

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00205.COMM CLARK OFFICE PLA - 205, Last Edited: 07/15/2025

Values for Acreage Table 1: 'SITE'

1 Acre: 482,594	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 0	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00209.COMMERCIAL CORNER- 209, Last Edited: 08/18/2025

Values for Acreage Table 1: 'CORNER LOT'

1 Acre: 488,471	3 Acre: 1,465,414	10 Acre: 0	30 Acre: 0
1.5 Acre: 732,707	4 Acre: 1,953,885	15 Acre: 0	40 Acre: 0
2 Acre: 976,942	5 Acre: 2,442,356	20 Acre: 0	50 Acre: 0
2.5 Acre: 1,221,178	7 Acre: 0	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'CORNER OTHER'

1 Acre: 393,100	3 Acre: 1,179,301	10 Acre: 0	30 Acre: 0
1.5 Acre: 589,651	4 Acre: 1,572,402	15 Acre: 0	40 Acre: 0
2 Acre: 786,201	5 Acre: 1,965,502	20 Acre: 0	50 Acre: 0
2.5 Acre: 982,751	7 Acre: 0	25 Acre: 0	100 Acre: 0

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Rates/Values for Neighborhood 00210.COMM EAST SIDE - 210, Last Edited: 07/15/2025

Values for Acreage Table 1: 'EAST SIDE COMMERCIAL'

1 Acre: 94,518	3 Acre: 243,978	10 Acre: 570,767	30 Acre: 1,436,122
1.5 Acre: 141,776	4 Acre: 325,303	15 Acre: 856,151	40 Acre: 1,339,263
2 Acre: 189,035	5 Acre: 365,218	20 Acre: 957,415	50 Acre: 1,674,078
2.5 Acre: 203,315	7 Acre: 511,305	25 Acre: 1,196,769	100 Acre: 1,197,415

Values for Acreage Table 2: 'EAST SIDE NBD'

1 Acre: 71,384	3 Acre: 182,859	10 Acre: 318,674	30 Acre: 956,022
1.5 Acre: 107,076	4 Acre: 243,812	15 Acre: 478,011	40 Acre: 1,274,696
2 Acre: 142,768	5 Acre: 269,982	20 Acre: 637,348	50 Acre: 1,593,370
2.5 Acre: 178,460	7 Acre: 377,975	25 Acre: 796,685	100 Acre: 3,186,739

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00211.RAWSONVILLE RD- 211, Last Edited: 07/15/2025

Values for Acreage Table 1: 'RAWSONVILLE RD'

1 Acre: 258,750	3 Acre: 776,249	10 Acre: 0	30 Acre: 0
1.5 Acre: 388,124	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 517,499	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 646,874	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00212.COMM TEXTILE RD & SOUTH- 212, Last Edited: 07/15/2025

Values for Acreage Table 1: 'TEXTILE RD AND SOUTH'

1 Acre: 75,693	3 Acre: 190,896	10 Acre: 584,084	30 Acre: 1,380,677
1.5 Acre: 113,540	4 Acre: 254,528	15 Acre: 690,339	40 Acre: 1,840,903
2 Acre: 151,387	5 Acre: 318,160	20 Acre: 920,452	50 Acre: 2,301,129
2.5 Acre: 159,080	7 Acre: 445,423	25 Acre: 1,150,562	100 Acre: 4,602,258

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00215.COMM WEST SIDE- 215, Last Edited: 07/15/2025

Values for Acreage Table 1: 'WASHTENAW RD'

1 Acre: 305,328	3 Acre: 842,058	10 Acre: 1,609,611	30 Acre: 0
1.5 Acre: 457,991	4 Acre: 1,122,744	15 Acre: 2,414,416	40 Acre: 0
2 Acre: 610,655	5 Acre: 1,153,211	20 Acre: 0	50 Acre: 0
2.5 Acre: 701,715	7 Acre: 1,614,495	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'WEST SIDE- OFF WASH'

1 Acre: 216,920	3 Acre: 444,786	10 Acre: 1,513,176	30 Acre: 4,539,527
1.5 Acre: 283,629	4 Acre: 593,049	15 Acre: 2,269,764	40 Acre: 0
2 Acre: 378,172	5 Acre: 741,311	20 Acre: 3,026,352	50 Acre: 0
2.5 Acre: 472,715	7 Acre: 830,105	25 Acre: 3,782,939	100 Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00218.COMM HOTEL- 218, Last Edited: 07/15/2025

Values for Acreage Table 1: 'HOTEL'

1 Acre: 235,603	3 Acre: 706,809	10 Acre: 2,356,029	30 Acre: 0
1.5 Acre: 353,404	4 Acre: 942,412	15 Acre: 0	40 Acre: 0
2 Acre: 471,206	5 Acre: 1,178,015	20 Acre: 0	50 Acre: 0
2.5 Acre: 589,007	7 Acre: 1,649,221	25 Acre: 0	100 Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00219.COMM GOLF COURSE & LG ACREAGE- 219, Last Edited: 07/15/2025

Values for Acreage Table 1: 'GOLF COURSE & REC'

1 Acre: 60,929	3 Acre: 0	10 Acre: 0	30 Acre: 241,272
1.5 Acre: 91,394	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 0	5 Acre: 0	20 Acre: 160,848	50 Acre: 308,514
2.5 Acre: 0	7 Acre: 0	25 Acre: 201,060	100 Acre: 617,028

Values for Acreage Table 2: 'LARGE COMMERCIAL AC'

1 Acre: 0	3 Acre: 0	10 Acre: 238,926	30 Acre: 716,778
1.5 Acre: 0	4 Acre: 95,570	15 Acre: 358,389	40 Acre: 955,705
2 Acre: 0	5 Acre: 119,463	20 Acre: 477,852	50 Acre: 1,194,631
2.5 Acre: 0	7 Acre: 167,248	25 Acre: 597,315	100 Acre: 2,389,261

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00220.COMM HURON CORR & OFF HURON- 220, Last Edited: 07/15/2025

Values for Acreage Table 1: 'HURON/ WHITTAKER COR'

1 Acre: 172,530	3 Acre: 517,591	10 Acre: 1,522,729	30 Acre: 0
1.5 Acre: 258,795	4 Acre: 609,092	15 Acre: 2,284,094	40 Acre: 0
2 Acre: 345,061	5 Acre: 761,365	20 Acre: 0	50 Acre: 0
2.5 Acre: 431,326	7 Acre: 1,065,910	25 Acre: 0	100 Acre: 0

Values for Acreage Table 2: 'OFF HURON'

1 Acre: 106,206	3 Acre: 318,619	10 Acre: 802,420	30 Acre: 0
1.5 Acre: 159,310	4 Acre: 420,765	15 Acre: 1,203,630	40 Acre: 0
2 Acre: 212,413	5 Acre: 525,956	20 Acre: 1,640,841	50 Acre: 0
2.5 Acre: 265,516	7 Acre: 736,339	25 Acre: 2,006,051	100 Acre: 0

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00240.COMM LEASE LAND - 240, Last Edited: 07/15/2025

Values for Acreage Table 1: 'CELL TOWER SITE'

1 Acre: 1,708,055	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 2,562,083	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 3,416,110	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 0	7 Acre: 0	25 Acre: 0	100 Acre: 0

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

205 Clark Office Plaza																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class				
K-11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE -:	201				
K-11-40-351-008	411 HEWITT	01/15/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORI	201				
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE -:	201				
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE-:	001				
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE-:	201				
K-11-02-375-008,-013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE -:	202				
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORI	201				
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$491,308	\$11.05	2525 5546/071			COMM HURON COI	202				
K-11-06-303-003,-004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437		K-11-06-303-004	COMM WEST SIDE-:	201				
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	\$453,228	\$102,448	1.17	1.17	\$397,374	\$8.89	2530 5519/514			COMM EAST SIDE -:	201				
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORI	201				
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729			COMMERCIAL CORI	201				
Totals:			\$11,210,485			\$11,210,485	\$3,526,000		\$6,845,046	\$6,471,097	\$2,095,151	13.41	13.43											
								Sale. Ratio =>	31.45	Average		Average		Average		\$11.08								
								Std. Dev. =>	11.86	per FF=>		per Net Acre=>		482,593.56 per SqFt=>										
															1 Acre	\$/SF	\$/AC	Table Rate						
															Rate Used	\$11.08	\$	482,594	\$	482,594				

