,283	2.000	22,320	\$46.97	2530	52.0506	\$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	52.2627	\$1,587,450		COMM HURON CORR & C	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	58.9140	\$67,948		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	19.6604	\$430,183		COMM WEST SIDE - 215	201	0
Totals:			\$41,435,000			\$41,435,000	\$14,752,000		\$35,005,264		\$35,181,687	\$20,617,869			\$98.26		22.7608					
							Sale, Ratio =>	35.60				E.C.F. =>	1.706		Std. Deviation=>	0.360571962						
							Std. Dev. =>	12.38				Mean E.C.F. =>	1.479		Ave. Variance=>	28.5224	Coefficient of Var=>	19.28805594				

ASSESSOR DETERMINED ECF 2026 1.467

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 1.706. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.479 with a Standard Deviation of 0.3606. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.479 and 1.706. An ECF of 1.467 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.408
Calculated ECF Range .921 - 2.089
ECF Range: +/- 1 Standard Deviation 1.0474 - 1.7686
Previous Year ECF 1.417

NBD: 2540 COMMERCIAL MOBILE HOME PARK

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 (%)	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	19.1110	\$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	24.8435	\$453,100	COMM HURON CORR & C	201	0	
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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	24.3565	\$241,336	COMM HURON CORR & C	201	0	
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$271,377	\$1,328,623	\$969,840	1.370	13,105	\$101.38	2530	10.8820	\$271,377	COMM HURON CORR & C	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	6.1632	\$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	6.1632	\$291,463	K -11-06-303-003	COMM WEST SIDE - 215	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	7.1115	\$31,051	K -11-10-108-010	COMM EAST SIDE - 210	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	2.039	12,630	\$86.30	2530	61.0722	\$102,448	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	1.0288	\$747,522	COMM GOLF COURSE & L	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	20.1842	\$375,724	COMMERCIAL CORNER- 2	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	52.6367	\$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	2.6148	\$90,650	COMMERCIAL CORNER- 2	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	\$1,685,525	1.796	40,836	\$74.16	2530	31.6922	\$165,914	COMM EAST SIDE - 210	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	\$555,421	\$476,114	1.125	8,000	\$66.93	2530	35.4197	\$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	\$866,796	\$962,368	0.921	13,311	\$66.62	2541	55.7288	\$119,934	K -11-06-479-006	COMM WEST SIDE - 215	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	\$524,783	2.000	22,320	\$46.97	2530	52.0806	\$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	\$6,207,000	28.87	\$15,734,716	\$1,755,299	\$19,744,701	\$9,865,502	2.001	189,734	\$104.07	2530	52.2627	\$1,587,450	COMM HURON CORR & C	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	58.9140	\$67,948	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	19.6604	\$430,183	COMM WEST SIDE - 215	201	0	
Totals:			\$41,435,000			\$41,435,000	\$14,752,000		\$35,005,264		\$35,181,687	\$20,617,869			\$98.26		22.7608					
							Sale, Ratio =>	35.60				E.C.F. =>	1.706		Std. Deviation=>	0.360571962						
							Std. Dev. =>	12.38				Mean E.C.F. =>	1.479		Ave. Variance=>	28.5224		Coefficient of Var=>	19.28805594			

ASSESSOR DETERMINED ECF 2026

1.467

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 1.706. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.479 with a Standard Deviation of 0.3606. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.479 and 1.706. An ECF of 1.467 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.408
Calculated ECF Range .921 - 2.089
ECF Range: +/- 1 Standard Deviation 1.0474 - 1.7686
Previous Year ECF 1.417

REMOVED: NOT REPRESENTATIVE

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	199.0182	\$547,663	K -11-06-304-005, K -11-06-304-006, K -11-06-304-	COMM WEST SIDE - 215	201	0
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	629.3592	\$180,565	COMM GOLF COURSE & I	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	194.4572	\$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	\$125,595	\$73,717	0.171	6,864	\$1.83	2525	153.5513	\$318,550	COMM WEST SIDE - 215	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	161.1770	\$835,481	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	333.4362	\$249,139	COMMERCIAL CORNER- 2	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	119.6223	\$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	86.4438	\$102,251	COMM WEST SIDE - 215	201	0	
K -11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERMENT	\$633,690	\$0	0.00	\$4,216,290	\$545,698	\$87,992	\$2,776,545	0.032	20,722	\$4.25	2802	167.4678	\$365,375	COMM HURON CORR & C	201	0	
K -11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	141.5011	\$42,904	K -11-11-328-004, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	201	0
K -11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$274,700	124.86	\$770,972	\$49,797	\$170,203	\$575,559	0.296	11,504	\$14.80	2528	141.0651	\$42,234	K -11-11-328-004, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	201	0
K -11-40-351-008	4 N HEWITT	01/15/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$207,100	32.60	\$393,222	\$144,978	\$475,022	\$189,210	2.511	2,400	\$197.93	2525	60.4181	\$134,175	COMMERCIAL CORNER- 2	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	\$138,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	64.9811	\$120,067	COMMERCIAL CORNER- 2	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	129.1050	\$578,495	RAWSONVILLE RD- 211	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	128.7189	\$300,418	COMM WEST SIDE - 215	201	0	
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	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	142.8832	\$578,495	RAWSONVILLE RD- 211	201	0	
K -11-18-360-010	4785 MUNGER	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	101.3849	\$143,274	COMM TEXTILE RD & SO	201	0	
K -11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$129.32	2525	0.3903	\$430,183	COMM WEST SIDE - 215	201	0	
K -11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	WD	03-ARM'S LENGTH	\$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	119.4670	\$351,016	COMM EAST SIDE - 210	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	100.6383	\$111,504	COMM HURON CORR & C	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	\$698,303	\$792,681	0.881	15,633	\$44.67	2541	82.5431	\$166,194	COMM EAST SIDE - 210	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	76.0188	\$45,532	COMM EAST SIDE - 210	201	0	