REMOVED FROM THIS TABLE: 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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525 5584/521			COMM GOLF COUR	201
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE -:	201
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500 5583/295			COMM EAST SIDE -:	201
K-11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE -:	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE-:	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE -:	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COF	202
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383			COMM EAST SIDE -:	201
K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE -:	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE-:	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE-:	201
K-11-02-456-005,-006,007,-008,-010	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-456-008		COMM EAST SIDE -:	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON COF	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE -:	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE -:	202
K-11-11-362-001	1440 ECORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE -:	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	VD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525 5564/653			COMM GOLF COUR	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC:	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE-:	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE -:	202
K-11-13-310-002,-003	1761-1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500	K-11-13-310-003		COMM EAST SIDE -:	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE -:	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD E	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD-:	201
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -:	201
K-11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	VD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500 5545/206			RES LIN SCHLS E AC	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780			COMM EAST SIDE -:	201
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	VD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.69	\$54,502	\$1.25	2525 5544/652			COMM TEXTILE RD E	202
K-11-06-100-005,-006,1-10-31-400-016	1900-1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	4.11	\$42,817	\$0.98	2525 5541/513,5545/174	K-11-06-100-006		COMM WEST SIDE-:	202
K-11-23-311-001	6940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$41,359	\$241,336	2.41	2.41	\$17,161	\$0.39	2530 5547/174			COMM HURON COF	201
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173			COMM HURON COF	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525 5542/387			COMM GOLF COUR	202
K-11-10-108-006,-007,-008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919	K-11-10-108-007, K-11-10-108-008		COMM EAST SIDE -:	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285			COMMERCIAL CORI	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759	K-11-02-374-022		COMM EAST SIDE -:	202
K-11-10-108-001,-010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058	K-11-10-108-010		COMM EAST SIDE -:	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	HLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE -:	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	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525 5518/698			COMM GOLF COUR	201
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335			COMM WEST SIDE-:	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,039)	(\$5.76)	2500 5540/948	COMM EAST SIDE - :	201
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	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528 5540/650	COMM EAST SIDE - :	201
K-11-11-331-009	1425 ECORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500 5537/725	COMM EAST SIDE - :	201
K-11-11-331-008	1405 ECORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500 5529/642	COMM EAST SIDE - :	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500 5526/049	COMM EAST SIDE - :	201

209 COMMERCIAL CORNER																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL CORNER	201
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - 210	201
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE- 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE- 215	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE- 215	201
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	18.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON CORR &	202
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K-11-06-303-004	COMM WEST SIDE - 215	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL CORNER	201
K-11-10-467-002	1168 E CORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	48.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL CORNER	201
Totals:			\$11,570,485			\$11,570,485	\$3,608,700		\$7,061,329	\$6,708,664	\$2,189,001	13.73	13.76							
								Sale. Ratio =>	31.19		Average		Average		Average					
								Std. Dev. =>	11.95		per FF=>		per Net Acre=>	488,471.24	per SqFt=>	\$11.21				

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$11.21	\$	488,471 \$ 488,471
1.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$11.21	\$	488,471 \$ 732,707
2 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$11.21	\$	488,471 \$ 976,942
2.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$11.21	\$	488,471 \$ 1,221,178
3 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$11.21	\$	488,471 \$ 1,465,414
4 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$11.21	\$	488,471 \$ 1,953,885
5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$11.21	\$	488,471 \$ 2,442,356

REMOVED FROM THIS TABLE: 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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COURSE &	201
K-11-03-400-009	1236 HOLMES	03/25/25	\$840,000	PTA	03-ARM'S LENGTH	\$840,000	\$233,200	27.76	\$348,428	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - 210	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE- 215	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$48,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE - 210	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR &	202
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$168,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE - 210	201
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE - 210	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE- 215	001
K-11-02-456-005, -006, 007, -008, -01	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007	COMM EAST SIDE - 210	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON CORR &	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,651	\$88,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE - 210	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	VD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653		COMM GOLF COURSE &	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC 3,4 &	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE- 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE - 210	202
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD & SO	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD- 211	201
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - 210	201
K-11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	VD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/206		RES LIN SCHLS E ACER/	202

K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$89,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780	COMM EAST SIDE - 210	201	
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525	5544/652	COMM TEXTILE RD & SO	202	
K-11-06-100-005, -006, J-10-31-400-0	1900- 1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	4.11	\$42,817	\$0.98	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE- 215	202
K-11-23-311-001	6940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$41,359	\$241,336	2.41	2.41	\$17,161	\$0.39	2530	5547/174	COMM HURON CORR &	201	
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173	COMM HURON CORR &	201	
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387	COMM GOLF COURSE &	202	
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285	COMMERCIAL CORNER	201	
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$97,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRI	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE - 210	201
K-11-20-301-017	5920 STONY CREEK	04/24/23	\$1,650,000	LC	03-ARM'S LENGTH	\$1,650,000	\$753,600	45.67	\$1,555,825	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525	5518/698	COMM GOLF COURSE &	201	
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335	COMM WEST SIDE- 215	201	

209 Commercial Corner Lot																					
Corner Lot- Other																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class	
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201	
K -11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201	
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE- 215	201	
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL CORNER	201	
K -11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - 210	201	
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE- 215	001	
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE- 215	001	
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE- 215	201	
K -11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE- 215	201	
K -11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K -11-02-390-013	COMM EAST SIDE - 210	202	
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER	201	
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD- 211	201	
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON CORR &	202	
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$9.49	2525	5540/437	K -11-06-303-004	COMM WEST SIDE- 215	201	
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRI	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K -11-10-108-010	COMM EAST SIDE - 210	201	
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE - 210	201	
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE - 210	201	
K -11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL CORNER	201	
K -11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL CORNER	201	
Totals:			\$14,533,485			\$14,533,485	\$5,401,600		\$9,766,299	\$8,294,418	\$3,512,499	21.10	21.12								
								Sale, Ratio =>	37.17	Average				Average							
								Std. Dev. =>	21.54					per Net Acre=>	393,100	\$9.02					

1 Acre	\$/SF		\$/AC	Table Rate
Rate Used	\$9.02	\$	393,100	\$ 393,100
1.5 Acres	\$/SF		\$/AC	Table Rate
Rate Used	\$9.02	\$	393,100	\$ 589,651
2 Acres	\$/SF		\$/AC	Table Rate
Rate Used	\$9.02	\$	393,100	\$ 786,201
2.5 Acres	\$/SF		\$/AC	Table Rate
Rate Used	\$9.02	\$	393,100	\$ 982,751
3 Acres	\$/SF		\$/AC	Table Rate
Rate Used	\$9.02	\$	393,100	\$ 1,179,301
4 Acres	\$/SF		\$/AC	Table Rate
Rate Used	\$9.02	\$	393,100	\$ 1,572,402
5 Acre	\$/SF		\$/AC	Table Rate
Rate Used	\$9.02	\$	393,100	\$ 1,965,502

Removed From This Table																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COURSE &	201
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - 210	202
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE - 210	201

REMOVED FROM STUDY																		
K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$138,795)	(\$3.14)	2500	COMM EAST SIDE - 210	201
K-11-10-386-005	954 E CORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500	COMM EAST SIDE - 210	201
K-11-02-480-007	86 S WARD	11/18/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500 5571/914	COMM EAST SIDE - 210	201
K-11-11-331-008	1405 E CORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION EXPOSE	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500 5556/813	COMM EAST SIDE - 210	201
K-11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802 L: 5550/ P: 352	COMM HURON CORR &	201
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$68,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500 5540/948	COMM EAST SIDE - 210	201
K-11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528 5540/650	COMM EAST SIDE - 210	201
K-11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	88.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500 5537/725	COMM EAST SIDE - 210	201
K-11-11-331-008	1405 E CORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500 5529/642	COMM EAST SIDE - 210	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500 5526/049	COMM EAST SIDE - 210	201

8/18/2025

East Side Commercial

1 Acre thru 2 Acres

1 Acre thru 2 Acres

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.17	\$ 94,518	\$ 94,518
1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.17	\$ 94,518	\$ 141,776
2.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.17	\$ 94,518	\$ 189,035

Removed from this Size Group: Not Representative

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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530	COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500	COMM EAST SIDE - 210	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551	COMMERCIAL CORNER- 209	201
K-11-06-464-018	2307 WASHTENAW	12/11/24	\$360,000	LD	03-ARM S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173	COMM WEST SIDE- 215	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	WC	03-ARM S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941	COMM WEST SIDE- 215	201
K-11-02-375-008,-013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500	COMM EAST SIDE - 210	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM S LENGTH	\$21,500	\$34,800	161.66	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519	COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527	COMMERCIAL CORNER- 209	201
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872	COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$96,99	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183	COMM TEXTILE RD & SOUTH- 212	202
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071	COMM HURON CORR & OFF HUR	202
K-11-06-303-003,-004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437	COMM WEST SIDE- 215	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285	COMMERCIAL CORNER- 209	201
K-11-10-125-012	1189 E CROSS	04/27/23	\$1,200,000	WD	03-ARM S LENGTH	\$1,200,000	\$368,500	30.71	\$849,220	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514	COMM EAST SIDE - 210	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874	COMMERCIAL CORNER- 209	201
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	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5518/729	COMMERCIAL CORNER- 209	201

2.5 Acres thru 4 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - 210	202
K-11-19-253-003	1145 W MICHIGAN	01/21/25	\$340,000	PTA	03-ARM S LENGTH	\$340,000	\$248,000	72.94	\$424,122	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE - 215	201
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE - 210	201
K-11-19-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE- 215	001
K-11-02-456-005, -006, 007, -08	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE - 210	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-19-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE - 215	202
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$14,910	\$0.96	2500			COMM EAST SIDE - 210	201
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE - 210	201
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CORR & OFF HUR	201