NBD: 2541 COMMERCIAL MEDICAL OFFICE																						
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 (%)	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
K -11-40-351-008	4 N HEWITT	01/15/25	\$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	98.9680	\$134,175		COMMERCIAL CORNER- 2	201	0
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	\$1,166,353	\$201,697	\$953,303	\$740,343	1.288	15,633	\$60.98	2541	23.3219	\$166,194		COMM EAST SIDE - 210	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	104.9937	\$102,251		COMM WEST SIDE- 215	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	29.0543	\$453,100		COMM HURON CORR & C	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	\$138,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	83.5310	\$120,067		COMMERCIAL CORNER- 2	201	0
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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	28.5674	\$241,336		COMM HURON CORR & C	201	0
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$271,377	\$1,328,623	\$969,840	1.370	13,105	\$101.38	2530	15.0929	\$271,377		COMM HURON CORR & C	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	1.9524	\$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	1.9524	\$291,463	K -11-06-303-003	COMM WEST SIDE- 215	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	\$191,334	1.408	4,598	\$59.49	2542	11.3224	\$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	19-MULTI PARCEL 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	5.2397	\$747,522		COMM GOLF COURSE & I	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	24.3950	\$375,724		COMMERCIAL CORNER- 2	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	56.8475	\$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	1.5961	\$90,650		COMMERCIAL CORNER- 2	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	\$1,686,525	1.796	40,836	\$74.16	2530	27.4813	\$165,914		COMM EAST SIDE - 210	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	\$555,421	\$476,114	1.125	8,000	\$66.93	2530	39.6306	\$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	59.9397	\$119,934	K -11-06-479-006	COMM WEST SIDE- 215	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$859,098	\$459,116	\$390,884	\$304,864	1.282	4,032	\$96.95	2525	23.8713	\$430,183		COMM WEST SIDE- 215	201	0
Totals:						\$18,746,000	\$8,227,400		\$18,250,837		\$14,213,973	\$10,047,793			\$155.85		10.6233					
						Sale, Ratio =>		43.89	E.C.F. =>		1.415		Std. Deviation=>		0.489349686		35.4310		Coefficient of Var=>		23.29652124	
						Std. Dev. =>		11.27	Mean E.C.F. =>		1.521		Ave. Variance=>									

ASSESSOR DETERMINED ECF 2026 1.480

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 1.415. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.521 with a Standard Deviation of 0.4893. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.415 and 1.521. An ECF of 1.48 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.389
Calculated ECF Range .921 - 2.571
ECF Range: +/- 1 Standard Deviation .8997 - 1.8783
Previous Year ECF 1.340

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	658.5324	\$180,565		COMM GOLF COURSE & I	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	223.6304	\$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	124.3781	\$318,550		COMM WEST SIDE- 215	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	#REF!	\$93,850		COMM WEST SIDE- 215	201	0
K -11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	VD	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	86.1601	\$578,495		RAWSONVILLE RD- 211	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	\$87,992	\$2,776,545	0.032	20,722	\$4.25	2802	3.1691	\$365,375		COMM HURON CORR & C	201	0
K -11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$129.32	2525	30.2626	\$430,183		COMM WEST SIDE- 215	201	0
K -11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	03-ARM'S LENGTH	\$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	89.5947	\$351,016		COMM EAST SIDE - 210	201	0
K -11-03-200-010	528 E CLARK	11/10/23	\$1,380,000	VD	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- 7	201	0
K -11-10-125-012	1180 E CROSS	04/27/23	\$1,200,000	VD	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	67.4847	\$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 -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	VD	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	25.2415	\$111,504		COMM HURON CORR & C	201	0
K -11-18-360-010	4785 MUNGER	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	22.8953	\$143,274		COMM TEXTILE RD & SOI	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	#REF!	\$578,495		RAWSONVILLE RD- 211	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	\$85,486	0.946	1,436	\$62.92	2542	55.8728	\$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	110.1690	\$300,418		COMM WEST SIDE- 215	201	0
K -11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	VD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$934,570	\$191,661	\$1,048,339	\$524,283	2.000	22,320	\$46.97	2530	199.9567	\$189,740		COMM WEST SIDE- 215	201	0
K -11-22-100-004	8753 SPINAKER	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	\$1,587,450		COMM HURON CORR & C	201	0
K -11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-1C PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	29.1358	\$42,904	K -11-11-328-004, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	201	0
K -11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	16-1C 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, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	201	0
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	VD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,255,963	\$201,697	\$698,303	\$792,681	0.881	15,633	\$44.67	2541	53.3698	\$166,194		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)	\$193,348	(0.284)	2,154	(\$38.65)	2542	98.3793	\$547,663	K -11-06-304-005, K -11-06-304-006, K -11-06-304-	COMM WEST SIDE- 215	201	0