K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$93,298	\$1.91	2530	5547/173	COMM HURON CORR & OFF HUR	201
K-11-10-108-006,-007,-008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	COMM EAST SIDE - 210	202
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335	COMM WEST SIDE - 215	201
		Totals:	\$8,218,500			\$8,218,500	\$3,853,600		\$8,770,052	\$1,796,976	\$10,567,028	22.10	22.09						
								Sale Ratio =>	46.89	Average		Average		Average					
								Std. Dev. =>	16.22	per Net Acre =>		per SqFt=>		61,325.85	\$1.87				

2.5 Acre	\$/SF		\$/AC		Table Rate
Rate Used	\$1.87	\$	81,326	\$	203,315
3.0 Acre	\$/SF		\$/AC		Table Rate
Rate Used	\$1.87	\$	81,326	\$	243,978
4.0 Acre	\$/SF		\$/AC		Table Rate
Rate Used	\$1.87	\$	81,326	\$	325,303

Removed from this Size Group: Not Representative

MOVED FROM THIS SIZE GROUP: NOT REPRESENTATIVE																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K -11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORNER- 209	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE - 210	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE- 215	001
K -11-06-464-018	2307 WASHTEANAW	12/11/24	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE- 215	201
K -11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$122,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE- 215	201
K -11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CORR & OFF HUR	201
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201
K -11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K -11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K -11-02-390-013	COMM EAST SIDE - 210	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE - 210	202
K -11-02-275-003	1507 HOLMES	04/28/24	\$485,000	PTA	03-ARM'S LENGTH	\$485,000	\$169,900	35.03	\$333,900	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE - 210	201
K -11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD & SOUTH- 212	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD- 211	201
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CORR & OFF HUR	202
K -11-06-303-003, -004	2789 WASHTEANAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437		K -11-06-303-004	COMM WEST SIDE- 215	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285			COMMERCIAL CORNER- 209	201
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759		K -11-02-374-022	COMM EAST SIDE - 210	202
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058		K -11-10-108-010	COMM EAST SIDE - 210	201
K -11-04-100-072	943 WYR	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$397,374	\$8.89	2530 5519/514			COMM EAST SIDE - 210	201
K -11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORNER- 209	201
K -11-10-467-002	1166 ECORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729			COMMERCIAL CORNER- 209	201

5 Acres thru 7 Acres

Acres thru 7 Acres																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class		
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE - 210	201		
K-11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - 210	202		
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE - 210	201		
K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE - 210	201		
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE - 210	201		
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC 3,4 & 10 - 410	201		
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE - 215	202		
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE - 210	202		
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202		
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - 210	201		
K-11-06-100-005, -006, J-10-31	1900- 1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/133, 5545/174	K-11-06-100-006	COMM WEST SIDE - 215	202		
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CORR & OFF HUR	201		
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON CORR & OFF HUR	201		
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202		
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202		
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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335		COMM WEST SIDE - 215	201		
Totals:			\$13,260,891			\$13,260,891	\$6,313,100		\$13,500,941	\$2,740,228	\$16,241,169	37.52	37.52									
								Sale. Ratio =>	Average				Average		Average							
								Std. Dev. =>	31.86				per Net Acre=>		73,043.53		per SqFt=>		\$1.68			

5 Acre	\$/SF		\$/AC		Table Rate
Rate Used	\$1.68	\$	73,044	\$	365,218

7 Acre	\$/SF		\$/AC		Table Rate
Rate Used	\$1.68	\$	73,044	\$	511,305

Removed from this Size Group: Not Representative

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80		2530		COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77		2500		COMM EAST SIDE - 210	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00		2525 5578/625		COMM WEST SIDE - 215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54		2525 5578/551		COMMERCIAL CORNER- 209	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53		2525		COMM HURON CORR & OFF HUR	202
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83		2525 5574/708		COMM WEST SIDE - 215	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22		2525 5574/709		COMM WEST SIDE - 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78		2525 5574/173		COMM WEST SIDE - 215	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54		2542 5571/941		COMM WEST SIDE - 215	201
K-11-02-456-005, -006, 007, -01	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73		2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54		2802 5570/931		COMM HURON CORR & OFF HUR	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58		2500 5569/454		COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69		2500		COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07		2500	K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49		2500 5565/643		COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55		2527		COMMERCIAL CORNER- 209	201
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01		2500 5551/872		COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99		2500 5549/183		COMM TEXTILE RD & SOUTH- 212	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25		2542 5546/756		RAWSONVILLE RD- 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05		2525 5546/071		COMM HURON CORR & OFF HUR	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$68,949	1.10	1.10	\$94,457	\$2.17		2500 5544/780		COMM EAST SIDE - 210	201
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49		2525 5540/437	K-11-06-303-004	COMM WEST SIDE - 215	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19		2527 5540/285		COMMERCIAL CORNER- 209	201
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90		2542 5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62		2500 5528/491		COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89		2530 5519/514		COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25		2542 5521/874		COMMERCIAL CORNER- 209	201
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24		2527 5516/729		COMMERCIAL CORNER- 209	201

10 Acres thru 15 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95		2500 5583/295		COMM EAST SIDE - 210	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94		2500 5576/911		COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63		2541 5575/383		COMM EAST SIDE - 210	201
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09		2500 5562/435		RES YP SCHLS SEC 3, 4 & 10 - 410	201
K-11-38-150-010	1767 S HURON	03/31/25	\$2,600,000	VD	03-ARM'S LENGTH	\$2,600,000	\$310,800	11.95	\$570,191	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47		2525 5584/521		COMM GOLF COURSE & LG ACRE	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03		2525 5542/387		COMM GOLF COURSE & LG ACRE	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96		2500		COMM EAST SIDE - 210	201
K-11-06-100-005, -006, J-10-31	1900 - 1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98		2525 5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE - 215	202
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15		2530 5547/174		COMM HURON CORR & OFF HUR	201
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91		2530 5547/173		COMM HURON CORR & OFF HUR	201

Totals:

\$15,118,891

\$15,118,891

\$6,257,800

\$13,335,883

\$4,705,692

\$2,738,306

82.45

82.44

Sale. Ratio =>

41.39

Average

Average

Average

Std. Dev. =>

89.44

per Net Acre=>

57,076.74

per SqFt=>

\$1.31

10 Acre

\$/SF

\$/AC

Table Rate

Rate Used

\$1.31

\$

57,077

\$

570,767

15 Acre

\$/SF

\$/AC

Table Rate

Rate Used

\$1.31

\$

57,077

\$

856,151

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80		2530		COMM EAST SIDE - 210	201
K-11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77		2500		COMM EAST SIDE - 210	201
K-11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61		2500 5579/832		COMM EAST SIDE - 210	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00		2525 5578/625		COMM WEST SIDE - 215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54		2525 5578/551		COMMERCIAL CORNER- 209	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53		2525		COMM HURON CORR & OFF HUR	202
K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07		2500 5575/396		COMM EAST SIDE - 210	201
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83		2525 5574/708		COMM WEST SIDE - 215	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22		2525 5574/709		COMM WEST SIDE - 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78		2525 5574/173		COMM WEST SIDE - 215	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54		2542 5571/941		COMM WEST SIDE - 215	201
K-11-02-456-005, -006, 007, -011	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20- MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73		2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54		2802 5570/931		COMM HURON CORR & OFF HUR	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58		2500 5569/454		COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69		2500		COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20- MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07		2500	K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 ECORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49		2500 5565/643		COMM EAST SIDE - 210	202
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48		2525 5559/025		COMM WEST SIDE - 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.88	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46		2500 5556/519		COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55		2527		COMMERCIAL CORNER- 209	201
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19- MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44		2500	K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01		2500 5551/872		COMM EAST SIDE - 210	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183	COMM TEXTILE RD & SOUTH- 212	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756	RAWSONVILLE RD- 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071	COMM HURON CORR & OFF HUR	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780	COMM EAST SIDE - 210	201
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	COMM WEST SIDE- 215	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285	COMMERCIAL CORNER- 209	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	COMM EAST SIDE - 210	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491	COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514	COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874	COMMERCIAL CORNER- 209	201
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335	COMM WEST SIDE- 215	201
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729	COMMERCIAL CORNER- 209	201

20 Acres thru 30 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class	
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COURSE & LG ACRE	201	
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE - 210	201	
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE - 210	201	
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE - 210	201	
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE- 215	001	
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON CORR & OFF HUR	201	
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC 3,4 & 10 - 410	201	
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - 210	201	
K-11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	VD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/206		RES LIN SCHLS E ACERAGE - 605	202	
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	VD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525	5544/652		COMM TEXTILE RD & SOUTH- 212	202	
K-11-06-100-005, -006, J-10-31	1900- 1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE - 215	202	
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387		COMM GOLF COURSE & LG ACRE	202	
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CORR & OFF HUR	201	
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON CORR & OFF HUR	201	
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE - 210	201	
Totals:			\$20,736,891			\$20,736,891	\$7,895,400		\$18,359,814	\$8,660,584	\$27,020,398	180.92	181.34								
								Sale. Ratio =>			Average		Average		Average						
								Std. Dev. =>				per Net Acre=>	47,870.75		per SqFt=>	\$1.10					

20 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.10	\$	47,871 \$ 957,415
25 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.10	\$	47,871 \$ 1,196,769
30 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.10	\$	47,871 \$ 1,436,122

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - 210	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE- 215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL CORNER- 209	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE - 210	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE- 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE- 215	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE- 215	201
K-11-02-456-005, -006, 007, -08	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE - 210	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	VD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653		COMM GOLF COURSE & LG ACRE	202
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE - 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201
K-11-13-310-002, -003	1761- 1777 WOODDALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD & SOUTH- 212	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD- 211	201
K-11-39-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON CORR & OFF HUR	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE - 210	201
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5548/437	K-11-06-303-004	COMM WEST SIDE - 215	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285		COMMERCIAL CORNER- 209	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514	COMM EAST SIDE - 210	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874	COMMERCIAL CORNER- 209	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335	COMM WEST SIDE - 215	201
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	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729	COMMERCIAL CORNER- 209	201

40 Acres thru 50 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525 5584/521	COMM GOLF COURSE & LG ACRE	201		
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500 5583/295	COMM EAST SIDE - 210	201		
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911	COMM EAST SIDE - 210	201		
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383	COMM EAST SIDE - 210	201		
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708	COMM WEST SIDE - 215	001		
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931	COMM HURON CORR & OFF HUR	201		
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,298	1.70	1.70	\$47,363	\$1.09	2500 5562/435	RES YP SCHLS SEC 3,4 & 10 - 410	201		
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	WD	03-ARM S LENGTH	\$685,000	\$742,300	108.38	\$823,066	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756	RAWSONVILLE RD - 211	201		
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500	COMM EAST SIDE - 210	201		
K-11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	WD	03-ARM S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500 5545/206	RES LIN SCHLS E ACERAGE - 605	202		
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.45	50.89	\$54,502	\$1.25	2525 5544/652	COMM TEXTILE RD & SOUTH- 212	202		
K-11-06-100-005, -006, J-10-31	1900- 1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525 5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE - 215	202	
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174	COMM HURON CORR & OFF HUR	201		
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173	COMM HURON CORR & OFF HUR	201		
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491	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	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525 5518/698	COMM GOLF COURSE & LG ACRE	201		
Totals:			\$23,031,891			\$23,031,891	\$9,262,800		\$20,902,955	\$9,902,710	\$7,189,396	295.77	296.19		\$0.77					
								Sale. Ratio => Std. Dev. =>	40.22 29.68	Average		Average per Net Acre=>	33,481.57	Average per SqFt=>		\$0.77				

40 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.77	\$	33,482 \$ 1,339,263

50 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.77	\$	33,482 \$ 1,674,078

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE - 210	202
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	\$234,428	\$138,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE-215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORNER- 209	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	WD	03-ARM S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE - 210	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE- 215	001
K-11-06-484-018	2307 WASHTENAW	12/11/24	\$360,000	LC	03-ARM S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE- 215	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE- 215	201
K-11-02-456-005, -006, 007, -08	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$56,915	\$1.73	2500 5570/287		K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	WD	03-ARM S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE - 210	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	WD	03-ARM S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525 5564/653			COMM GOLF COURSE & LG ACRE	202
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE- 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE - 210	202
K-11-02-275-003	1507 HOLMES	04/29/24	\$485,000	PTA	03-ARM S LENGTH	\$485,000	\$169,500	35.03	\$333,900	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD & SOUTH- 212	202
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CORR & OFF HUR	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$66,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780			COMM EAST SIDE - 210	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	WD	03-ARM S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525 5542/387			COMM GOLF COURSE & LG ACRE	202
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437		K-11-06-303-004	COMM WEST SIDE- 215	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919		K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
K-11-03-200-010	528 E CLARK	11/10/23	\$1,350,000	WD	03-ARM S LENGTH	\$1,350,000	\$286,500	20.76	\$573,608	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285			COMMERCIAL CORNER- 209	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759		K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058		K-11-10-108-010	COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE - 210	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORNER- 209	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335			COMM WEST SIDE- 215	201
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	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729			COMMERCIAL CORNER- 209	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	WD	03-ARM S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525 5542/387	COMM GOLF COURSE & LG ACRE	202
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491	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	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525 5518/698	COMM GOLF COURSE & LG ACRE	201

Totals:	\$9,371,891		\$9,371,891	\$4,938,300		\$9,403,609	\$2,809,339	\$12,212,948	234.62	234.62								
					Sale Ratio =>		52.69	Average	Average	Average								
					Std. Dev. =>		97.63	per Net Acre=>	11,974.15	per SqFt=>					\$0.27			

100 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.27	\$	11,974 \$ 1,197,415

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber//Page	Other Parcels In Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47		2525 5584/521		COMM GOLF COURSE & LG ACRE	201
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80		2530		COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77		2500		COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61		2500 5579/832		COMM EAST SIDE - 210	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00		2525 5578/625		COMM WEST SIDE- 215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54		2525 5578/551		COMMERCIAL CORNER- 209	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94		2500 5576/911		COMM EAST SIDE - 210	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53		2525		COMM HURON CORR & OFF HUR	202
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07		2500 5575/396		COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63		2541 5575/383		COMM EAST SIDE - 210	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22		2525 5574/709		COMM WEST SIDE- 215	001
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83		2525 5574/708		COMM WEST SIDE- 215	001
K-11-06-464-018	2307 WASHTEENAW	12/11/24	\$360,000	LC	03-ARM S LENGTH	\$360,000	\$82,700	22.97	\$237,567	\$360,000	\$93,850	0.33	0.32	\$730,975	\$16.78		2525 5574/173		COMM EAST SIDE- 215	201
K-11-06-482-013	1801 WASHTEENAW	11/19/24	\$546,000	VD	03-ARM S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54		2542 5571/941		COMM WEST SIDE- 215	201
K-11-02-456-005, -006, 007, -015 LAKEWOOD12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73		2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54		2802 5570/931		COMM HURON CORR & OFF HUR	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58		2500 5569/454		COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69		2500		COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07		2500	K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49		2500 5565/643		COMM EAST SIDE - 210	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	VD	03-ARM S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11		2525 5564/653		COMM GOLF COURSE & LG ACRE	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09		2500 5562/435		RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM S LENGTH	\$35,500	\$28,100	78.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48		2525 5559/025		COMM WEST SIDE- 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46		2500 5556/519		COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55		2527		COMMERCIAL CORNER- 209	201
K-11-13-310-002, -003	1761- 1777 WOODDALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44		2500	K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 E MERICK	04/19/24	\$140,000	PTA	03-ARM S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01		2500 5551/872		COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99		2500 5549/183		COMM TEXTILE RD & SOUTH- 212	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25		2542 5546/756		RAWSONVILLE RD - 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05		2525 5546/071		COMM HURON CORR & OFF HUR	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17		2500 5544/780		COMM EAST SIDE - 210	201
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	VD	03-ARM S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25		2525 5544/652		COMM TEXTILE RD & SOUTH- 212	202
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15		2530 5547/174		COMM HURON CORR & OFF HUR	201
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91		2530 5547/173		COMM HURON CORR & OFF HUR	201
K-11-06-303-003, -004	2789 WASHTEENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$820,000	\$373,500	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49		2525 5540/437	K-11-06-303-004	COMM WEST SIDE- 215	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$54,054	0.74	0.74	\$54,054	\$1.24		2500 5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19		2527 5540/285		COMMERCIAL CORNER- 209	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68		2500 5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90		2542 5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89		2530 5519/514		COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTEENAW	04/19/23	\$840,000	VD	03-ARM S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25		2542 5521/874		COMMERCIAL CORNER- 209	201
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84		2525 5518/335		COMM WEST SIDE- 215	201
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24		2527 5516/729		COMMERCIAL CORNER- 209	201

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber//Page	Other Parcels In Sale	Land Table	Class
K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)		2500		COMM EAST SIDE - 210	201
K-11-10-388-005	954 E CORSE	12/30/24	\$180,000	PTA	03-ARM S LENGTH	\$180,000	\$176,300	97.94	\$242,501	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)		2500		COMM EAST SIDE - 210	201
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46		2500		COMM EAST SIDE - 210	201
K-11-02-480-007	86 S WARD	11/18/24	\$90,000	WD	03-ARM S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)		2500 5571/914		COMM EAST SIDE - 210	201
K-11-11-331-008	1405 E CORSE	05/16/24	\$205,000	WD	11-FROM LENDING INSTITUTION EXPOS	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)		2500 5556/813		COMM EAST SIDE - 210	201
K-11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)		2802 L 5550/ P: 352		COMM HURON CORR & OFF HUR	201
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)		2500 5540/948		COMM EAST SIDE - 210	201
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	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)		2528 5540/650		COMM EAST SIDE - 210	201
K-11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM S LENGTH	\$150,000	\$130,400	88.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)		2500 5537/725		COMM EAST SIDE - 210	201
K-11-11-331-008	1405 E CORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)		2500 5529/642		COMM EAST SIDE - 210	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)		2500 5526/049		COMM EAST SIDE - 210	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911	COMM EAST SIDE - 210	201
K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396	COMM EAST SIDE - 210	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383	COMM EAST SIDE - 210	201
K-11-02-456-005, -006, 007, -08 15 LAKEWOOD12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-456-008 COMM EAST SIDE - 210	202
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931	COMM HURON CORR & OFF HUR	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 ECORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643	COMM EAST SIDE - 210	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435	RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025	COMM WEST SIDE- 215	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500	COMM EAST SIDE - 210	201
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780	COMM EAST SIDE - 210	201
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174	COMM HURON CORR & OFF HUR	201
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173	COMM HURON CORR & OFF HUR	201
K-11-10-108-006, -007, -008 45 YPSI		11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919	K-11-10-108-007, K-11-10-108-008 COMM EAST SIDE - 210	202
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759	K-11-02-374-022 COMM EAST SIDE - 210	202
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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335	COMM WEST SIDE- 215	201
Totals:			\$9,825,500			\$9,825,500	\$4,658,500		\$10,381,158	\$1,618,129	\$1,988,108	22.67	22.67					
								Sale Ratio =>	47.41		Average	Average	Average					
								Std. Dev. =>	28.54			per Net Acre=>	71,383.85	per SqFt=>	\$1.64			