2542 COMMERCIAL RESTAURANT																						
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 (%)	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	7.4064	\$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	1.6740	\$453,100	COMM HURON CORR & C	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	13.7782	\$578,495	RAWSONVILLE RD-211	201	0	
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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 & C	201	0	
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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 & C	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	154.0393	\$291,463	K-11-06-303-004	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	154.0393	\$291,463	K-11-06-303-003	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	146.7646	\$31,051	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	146.8473	\$747,522	COMM GOLF COURSE & I	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-2	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	17.9314	\$90,650	COMMERCIAL CORNER-7	201	0	
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	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	27.7537	\$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	\$1,686,525	1.796	40,836	\$74.16	2530	58.2096	\$165,914	COMM EAST SIDE - 210	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	8.9023	\$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	\$662,368	0.921	13,311	\$66.62	2541	29.2114	\$119,934	K-11-06-479-006	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	\$559,098	\$459,116	\$390,884	\$304,864	1.282	4,032	\$96.95	2525	6.8571	\$430,183	COMM WEST SIDE - 215	201	0	

ASSESSOR DETERMINED ECF 2026

1.330

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 1.326. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.214 with a Standard Deviation of 0.3916. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .8904 and 1.6736. An ECF of 1.33 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.282
Calculated ECF Range .815 - 1.796
ECF Range: +/- 1 Standard Deviation .8904 - 1.6736
Previous Year ECF 1.280

REMOVED: NOT REPRESENTATIVE																						
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	149.7400	\$547,663	K -11-06-304-005, K -11-06-304-006, K -11-06-304-	COMM WEST SIDE - 215	201	0
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	678.6374	\$180,565	COMM GOLF COURSE & I	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	243.7354	\$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	104.2731	\$318,550	COMM WEST SIDE - 215	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	210.4552	\$635,481	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	7,400	\$456.42	2527	382.7144	\$249,139	COMMERCIAL CORNER-2	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	168.9005	\$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	135.7220	\$102,251	COMM WEST SIDE - 215	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	\$87,592	\$2,776,545	0.032	20,722	\$4.25	2802	118.1895	\$365,375	COMM HURON CORR & C	201	0	
K -11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$585,071	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	92.2229	\$42,904	K -11-11-328-004, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	201	0
K -11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$274,700	124.86	\$770,972	\$44,797	\$170,203	\$575,559	0.296	11,504	\$14.80	2528	91.7869	\$42,234	K -11-11-328-004, K -11-11-328-005, K -11-11-328-	COMM EAST SIDE - 210	201	0
K -11-40-351-008	4 N HEWITT	01/15/25	\$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	129.6963	\$134,175	COMMERCIAL CORNER-2	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	\$138,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	114.2593	\$120,067	COMMERCIAL CORNER-2	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	87.5897	\$102,448	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	\$524,283	2.000	22,320	\$46.97	2530	78.5980	\$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	78.7802	\$1,587,450	COMM HURON CORR & C	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	85.4314	\$67,948	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	79.4407	\$300,418	COMM WEST SIDE - 215	201	0	
K -11-18-360-010	4785 MUNGER	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	52.1067	\$143,274	COMM TEXTILE RD & SOL	201	0	
K -11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYER'S INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	4,032	\$129.32	2525	49.6686	\$430,183	COMM WEST SIDE - 215	201	0	
K -11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	WD	03-ARM'S LENGTH	\$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	70.1888	\$351,016	COMM EAST SIDE - 210	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	51.3607	\$111,504	COMM HURON CORR & C	201	0	
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$679,700	75.52	\$1,255,963	\$201,697	\$698,303	\$792,681	0.881	15,633	\$44.67	2541	33.2649	\$166,194	COMM EAST SIDE - 210	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	26.7405	\$45,532	COMM EAST SIDE - 210	201	0	