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.64	\$	71,384 \$ 71,384
1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.64	\$	71,384 \$ 107,076
2.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.64	\$	71,384 \$ 142,768
2.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.64	\$	71,384 \$ 178,460

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE- 215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORNER- 209	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE- 215	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE- 215	201
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE- 215	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE- 215	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201
K-11-13-310-002, -003	1761-1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD & SOUTH- 212	202
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$742,300	108.36	\$923,066	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD- 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CORR & OFF HUR	202
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,500	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437		K-11-06-303-004	COMM WEST SIDE- 215	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285			COMMERCIAL CORNER- 209	201
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058		K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE - 210	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORNER- 209	201
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729			COMMERCIAL CORNER- 209	201

210 Commercial East Side

East Side Neighborhood

3 Acre thru 4 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
K-11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE - 210	202
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383			COMM EAST SIDE - 210	201
K-11-02-456-005, -006, 007, -08 15 LAKEWOOD12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500 5570/287		K-11-02-456-006, K-11-02-456-007, K-11-02-456-008	COMM EAST SIDE - 210	202
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE - 215	202
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174			COMM HURON CORR & OFF HUR	201
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	\$225,737	\$83,298	2.71	2.71	\$93,667	\$2.15	2530 5547/173			COMM HURON CORR & OFF HUR	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919		K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE - 210	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335			COMM WEST SIDE - 215	201
Totals:			\$5,483,500			\$5,483,500	\$2,347,000		\$5,918,250	\$1,007,065	\$1,256,136	16.52	16.52							

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Sale, Ratio => 42.80 Average
Std. Dev. => 34.17 Average
per Net Acre=>

Average		per SqFt=>		\$1.40	
3 Acres	\$/SF	\$/AC		Table Rate	
Rate Used	\$1.40	\$	60,953	\$	182,859
4 Acres	\$/SF	\$/AC		Table Rate	
Rate Used	\$1.40	\$	60,953	\$	243,812

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K -11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE -215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORNER- 209	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE - 210	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K -11-10-380-025	979 ECORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE - 210	201
K -11-18-100-019	755 S HEWITT	12/18/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE - 215	001
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE - 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE - 215	201
K -11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE - 215	201
K -11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CORR & OFF HUR	201
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201
K -11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K -11-02-390-013	COMM EAST SIDE - 210	202
K -11-11-362-001	1440 ECORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE - 210	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201
K -11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K -11-13-310-003	COMM EAST SIDE - 210	202
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE - 210	201
K -11-25-100-036	10879 BLACKHORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD & SOUTH- 212	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD - 211	201
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - 210	201
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CORR & OFF HUR	202
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$109,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780			COMM EAST SIDE - 210	201
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437		K -11-06-303-004	COMM WEST SIDE - 215	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285			COMMERCIAL CORNER- 209	201
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759		K -11-02-374-022	COMM EAST SIDE - 210	202
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058		K -11-10-108-010	COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE - 210	201
K -11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORNER- 209	201
K -11-10-467-002	1166 ECORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729			COMMERCIAL CORNER- 209	201

210 Commercial East Side

East Side Neighborhood

5 Acre thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE - 210	202
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE - 210	201
K -11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,286	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC 3,4 & 10 - 410	201
K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE - 215	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE - 210	202
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174			COMM HURON CORR & OFF HUR	201
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173			COMM HURON CORR & OFF HUR	201
K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919		K -11-10-108-007, K -11-10-108-008	COMM EAST SIDE - 210	202
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE - 210	201
K -11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335			COMM WEST SIDE - 215	201
Totals:			\$4,500,000			\$4,500,000	\$1,795,200		\$4,984,015	\$848,769	\$1,147,105	15.72	15.72							

Sale, Ratio => 39.89 Average
Std. Dev. => 44.28 Average
per Net Acre=>

5 Acres	\$/SF	\$/AC		Table Rate	
Rate Used	\$1.24	\$	53,996	\$	269,982
7 Acres	\$/SF	\$/AC		Table Rate	
Rate Used	\$1.24	\$	53,996	\$	377,975

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K -11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE-215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORNER- 209	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K -11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE - 210	201

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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383	COMM EAST SIDE - 210	201	
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708	COMM WEST SIDE - 215	001	
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709	COMM WEST SIDE - 215	001	
K-11-06-484-018	2307 WASHTENAW	12/11/24	\$360,000	LC	03-ARM S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173	COMM WEST SIDE - 215	201	
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941	COMM WEST SIDE - 215	201	
K-11-02-456-005, -006, 007, -015 LAKEWOOD12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$55,188	\$1.73	2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931	COMM HURON CORR & OFF HUR	201	
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454	COMM EAST SIDE - 210	201	
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500	K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643	COMM EAST SIDE - 210	202	
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527	COMMERCIAL CORNER- 209	201	
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500	K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872	COMM EAST SIDE - 210	201	
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183	COMM TEXTILE RD & SOUTH- 212	202	
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756	RAWSONVILLE RD - 211	201	
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500	COMM EAST SIDE - 210	201	
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071	COMM HURON CORR & OFF HUR	202	
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780	COMM EAST SIDE - 210	201	
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437	K-11-06-303-004	COMM WEST SIDE - 215	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285	COMMERCIAL CORNER- 209	201	
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514	COMM EAST SIDE - 210	201	
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874	COMMERCIAL CORNER- 209	201	
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729	COMMERCIAL CORNER- 209	201	

210 Commercial East Side
East Side Neighborhood
10 Acre thru 100 Acres

Parcel Number		Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COURSE & LG ACRE	201	
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	\$128,486	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE - 210	201
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE- 215	001
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	\$345,739	\$453,100	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON CORR & OFF HUR	201
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	\$260,725	3.42	3.42	\$14,910	\$0.96	2500			COMM EAST SIDE - 210	201
K-11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/205		RES LIN SCHLS E ACERAGE - 605	202
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	\$2,184,926	50.46	50.69	\$54,502	\$1.25	2525	5544/626		COMM TEXTILE RD & SOUTH- 212	202
K-11-06-100-005, -006, J-10-31	1900- 1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE- 215	202
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	\$225,737	\$241,336	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CORR & OFF HUR	201
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	\$225,737	\$271,377	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON CORR & OFF HUR	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		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	\$841,697	\$747,522	\$747,522	141.89	141.89	\$5,932	\$0.14	2525	5518/698		COMM GOLF COURSE & LG ACRE	201
Totals:				\$20,446,891			\$20,446,891	\$7,510,900		\$17,800,457	\$9,191,926	\$6,361,114	288.87								
									Sale. Ratio =>	36.73	Average			Average	Average						
									Std. Dev. =>	30.00				per Net Acre=>	31,867.39	per SqFt=>			\$0.73		

10 Acres	\$/SF		\$/AC		Table Rate	Parcels: Between 10 and 20 acres: 4-1 APT
Rate Used	\$0.73	\$	31,867	\$	318,674	
15 Acres	\$/SF		\$/AC		Table Rate	
Rate Used	\$0.73	\$	31,867	\$	478,011	
20 Acres	\$/SF		\$/AC		Table Rate	Parcels: Between 20 and 30 acres: 5- 3 APT
Rate Used	\$0.73	\$	31,867	\$	637,348	
25 Acres	\$/SF		\$/AC		Table Rate	
Rate Used	\$0.73	\$	31,867	\$	796,685	
30 Acres	\$/SF		\$/AC		Table Rate	Parcels: Greater than 30, less than 50 acres
Rate Used	\$0.73	\$	31,867	\$	956,022	
40 Acres	\$/SF		\$/AC		Table Rate	
Rate Used	\$0.73	\$	31,867	\$	1,274,696	
50 Acres	\$/SF		\$/AC		Table Rate	Parcels: Greater than 50 acres = 0
Rate Used	\$0.73	\$	31,867	\$	1,593,370	
100 Acres	\$/SF		\$/AC		Table Rate	
Rate Used	\$0.73	\$	31,867	\$	3,186,739	

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libri/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832	COMM EAST SIDE - 210	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625	COMM WEST SIDE- 215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551	COMMERCIAL CORNER- 209	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911	COMM EAST SIDE - 210	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525		COMM HURON CORR & OFF HUR	202
K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396	COMM EAST SIDE - 210	201
K-11-10-125-015	1159 W MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383	COMM EAST SIDE - 210	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709	COMM WEST SIDE- 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173	COMM WEST SIDE- 215	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941	COMM WEST SIDE- 215	201
K-11-02-456-005, -006, 007, -01	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	202
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454	COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500		COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	202
K-11-11-362-001	1440 ECORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643	COMM EAST SIDE - 210	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	VD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653	COMM GOLF COURSE & LG ACRE	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435	RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025	COMM WEST SIDE- 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519	COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527		COMMERCIAL CORNER- 209	201
K-11-13-310-002, -003	1761- 1777 WOODDALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872	COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183	COMM TEXTILE RD & SOUTH- 212	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756	RAWSONVILLE RD- 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071	COMM HURON CORR & OFF HUR	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780	COMM EAST SIDE - 210	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387	COMM GOLF COURSE & LG ACRE	202
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K-11-06-303-004	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285	COMMERCIAL CORNER- 209	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K-11-10-108-010	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514	COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874	COMMERCIAL CORNER- 209	201
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335	COMM WEST SIDE- 215	201
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729	COMMERCIAL CORNER- 209	201

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liberi/Page	Other Parcels in Sale	Land Table	Class
K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500			COMM EAST SIDE - 210	201
K-11-10-386-005	954 ECORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500			COMM EAST SIDE - 210	201
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - 210	201
K-11-02-480-007	86 S WIARD	11/18/24	\$90,000	VD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500	5571/914		COMM EAST SIDE - 210	201
K-11-11-331-008	1405 ECORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION EXPOSE	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500	5556/813		COMM EAST SIDE - 210	201
K-11-38-280-017	1420 S HURON	02/02/24	\$633,690	VD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802	L: 5550/ P: 352		COMM HURON CORR & OFF HUR	201
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500	5540/948		COMM EAST SIDE - 210	201
K-11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528	5540/650		COMM EAST SIDE - 210	201
K-11-11-331-009	1425 ECORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500	5537/725		COMM EAST SIDE - 210	201
K-11-11-331-008	1405 ECORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500	5529/642		COMM EAST SIDE - 210	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	VD	03-ARM'S LENGTH	\$86,840	\$97,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500	5526/049		COMM EAST SIDE - 210	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

211 Rawsonville Rd 1 thru 3 Acres																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500 5583/295			COMM EAST SIDE - :	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE - :	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,697,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - :	201
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE - :	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE - :	001
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE - :	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - :	201
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500	K-11-13-310-003		COMM EAST SIDE - :	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD - :	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON COI	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780			COMM EAST SIDE - :	201
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437	K-11-06-303-004		COMM WEST SIDE - :	201
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058	K-11-10-108-010		COMM EAST SIDE - :	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE - :	201
Totals:			\$16,127,376			\$16,127,376	\$6,323,900		\$11,832,448	\$7,848,390	\$3,549,236	30.33	30.33							
						Sale. Ratio =>		39.21		Average				Average						
						Std. Dev. =>		25.49		per FF=>				per Net Acre=>		258,749.51	per SqFt=>	\$5.94		

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$5.94	\$	258,750 \$ 258,750
1.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.94	\$	258,750 \$ 388,124
2 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.94	\$	258,750 \$ 517,499
2.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.94	\$	258,750 \$ 648,874
3 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.94	\$	258,750 \$ 776,249

REMOVED FROM THIS TABLE: 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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525 5584/521			COMM GOLF COUR	201
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - :	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - :	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE - :	202
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORI	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE - :	201
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383			COMM EAST SIDE - :	201
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE - :	201
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE - :	201
K-11-02-456-005, -006, 007, -008, -010	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-456-008		COMM EAST SIDE - :	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON COI	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - :	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500	K-11-02-390-013		COMM EAST SIDE - :	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE - :	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	VD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525 5564/653			COMM GOLF COUR	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC :	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE - :	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE - :	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORI	201
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,599	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE - :	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD E	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - :	201
K-11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	VD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500 5545/206			RES LIN SCHLS E AC	202
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	VD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525 5544/652			COMM TEXTILE RD E	202
K-11-06-100-005, -006, I-10-31-400-016	1900- 1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	4.11	\$42,817	\$0.98	2525 5541/513, 5545/174	K-11-06-100-006		COMM WEST SIDE - :	202
K-11-23-311-001	6940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$41,359	\$241,336	2.41	2.41	\$17,161	\$0.39	2530 5547/174			COMM HURON COI	201
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173			COMM HURON COI	201
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525 5542/387			COMM GOLF COUR	202
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919	K-11-10-108-007, K-11-10-108-008		COMM EAST SIDE - :	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285			COMMERCIAL CORI	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759	K-11-02-374-022		COMM EAST SIDE - :	202
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE - :	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	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525 5518/698			COMM GOLF COUR	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORI	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335	COMM WEST SIDE - :	201
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	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729	COMMERCIAL CORI	201
REMOVED FROM STUDY																		
K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,397)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500	COMM EAST SIDE - :	201
K-11-10-386-005	954 E CORSE	12/30/24	\$180,000	PTA	03-ARM S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500	COMM EAST SIDE - :	201
K-11-02-480-007	66 S WARD	11/18/24	\$90,000	VD	03-ARM S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500 5571/914	COMM EAST SIDE - :	201
K-11-11-331-008	1405 E CORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION EXPOSED	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500 5556/813	COMM EAST SIDE - :	201
K-11-39-280-017	1420 S HURON	02/02/24	\$633,690	VD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802 L: 5550/ P: 352	COMM HURON COI	201
K-11-02-393-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	03-ARM S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500 5540/948	COMM EAST SIDE - :	201
K-11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528 5540/650	COMM EAST SIDE - :	201
K-11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500 5537/725	COMM EAST SIDE - :	201
K-11-11-331-008	1405 E CORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500 5529/642	COMM EAST SIDE - :	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	VD	03-ARM S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500 5526/049	COMM EAST SIDE - :	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

212 Textile Rd and South
1 thru 2 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
K -11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE -1	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE -1	201
K -11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE -1	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -1	201
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE -1	001
K -11-02-456-005, -006, 007, -008, -010	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$75,188	1.33	1.33	\$56,915	\$1.73	2500	5570/287	K -11-02-456-006, K -11-02-456-007, K -11-02-456-008	COMM EAST SIDE -1	202
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COI	201
K -11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE -1	202
K -11-11-362-001	1440 ECORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE -1	202
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC:	201
K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE -1	202
K -11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K -11-13-310-003	COMM EAST SIDE -1	202
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -1	201
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE -1	201
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON COI	201
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON COI	201
K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K -11-10-108-007, K -11-10-108-008	COMM EAST SIDE -1	202
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$97,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K -11-02-374-022	COMM EAST SIDE -1	202
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -1	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335		COMM WEST SIDE -1	201
Totals:			\$10,501,500			\$10,501,500	\$5,159,000		\$11,322,792	\$2,274,665	\$2,910,278	30.05	30.05							
								Sale. Ratio =>	49.13	Average		Average		Average						
								Std. Dev. =>	26.62	per FF=>		per Net Acre=>		75,693.49 per SqFt=>		\$1.74				

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.74	\$	75,693 \$ 75,693
1.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$1.74	\$	75,693 \$ 113,540
2 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$1.74	\$	75,693 \$ 151,387

REMOVED FROM THIS TABLE: NOT REPRESENTATIVE

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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE -1	201
K -11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE -1	201
K -11-40-351-008	41 N HEWITT	01/15/25	\$620,100	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL CORI	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -1	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202
K -11-18-100-019	7555 HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$166,667	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE -1	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE -1	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE -1	201
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE -1	201
K -11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$925,867	\$12.07	2500		K -11-02-390-013	COMM EAST SIDE -1	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE -1	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORI	201
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE -1	201
K -11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD &	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD-	201
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON COI	202
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K -11-06-303-004	COMM WEST SIDE -1	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285		COMMERCIAL CORI	201
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K -11-10-108-010	COMM EAST SIDE -1	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE -1	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL CORI	201
K -11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL CORI	201