NBD: 2802 COMMERCIAL HURON CENTER PK, WASHTENAW BUSINESS PARK																						
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 (%)	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
K -11-40-351-008	4 N HEWITT	01/15/25	\$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	98.9680	\$134,175	COMMERCIAL CORNER- 2	201	0	
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	\$1,166,353	\$201,697	\$953,303	\$740,343	1.288	15,633	\$60.98	2541	23.3219	\$166,194	COMM EAST SIDE - 210	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	104.9937	\$102,251	COMM WEST SIDE- 215	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	\$1,440,853	\$1,171,123	1.230	15,228	\$94.62	2802	29.0543	\$453,100	COMM HURON CORR & C	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	\$138,064	\$346,936	\$147,245	2.356	410	\$846.19	2527	83.5310	\$120,057	COMMERCIAL CORNER- 2	201	0	
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$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	28.5674	\$241,336	COMM HURON CORR & C	201	0	
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$271,377	\$1,328,623	\$969,840	1.370	13,105	\$101.38	2530	15.0929	\$271,377	COMM HURON CORR & C	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	1.9524	\$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	1.9524	\$291,463	K -11-06-303-003	COMM WEST SIDE- 215	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	11.3224	\$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	5.2397	\$747,522	COMM GOLF COURSE & I	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	24.3950	\$375,724	COMMERCIAL CORNER- 2	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	56.8475	\$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	1.5961	\$90,650	COMMERCIAL CORNER- 2	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	\$121,280	\$378,720	\$1,686,525	1.796	40,836	\$74.16	2530	27.4813	\$165,914	COMM EAST SIDE - 210	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	39.6306	\$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	59.9397	\$119,934	K -11-06-479-006	COMM WEST SIDE- 215	201	0
K -11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$859,098	\$459,116	\$390,884	\$304,864	1.282	4,032	\$96.95	2525	23.8713	\$430,183	COMM WEST SIDE- 215	201	0	
Totals:			\$18,746,000			\$18,746,000	\$8,227,400		\$18,250,837		\$14,213,973	\$10,047,793			\$155.85		10.6233					
Sale, Ratio =>									43.89	E.C.F. =>									Std. Deviation=>			
Std. Dev. =>									11.27	Mean E.C.F. =>									Ave. Variance=>			
																	0.43544454	35.4310	Coefficient of Var=>		23.29652124	

ASSESSOR DETERMINED ECF 2026 1.472

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 1.415. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.521 with a Standard Deviation of 0.4893. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.415 and 1.521. An ECF of 1.472 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.389
Calculated ECF Range .921 - 2.571
ECF Range: +/- 1 Standard Deviation .8997 - 1.8783
Previous Year ECF 1.340

YPSILANTI TOWNSHIP
ECF STUDY

8/19/2025

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
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	20.6305	\$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	15,728	\$94.62	2802	14.8981	\$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-11-06-303-003	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	59.4212	\$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	59.4212	\$291,463	K-11-06-303-003	COMM WEST SIDE- 215	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 MUNGER	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	5.4945	\$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	3.0236	\$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	\$698,303	\$792,681	0.881	15,633	\$44.67	2541	20.0407	\$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	20.0812	\$430,183	COMM WEST SIDE- 215	201	0	
Totals:			\$19,005,000			\$19,005,000	\$11,240,500		\$23,553,762		\$13,167,248	\$13,485,267			\$98.38		10.4928					
							Sale. Ratio =>	59.14				E.C.F. =>	0.976		Std. Deviation=>	0.368317205						
							Std. Dev. =>	20.43				Mean E.C.F. =>	1.081		Ave. Variance=>	67.9915	Coefficient of Var=>	62.87675905				

ASSESSOR DETERMINED ECF 2026 1.075

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 .976. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.081 with a Standard Deviation of 0.3683. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between .4150 and 1.5983. An ECF of 1.075 was selected as the most representative of the neighborhood based upon the representative sales for the neighborhood.

Median Calculated ECF 1.230
Calculated ECF Range .415 - 1.540
ECF Range: +/- 1 Standard Deviation .8671 - 1.5983
Previous Year ECF 0.925

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	702.3543	\$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	267.4523	\$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	80.5562	\$318,550	COMM WEST SIDE- 215	201	0	
K-11-40-351-008	4 N HEWITT	01/15/25	\$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	\$138,064	\$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	\$87,992	\$2,776,545	0.032	20,722	\$4.25	2802	94.4726	\$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 A LC	\$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-11-03-200-010	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	80.7326	\$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	WD	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	14.1643	\$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	\$1,686,525	1.796	40,836	\$74.16	2530	137.6503	\$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	\$524,283	2.000	22,320	\$46.97	2530	91.8222	\$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	92.0043	\$1,587,450	COMM HURON CORR & OFF HURON- 220	201	0	
K-11-11-328-004	332 S FORD	08/19/22	\$220,000	WD	16-LC PAYOFF	\$220,000	\$278,700	126.68	\$782,629	\$49,535	\$170,465	\$585,071	0.291	11,728	\$14.53	2528	29.1358	\$42,904	K-11-11-328-004, I	COMM EAST SIDE - 210	201	0
K-11-11-328-005	330 S FORD	08/18/22	\$220,000	WD	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, I	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	31.5504	\$547,663	K-11-06-304-005, I	COMM WEST SIDE- 215	201	0