2.5 thru 7 Acres

	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
	K -11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE -1	202
	K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202
	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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -1	201
	K -11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE -1	201
	K -11-02-456-005, -006, 007, -008, -010	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,170	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K -11-02-456-006, K -11-02-456-007, K -11-02-456-010	COMM EAST SIDE -1	202
	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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COI	201
	K -11-13-306-006	1695 IDE	10/22/24	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE -1	202
	K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC-	201
	K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE-	202
	K -11-06-100-005, -006, I-10-31-400-016	1900-1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$249,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$255,541/513, 5545/174	\$0.98			K -11-06-100-006	COMM WEST SIDE-	202
	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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/173		COMM HURON COI	201
	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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON COI	201
	K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K -11-10-108-007, K -11-10-108-008	COMM EAST SIDE -1	202
	K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K -11-02-374-022	COMM EAST SIDE -1	202
	K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,491	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -1	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335		COMM WEST SIDE-	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-10-380-025	979 E CORSE	12/27/24	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$110,300	58.05	\$207,028	\$19,455	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396	COMM EAST SIDE -1	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709	COMM WEST SIDE -1	001
K-11-06-464-018	2307 WASHITENAW	12/11/24	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173	COMM WEST SIDE -1	201
K-11-06-482-013	1801 WASHITENAW	11/19/24	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941	COMM WEST SIDE -1	201
K-11-02-456-005,-006,007,-008,-010	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-456-008, K-11-02-456-009, K-11-02-456-010	202
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931	COMM HURON COF	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454	COMM EAST SIDE -1	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500		COMM EAST SIDE -1	202
K-11-02-375-008,-013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,667	\$12.07	2500	K-11-02-390-013	COMM EAST SIDE -1	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643	COMM EAST SIDE -1	202
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025	COMM WEST SIDE -1	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527		COMMERCIAL CORI	201
K-11-13-310-002,-003	1761-1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$99,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500	K-11-13-310-003	COMM EAST SIDE -1	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872	COMM EAST SIDE -1	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183	COMM TEXTILE RD E	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756	RAWSONVILLE RD -1	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071	COMM HURON COF	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780	COMM EAST SIDE -1	201
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174	COMM HURON COF	201
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173	COMM HURON COF	201
K-11-06-303-003,-004	2789 WASHITENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	COMM WEST SIDE -1	201
K-11-10-108-006,-007,-008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285	COMMERCIAL CORI	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	COMM EAST SIDE -1	202
K-11-10-108-001,-010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K-11-10-108-010	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514	COMM EAST SIDE -1	201
K-11-06-449-010	2220 WASHITENAW	04/19/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874	COMMERCIAL CORI	201
K-11-06-378-015	2540 PACKARD	04/13/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335	COMM WEST SIDE -1	201
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	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729	COMMERCIAL CORI	201

15 thru 100 Acres																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class	
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COUR	201	
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE -1	201	
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE -1	201	
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -1	201	
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202	
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -1	201	
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE -1	001	
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD -1	201	
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE -1	001	
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COI	201	
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653		COMM GOLF COUR	202	
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,256	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC -1	201	
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -1	201	
K-11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/206		RES LIN SCHLS E AC	202	
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525	5544/652		COMM TEXTILE RD E	202	
K-11-06-100-005,-006, J-10-31-400-016	1900-1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE -1	202	
K-11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387		COMM GOLF COUR	202	
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON COI	201	
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON COI	201	
Totals:			\$22,151,891			\$22,151,891	\$9,013,800		\$20,056,529	\$9,834,288	\$29,890,817	213.68	214.11								
								Sale. Ratio =>	40.69	Average		Average	Average								
								Std. Dev. =>	69.02			per Net Acre=>	46,022.58	per SqFt=>		\$1.06					

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - :	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - :	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - :	202
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	\$360,953	\$134,175	0.45	0.45	\$907,501	\$18.54	2525	5578/551		COMMERCIAL CORI	201
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	WD	03-ARM S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE - :	201
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE - :	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$694,652	\$20.54	2542	5571/941		COMM WEST SIDE - :	201
K-11-02-456-005, -006, -007, -008, -010	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-456-008, K-11-02-456-009	COMM EAST SIDE - :	202
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE - :	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - :	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - :	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE - :	202
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE - :	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE - :	202
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	\$271,167	\$120,667	0.59	0.59	\$459,605	\$10.55	2527			COMMERCIAL CORI	201
K-11-13-310-002, -003	1761-1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - :	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE - :	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD E	202
K-11-33-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON COF	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,503	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE - :	201
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K-11-06-303-004	COMM WEST SIDE - :	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - :	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285		COMMERCIAL CORI	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - :	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - :	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE - :	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE - :	201
K-11-20-301-017	5920 STONY CREEK	04/24/23	\$1,650,000	LC	03-ARM S LENGTH	\$1,650,000	\$753,600	45.67	\$1,555,825	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525	5518/698		COMM GOLF COUR	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL CORI	201
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335		COMM WEST SIDE - :	201
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL CORI	201

REMOVED FROM STUDY

K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.65	1.85	(\$138,785)	(\$3.14)	2500			COMM EAST SIDE - :	201
K-11-10-386-005	954 E CORSE	12/30/24	\$180,000	PTA	03-ARM S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500			COMM EAST SIDE - :	201
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - :	201
K-11-02-480-007	86 S WARD	11/18/24	\$90,000	VD	03-ARM S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500	5571/914		COMM EAST SIDE - :	201
K-11-11-331-008	1405 E CORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION EXPOSED	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500	5556/813		COMM EAST SIDE - :	201
K-11-33-280-017	1420 S HURON	02/02/24	\$633,690	VD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802	L: 5550/ P: 352		COMM HURON COF	201
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	03-ARM S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500	5540/948		COMM EAST SIDE - :	201
K-11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528	5540/650		COMM EAST SIDE - :	201
K-11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500	5537/725		COMM EAST SIDE - :	201
K-11-11-331-008	1405 E CORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500	5529/642		COMM EAST SIDE - :	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	VD	03-ARM S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500	5526/049		COMM EAST SIDE - :	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

215 Commercial West Side
Washtenaw Rd
1 Acre thru 2 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00		2525 5578/625		COMM WEST SIDE - 215	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54		2525 5578/551		COMMERCIAL CORNER- 209	201
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83		2525 5574/708		COMM WEST SIDE - 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78		2525 5574/173		COMM WEST SIDE - 215	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54		2542 5571/941		COMM WEST SIDE - 215	201
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07		2500	K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-02-275-003	1507 HOLMES	04/28/24	\$485,000	PTA	03-ARM S LENGTH	\$485,000	\$169,900	35.03	\$333,900	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55		2527		COMMERCIAL CORNER- 209	201
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25		2542 5546/756		RAWSONVILLE RD - 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05		2525 5546/071		COMM HURON CORR & OFF HUR	202
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49		2525 5540/437	K-11-06-303-004	COMM WEST SIDE - 215	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89		2530 5519/514		COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25		2542 5521/874		COMMERCIAL CORNER- 209	201
Totals:			\$7,241,000			\$7,241,000	\$3,235,400		\$5,690,514	\$4,281,304	\$2,720,311	14.02	14.05							
								Sale. Ratio =>	44.68	Average				Average	Average					
								Std. Dev. =>	25.53					per Net Acre=>	305,327.63 per SqFt=>					

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$7.01	\$	305,328 \$
1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$7.01	\$	457,991 \$
2.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$7.01	\$	610,655 \$

Removed from this Size Group: Not Representative

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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80		2530		COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77		2500		COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61		2500 5579/832		COMM EAST SIDE - 210	202
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94		2500 5576/911		COMM EAST SIDE - 210	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53		2525		COMM HURON CORR & OFF HUR	202
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	WD	03-ARM S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07		2500 5575/396		COMM EAST SIDE - 210	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63		2541 5575/383		COMM EAST SIDE - 210	201
K-11-39-350-022	2059 W MICHIGAN	12/18/24	\$258,000	VD	03-ARM S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22		2525 5574/709		COMM WEST SIDE - 215	001
K-11-02-456-005, -006, 007, -015 LAKEWOOD 12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73		2500 5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54		2802 5570/931		COMM HURON CORR & OFF HUR	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58		2500 5569/454		COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69		2500		COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49		2500 5565/643		COMM EAST SIDE - 210	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09		2500 5562/435		RES VP SCHLS SEC 3.4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48		2525 5559/025		COMM WEST SIDE - 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46		2500 5556/519		COMM EAST SIDE - 210	202
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44		2500	K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01		2500 5551/872		COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99		2500 5549/183		COMM TEXTILE RD & SOUTH - 212	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96		2500		COMM EAST SIDE - 210	201
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17		2500 5544/780		COMM EAST SIDE - 210	201
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91		2530 5547/173		COMM HURON CORR & OFF HUR	201
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15		2530 5547/174		COMM HURON CORR & OFF HUR	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24		2500 5539/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19		2527 5540/285		COMMERCIAL CORNER- 209	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68		2500 5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90		2542 5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM S LENGTH	\$218,000	\$184,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62		2500 5528/491		COMM EAST SIDE - 210	201
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84		2525 5518/335		COMM WEST SIDE - 215	201
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24		2527 5516/729		COMMERCIAL CORNER- 209	201

2.5 Acres thru 4 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54		2525 5578/551		COMMERCIAL CORNER- 209	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53		2525		COMM HURON CORR & OFF HUR	202
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78		2525 5574/173		COMM WEST SIDE- 215	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54		2542 5571/941		COMM WEST SIDE- 215	201
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07		2500	K-11-02-390-013	COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55		2527		COMMERCIAL CORNER- 209	201
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25		2542 5546/756		RAWSONVILLE RD- 211	201
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96		2500		COMM EAST SIDE - 210	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$169,278	\$515,000	\$169,278	1.07	1.07	\$481,308	\$11.05		2525 5546/071		COMM HURON CORR & OFF HUR	202
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49		2525 5540/437	K-11-06-303-004	COMM WEST SIDE- 215	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25		2542 5521/874		COMMERCIAL CORNER- 209	201
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24		2527 5516/729		COMMERCIAL CORNER- 209	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Totals:	\$7,551,000	\$7,551,000	\$3,628,900	\$6,586,305	\$3,421,563	\$10,007,868	12.19	12.21		
		Sale Ratio =>	48.06		Average	Average		Average		
		Std. Dev. =>	26.94			per Net Acre=>	280,686.05		\$6.44	