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 -11-31-400-015	7564 STONY CREEK	2.35	03/21/25	\$173,500	PTA	03-ARM'S LENGTH	\$173,500	\$142,300	82.02	\$283,009	\$97,770	\$85,730	\$152,517	0.562	1,975	\$43.41	6600	36.8345	1 1/2 STORY		\$81,072	RES LIN SCHLS W ACERAC	401	45		
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	\$183,202	\$152,624	1.240	1,840	\$102.83	6605A	3.2862	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	80.5248	BILEVEL		\$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	\$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 E ACERAG	401	91		
K -11-34-300-038	7777 WHITTAKER	2.12	06/21/24	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$153,000	81.38	\$298,106	\$78,048	\$109,952	\$161,807	0.680	1,521	\$72.29	6600	13.9205	1 STORY		\$78,048	RES LIN SCHLS W ACERAC	401	53		
K -11-34-100-023	8912 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 ACERAC	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 -11-25-100-029	6330 RAWSONVILLE	10.00	02/27/24	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$84,300	16.85	\$537,165	\$459,021	\$500,000	\$70,027	0.585	1,205	\$33.98	6605A	58.5192	1 STORY		\$456,784	COMM TEXTILE RD & SOI	401	36		
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	34.0807	1 STORY		\$87,752	RES LIN SCHLS W ACERAC	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	03-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	\$280,000	\$311,346	0.899	2,202	\$127.16	6605A	89.9322	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 ACERAC	401	63		
K -11-31-300-015	5131 BEMIS	2.55	06/27/23	\$270,000	WD	03-FAMILY	\$270,000	\$134,600	49.85	\$313,130	\$84,848	\$185,152	\$165,451	1.119	2,136	\$86.68	6600	81.8666	1 STORY		\$84,848	RES LIN SCHLS W ACERAC	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	\$128,563	1.281	1,910	\$86.49	6600	48.5847	2 STORY		\$69,808	RES LIN SCHLS W ACERAC	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	93.8956	1 STORY		\$76,280	RES YP SCHLS ACERAGE -	401	90		
Totals:				\$5,848,000			\$5,848,000	\$2,917,100		\$6,463,960		\$4,164,516	\$3,787,238			\$125.05		2.0166								
							Sale. Ratio =>		49.88	E.C.F. =>		1.100	Std. Deviation=>		0.288394581											
							Std. Dev. =>		15.01	Ave. E.C.F. =>		1.079	Ave. Variance=>		#VALUE!	Coefficient of Var=>		#VALUE!								

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 1.10. The mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 1.079 with a Standard Deviation of 0.2884. Therefore, it is most likely that the actual ECF for the subject neighborhood will be between 1.079 and 1.10. An ECF of 1.10 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

ASSESSOR DETERMINED ECF 2026

1.10

Removed: Not Representative

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	#VALUE!	BILEVEL		\$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	#VALUE!	BILEVEL		\$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 ACERAC	401	84
K -11-35-200-013	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	\$132,679	1.938	1,661	\$154.73	6605A	51.7482	TRILEVEL		\$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	44.5379	1 STORY		\$87,072	RES LIN SCHLS W ACERAC	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	\$322,498	\$77,428	\$292,572	\$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	88.4062	1 1/2 STORY		\$99,520	RES LIN SCHLS W ACERAC	401	45
K -11-31-400-007	7660 STONY CREEK	2.06	11/12/24	\$335,000	WD	03-FAMILY	\$335,000	\$119,500	35.67	\$235,300	\$75,280	\$259,720	\$117,662	2.207	1,693	\$152.96	6600	164.5241	1 1/2 STORY		\$75,280	RES LIN SCHLS W ACERAC	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 W ACERAC	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	113.6242	1 3/4 STORY		\$78,640	RES LIN SCHLS W ACERAC	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	105.3575	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	138.7498	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	93.1229	1 STORY		\$163,201	RES LIN SCHLS W ACERAC	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	0.186	2,724	\$7.40	4430A	71.3233	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	28.4393	1 STORY		\$60,388	RES LIN SCHLS W ACERAC	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	1,064	\$200.08	4430A	71.1546	1 STORY		\$72,120	RES YP SCHLS ACERAGE -	401	45
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	\$287,672	\$76,168	\$273,832	\$141,999	1.928	2,493	\$109.84	4430A	80.9326	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	32.86	\$246,910	\$56,296	\$280,237	\$140,157	1.999	1,776	\$157.79	6600	89.9827	2 STORY		\$56,296	RES LIN SCHLS W ACERAC	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	\$306,213	\$106,700	\$238,300	\$143,282	1.663	1,867	\$127.64	6600	24.2895	TRILEVEL		\$106,700	RES LIN SCHLS W ACERAC	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	93.4278			\$260,540	RES LIN SCHLS E ACERAG	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	\$88.86	6605A	#REF!	TRILEVEL		\$63,000	RES LIN SCHLS E ACERAG	401	49
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	\$211,500	\$158,500	\$56,133	2.824	0	#DIV/0!	6600	111.8984			\$211,500	RES LIN SCHLS W ACERAC	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	89.1192	2 STORY		\$71,896	RES YP SCHLS ACERAGE -	401	45
K -11-32-200-032	7363 STONY CREEK	2.86	08/29/23	\$551,500	WD	03-ARM'S LENGTH	\$551,500	\$224,400	39.96	\$497,920	\$101,287	\$460,213	\$279,738	1.645	2,185	\$210.53	6600	37.6770	1 STORY		\$87,752	RES LIN SCHLS W ACERAC	401	63
K -11-30-300-058	6511 MUNGER	3.53	08/11/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$106,200	30.34	\$235,502	\$82,330	\$267,670	\$117,526	2.278	910	\$294.14	4430A	#REF!	1 STORY		\$82,330	RES YP SCHLS ACERAGE -	401	45
K -11-19-100-007	5410 ELLIS	12.00	07/21/23	\$601,000	WD	03-ARM'S LENGTH	\$601,000	\$188,700	31.40	\$420,713	\$111,871	\$489,129	\$228,138	2.144	2,879	\$169.90	4430A	6.3842	1 STORY		\$111,871	RES YP SCHLS ACERAGE -	401	45

2025 Assessment Roll ECF Analysis
Sale Dates 4/1/22 - 3/31/24
RESIDENTIAL BUILDING RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table
K-11-10-380-007	928 DAVIS	08/31/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$75,000	78.95	\$190,912	\$67,573	\$27,427	\$92,736	0.296	1,249	\$21.96	4440B	85.4542	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-481-031	1262 DAVIS	10/20/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$74,100	71.94	\$180,450	\$76,372	\$26,628	\$78,254	0.340	951	\$28.00	4440B	81.0019	1 STORY	\$76,372	RES YP SCHLS SEC 10 - 440
K-11-10-306-034	969 PARKWOOD	09/29/23	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$81,200	71.86	\$190,440	\$67,573	\$45,427	\$92,381	0.492	1,008	\$45.07	4440B	65.8561	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-407-014	1260 PARKWOOD	01/30/24	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$74,300	65.75	\$177,124	\$59,513	\$53,487	\$88,429	0.605	950	\$56.30	4440B	54.5439	1 STORY	\$59,513	RES YP SCHLS SEC 10 - 440
K-11-10-308-026	921 DAVIS	08/30/22	\$115,193	WD	03-ARM'S LENGTH	\$115,193	\$63,800	55.39	\$168,251	\$67,573	\$47,620	\$75,698	0.629	981	\$48.54	4440B	52.1214	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-306-020	823 PARKWOOD	02/22/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$74,800	62.33	\$176,461	\$51,941	\$68,059	\$93,624	0.727	1,396	\$48.75	4440B	42.3356	1 1/2 STORY	\$51,941	RES YP SCHLS SEC 10 - 440
K-11-10-307-022	843 MAPLEWOOD	05/16/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$66,800	52.19	\$174,375	\$67,573	\$60,427	\$80,302	0.752	962	\$62.81	4440B	39.7801	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-435-016	1145 DAVIS	11/22/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$56,100	52.92	\$137,565	\$62,983	\$43,017	\$56,077	0.767	725	\$59.33	4440B	38.3185	1 STORY	\$62,983	RES YP SCHLS SEC 10 - 440
K-11-10-308-022	873 DAVIS	02/22/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$63,000	49.61	\$166,599	\$67,573	\$59,427	\$74,456	0.798	960	\$61.90	4440B	35.2142	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-431-012	1071 HAWTHORNE	09/21/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$80,200	56.28	\$190,881	\$62,983	\$79,517	\$96,164	0.827	1,344	\$59.16	4440B	32.3405	2 STORY	\$62,983	RES YP SCHLS SEC 10 - 440
K-11-10-306-015	840 HAWTHORNE	06/26/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$62,300	51.07	\$152,323	\$67,573	\$54,427	\$63,722	0.854	864	\$62.99	4440B	29.6160	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-308-009	910 MAPLEWOOD	02/29/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$118,900	46.63	\$315,738	\$110,507	\$144,493	\$168,222	0.859	2,028	\$71.25	4440B	29.1353	1 STORY	\$105,425	RES YP SCHLS SEC 10 - 440
K-11-10-382-003	864 AUBURNDALE	11/28/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$81,500	46.60	\$211,332	\$80,104	\$94,796	\$98,668	0.961	1,250	\$75.84	4440B	18.9534	1 STORY	\$80,104	RES YP SCHLS SEC 10 - 440
K-11-10-481-009	1326 DAVIS	06/16/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$60,500	48.40	\$144,610	\$48,000	\$77,000	\$72,639	1.060	864	\$89.12	4440B	9.0260	1 STORY	\$48,000	RES YP SCHLS SEC 10 - 440
K-11-10-306-025	875 PARKWOOD	09/01/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$64,200	44.90	\$156,470	\$67,573	\$75,427	\$66,840	1.128	816	\$92.44	4440B	2.1821	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-306-010	896 HAWTHORNE	08/19/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$53,400	38.42	\$147,096	\$67,573	\$71,427	\$59,792	1.195	620	\$115.20	4440B	4.4302	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-306-034	969 PARKWOOD	01/25/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$81,200	45.62	\$190,440	\$67,573	\$110,427	\$92,381	1.195	1,008	\$109.55	4440B	4.5046	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-306-024	865 PARKWOOD	02/09/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,500	44.41	\$181,468	\$67,573	\$102,427	\$85,635	1.196	1,440	\$71.13	4440B	4.5788	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-381-003	455 EMERICK	07/31/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$65,900	59.91	\$121,164	\$8,450	\$101,550	\$84,747	1.198	1,000	\$101.55	4440B	4.7972	1 STORY	\$8,450	RES YP SCHLS SEC 10 - 440
K-11-10-407-032	1267 DAVIS	12/30/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$96,300	42.80	\$238,833	\$75,731	\$149,269	\$122,633	1.217	1,920	\$77.74	4440B	6.6905	CONVERTED 2 FAM	\$75,731	RES YP SCHLS SEC 10 - 440
K-11-10-433-009	229 OAKLAWN	10/16/23	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$76,300	43.11	\$185,900	\$67,714	\$109,286	\$88,862	1.230	1,200	\$91.07	4440B	7.9549	1 1/2 STORY	\$67,714	RES YP SCHLS SEC 10 - 440
K-11-10-431-009	1099 HAWTHORNE	06/29/23	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$54,000	41.22	\$132,962	\$62,983	\$68,017	\$52,616	1.293	725	\$93.82	4440B	14.2416	1 STORY	\$62,983	RES YP SCHLS SEC 10 - 440
K-11-10-430-010	165 ROSEWOOD	12/08/22	\$153,688	PTA	03-ARM'S LENGTH	\$153,688	\$58,200	37.87	\$155,228	\$64,655	\$89,033	\$68,100	1.307	1,080	\$82.44	4440B	15.7091	1 STORY	\$64,655	RES YP SCHLS SEC 10 - 440
K-11-10-384-011	931 TYLER	05/12/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$63,200	38.30	\$166,608	\$66,930	\$98,070	\$74,946	1.309	1,152	\$85.13	4440B	15.8250	1 STORY	\$66,930	RES YP SCHLS SEC 10 - 440
K-11-10-435-004	1132 MAPLEWOOD	06/22/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,400	42.32	\$191,366	\$62,983	\$127,017	\$96,529	1.316	1,462	\$86.88	4440B	16.5554	2 STORY	\$62,983	RES YP SCHLS SEC 10 - 440
K-11-10-430-001	1198 HAWTHORNE	07/19/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94	\$151,881	\$69,836	\$85,164	\$61,688	1.381	700	\$121.66	4440B	23.0266	1 STORY	\$69,836	RES YP SCHLS SEC 10 - 440
K-11-10-431-001	1185 HAWTHORNE	03/19/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$91,700	39.02	\$217,901	\$70,250	\$164,750	\$111,016	1.484	1,728	\$95.34	4440B	33.3728	2 STORY	\$70,250	RES YP SCHLS SEC 10 - 440
K-11-10-432-005	1032 HAWTHORNE	04/22/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$88,200	37.53	\$215,052	\$62,983	\$172,017	\$114,338	1.504	1,798	\$95.67	4440B	35.4171	2 STORY	\$62,983	RES YP SCHLS SEC 10 - 440
K-11-10-406-017	1263 HAWTHORNE	05/31/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,800	37.79	\$134,418	\$61,523	\$83,477	\$54,808	1.523	900	\$92.75	4440B	37.2778	1 STORY	\$61,523	RES YP SCHLS SEC 10 - 440
K-11-10-307-024	867 MAPLEWOOD	02/09/24	\$185,400	WD	03-ARM'S LENGTH	\$185,400	\$70,400	37.97	\$170,233	\$67,573	\$117,827	\$77,188	1.526	1,106	\$106.53	4440B	37.6199	1 STORY	\$67,573	RES YP SCHLS SEC 10 - 440
K-11-10-385-008	920 AUBURNDALE	07/05/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$81,200	37.77	\$195,056	\$71,397	\$143,603	\$92,977	1.545	1,395	\$102.94	4440B	39.4210	1 STORY	\$71,397	RES YP SCHLS SEC 10 - 440
K-11-10-185-030	1311 DUNCAN	02/17/23	\$158,500	PTA	03-ARM'S LENGTH	\$158,500	\$54,600	34.45	\$143,582	\$57,083	\$101,417	\$65,037	1.559	864	\$117.38	4440B	40.9083	1 STORY	\$57,083	RES YP SCHLS SEC 10 - 440
K-11-10-184-003	1228 DUNCAN	03/25/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$65,100	36.17	\$156,529	\$58,311	\$121,689	\$73,848	1.648	864	\$140.84	4440B	49.7533	1 STORY	\$58,311	RES YP SCHLS SEC 10 - 440
K-11-10-185-028	1329 DUNCAN	12/29/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,300	36.17	\$152,222	\$57,083	\$117,917	\$71,533	1.648	864	\$136.48	4440B	49.8131	1 STORY	\$57,083	RES YP SCHLS SEC 10 - 440
K-11-10-184-004	1238 DUNCAN	02/06/23	\$170,100	WD	03-ARM'S LENGTH	\$170,100	\$56,300	33.10	\$147,663	\$58,485	\$111,615	\$67,051	1.665	864	\$129.18	4440B	51.4330	1 STORY	\$58,311	RES YP SCHLS SEC 10 - 440
K-11-10-382-006	830 AUBURNDALE	12/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00	\$182,289	\$79,723	\$130,277	\$77,117	1.689	937	\$139.04	4440B	53.9041	1 STORY	\$79,723	RES YP SCHLS SEC 10 - 440
K-11-10-181-072	1275 CRESTWOOD	05/25/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$63,800	31.90	\$164,738	\$61,388	\$138,612	\$77,707	1.784	859	\$161.36	4440B	63.3488	1 STORY	\$61,388	RES YP SCHLS SEC 10 - 440
K-11-10-386-018	513 EMERICK	02/20/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,000	34.21	\$157,457	\$63,294	\$126,706	\$70,799	1.790	1,054	\$120.21	4440B	63.9357	1 STORY	\$63,294	RES YP SCHLS SEC 10 - 440
K-11-10-386-016	505 EMERICK	04/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$62,500	28.41	\$167,336	\$63,294	\$156,706	\$85,280	1.838	1,608	\$97.45	4440B	68.7245	1 STORY	\$63,294	RES YP SCHLS SEC 10 - 440
K-11-10-384-002	604 OAKLAWN	06/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,300	32.61	\$216,560	\$68,048	\$211,952	\$111,663	1.898	1,814	\$116.84	4440B	74.7842	1 STORY	\$68,048	RES YP SCHLS SEC 10 - 440
K-11-10-405-017	1309 PARKWOOD	05/09/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$67,200	27.43	\$172,062	\$62,304	\$182,696	\$82,525	2.214	950	\$192.31	4440B	106.3536	1 STORY	\$62,304	RES YP SCHLS SEC 10 - 440
K-11-10-435-006	1128 MAPLEWOOD	01/30/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$57,900	29.69	\$141,641	\$62,983	\$132,017	\$59,141	2.232	820	\$161.00	4440B	108.1933	1 STORY	\$62,983	RES YP SCHLS SEC 10 - 440
Totals:			\$7,015,281			\$7,015,281	\$2,896,300		\$7,331,216		\$4,282,144	\$3,478,169			\$93.45		1.8359			

Sale. Ratio => 41.29
Std. Dev. => 14.02

E.C.F. => 1.231
Ave. E.C.F. => 1.250

Std. Deviation=> 0.47136724
Ave. Variance=> 39.2489
Coefficient of Var=> 31.41147753

Median Calculated E.C.F. => 1.250

Calculate E.C.F. Range =>
Calculated E.C.F. Range w/in 1 Standard Deviation=>
Previous Year E.C.F. => 1.10/1.22

Facts Taken Into Consideration : There are 550 Improved parcels in the ECF District.
42 sales represent a sample size of 7.82% of the E.C.F. District.

Costs were determined utilizing the 2014 State of Michigan Cost Manual.
Arms Length Conventional Sales were studied from 4/1/2021 thru 3/31/2023

Assessor Determined E.C.F. for 2025 => 1.231

K-11-10-385-002	534 OAKLAWN	12/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$55,100	137.75	\$151,967	\$69,935	(\$29,935)	\$61,678	(0.485)	940	(\$31.85)	4440B	163.5637	1 STORY	\$69,935	RES YP SCHLS SEC 10 - 440
K-11-10-384-016	963 TYLER	12/19/22	\$42,800	WD	03-ARM'S LENGTH	\$42,800	\$57,400	134.11	\$155,463	\$66,930	(\$24,130)	\$66,566	(0.362)	750	(\$32.17)	4440B	151.2791	1 STORY	\$66,930	RES YP SCHLS SEC 10 - 440
K-11-10-435-006	1128 MAPLEWOOD	09/01/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$57,900	134.65	\$141,641	\$62,983	(\$19,983)	\$59,141	(0.338)	820	(\$24.37)	4440B	148.8180	1 STORY	\$62,983	RES YP SCHLS SEC 10 - 440