2.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$6.44	\$	280,686 \$ 701,715

3.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$6.44	\$	280,686 \$ 842,058

4.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$6.44	\$	280,686 \$ 1,122,744

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80		2530		COMM EAST SIDE - 210	201
K -11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77		2500		COMM EAST SIDE - 210	201
K -11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61		2500 5579/832		COMM EAST SIDE - 210	202
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00		2525 5578/625		COMM WEST SIDE- 215	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94		2500 5576/911		COMM EAST SIDE - 210	201
K -11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07		2500 5575/396		COMM EAST SIDE - 210	201
K -11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63		2541 5575/383		COMM EAST SIDE - 210	201
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83		2525 5574/708		COMM WEST SIDE - 215	001
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22		2525 5574/709		COMM WEST SIDE - 215	001
K -11-02-456-005, -006, 007, -08	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73		2500 5570/287	K -11-02-456-006, K -11-02-456-007, K -11-02-	COMM EAST SIDE - 210	202
K -11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54		2802 5570/931		COMM HURON CORR & OFF HUR	201
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58		2500 5569/454		COMM EAST SIDE - 210	201
K -11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69		2500		COMM EAST SIDE - 210	202
K -11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49		2500 5565/643		COMM EAST SIDE - 210	202
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,500	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09		2500 5562/435		RES YP SCHLS SEC 3,4 & 10 - 410	201
K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48		2525 5559/025		COMM WEST SIDE - 215	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46		2500 5556/519		COMM EAST SIDE - 210	202
K -11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44		2500	K -11-13-310-003	COMM EAST SIDE - 210	202
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01		2500 5551/872		COMM EAST SIDE - 210	201
K -11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99		2500 5549/183		COMM TEXTILE RD & SOUTH- 212	202
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17		2500 5544/780		COMM EAST SIDE - 210	201
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91		2530 5547/173		COMM HURON CORR & OFF HUR	201
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15		2530 5547/174		COMM HURON CORR & OFF HUR	201
K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24		2500 5539/919	K -11-10-108-007, K -11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19		2527 5540/285		COMMERCIAL CORNER- 209	201
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68		2500 5526/759	K -11-02-374-022	COMM EAST SIDE - 210	202
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90		2542 5524/058	K -11-10-108-010	COMM EAST SIDE - 210	201
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62		2500 5528/491		COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89		2530 5519/514		COMM EAST SIDE - 210	201
K -11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84		2525 5518/335		COMM WEST SIDE - 215	201

5 Acres thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels In Sale	Land Table	Class	
K -11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95		2500 5583/295		COMM EAST SIDE - 210	201	
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00		2525 5578/625		COMM WEST SIDE - 215	201	
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54		2525 5578/551		COMMERCIAL CORNER- 209	201	
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53		2525		COMM HURON CORR & OFF HUR	202	
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83		2525 5574/708		COMM WEST SIDE - 215	001	
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22		2525 5574/709		COMM WEST SIDE - 215	001	
K -11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49		2500 5565/643		COMM EAST SIDE - 210	202	
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55		2527		COMMERCIAL CORNER- 209	201	
K -11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44		2500	K -11-13-310-003	COMM EAST SIDE - 210	202	
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25		2542 5546/756		RAWSONVILLE RD- 211	201	
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05		2525 5546/071		COMM HURON CORR & OFF HUR	202	
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17		2500 5544/780		COMM EAST SIDE - 210	201	
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49		2525 5540/437	K -11-06-303-004	COMM WEST SIDE - 215	201	
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19		2527 5540/285		COMMERCIAL CORNER- 209	201	
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90		2542 5524/058	K -11-10-108-010	COMM EAST SIDE - 210	201	
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89		2530 5519/514		COMM EAST SIDE - 210	201	
K -11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25		2542 5521/874		COMMERCIAL CORNER- 209	201	
K -11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24		2527 5516/729		COMMERCIAL CORNER- 209	201	
Totals:			\$14,361,891			\$14,361,891	\$6,320,800		\$11,719,725	\$6,803,020	\$10,522,745	29.50	29.49								
								Sale. Ratio ==>	44.01	Average		Average		Average							
								Std. Dev. ==>	23.62			per Net Acre==>		230,642.12	per SqFt==>		\$5.29				

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE - 210	202
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE - 210	201
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383			COMM EAST SIDE - 210	201
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE - 215	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE - 215	201
K-11-02-456-005, -006, 007, -01	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500 5570/287		K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CORR & OFF HUR	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE - 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD & SOUTH - 212	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - 210	201
K-11-06-100-005, -006, J-10-31	1900- 1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525 5541/513, 5545/174		K-11-06-100-006	COMM WEST SIDE - 215	202
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174			COMM HURON CORR & OFF HUR	201
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173			COMM HURON CORR & OFF HUR	201
K-11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919		K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759		K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$109,153	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE - 210	201
K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335			COMM WEST SIDE - 215	201

10 Acres thru 15 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525 5584/521			COMM GOLF COURSE & LG ACRE	201	
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE - 215	201	
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL CORNER- 209	201	
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202	
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE - 215	001	
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE - 215	001	
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CORR & OFF HUR	201	
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202	
K-11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	VD	03-ARM'S LENGTH	\$685,000	\$742,300	108.36	\$923,066	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5548/756			RAWSONVILLE RD - 211	201	
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CORR & OFF HUR	202	
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,500	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437		K-11-06-303-004	COMM WEST SIDE - 215	201	
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE - 210	201	
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORNER- 209	201	
Totals:			\$10,768,000			\$10,768,000	\$4,305,800		\$7,907,993	\$6,532,767	\$3,672,760	40.59	40.58								
								Sale. Ratio =>	39.99	Average		Average	Average	Average							
								Std. Dev. =>	28.78			per Net Acre=>	160,961.09	per SqFt=>	\$3.70						

10 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$3.70	\$	160,961 \$ 1,609,611

15 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$3.70	\$	160,961 \$ 2,414,416

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500 5583/295			COMM EAST SIDE - 210	201
K-11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE - 210	202
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE - 210	201
K-11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE - 210	201
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/783			COMM EAST SIDE - 210	201
K-11-06-464-018	2307 WASHTEANAW	12/11/24	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE- 215	201
K-11-06-482-013	1801 WASHTEANAW	11/19/24	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE- 215	201
K-11-02-456-005, -006, 007, -01	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500 5570/287		K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$68,846	47.58	\$492,851	\$252,200	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K-11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE - 210	202
K-11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525 5564/653			COMM GOLF COURSE & LG ACRE	201
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE- 215	202

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K -11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519	COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527	COMMERCIAL CORNER- 209	201
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872	COMM EAST SIDE - 210	201
K -11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183	COMM TEXTILE RD & SOUTH- 212	202
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500	COMM EAST SIDE - 210	201
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780	COMM EAST SIDE - 210	201
K -11-06-100-005, -006, J-10-31	1900- 1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525 5541/513, 5545/174	K -11-06-100-006	202
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174	COMM HURON CORR & OFF HUR	201
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173	COMM HURON CORR & OFF HUR	201
K -11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525 5542/387	COMM GOLF COURSE & LG ACRE	202
K -11-10-108-006, -007, -009	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919	K -11-10-108-007, K -11-10-108-008	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285	COMMERCIAL CORNER- 209	201
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759	K -11-02-374-022	202
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058	K -11-10-108-010	201
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491	COMM EAST SIDE - 210	201
K -11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335	COMM WEST SIDE - 215	201
K -11-10-467-002	1166 ECORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729	COMMERCIAL CORNER- 209	201

Removed From Study																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500			COMM EAST SIDE - 210	201
K -11-10-386-005	954 ECORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500			COMM EAST SIDE - 210	201
K -11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - 210	201
K -11-02-480-007	86 S WIARD	11/18/24	\$90,000	VD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500 5571/914			COMM EAST SIDE - 210	201
K -11-11-331-008	1405 ECORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION EXPOS	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500 5556/813			COMM EAST SIDE - 210	201
K -11-39-280-017	1420 S HURON	02/02/24	\$633,690	VD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802 L: 5550/ P: 352			COMM HURON CORR & OFF HUR	201
K -11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500 5540/948			COMM EAST SIDE - 210	201
K -11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528 5540/650			COMM EAST SIDE - 210	201
K -11-11-331-009	1425 ECORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500 5537/725			COMM EAST SIDE - 210	201
K -11-11-331-008	1405 ECORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500 5529/642			COMM EAST SIDE - 210	201
K -11-02-326-002	1510 HOLMES	06/09/23	\$86,840	VD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500 5526/049			COMM EAST SIDE - 210	201

215 Commercial West Side
Off Washtenaw Rd
1 Acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class	
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE - 215	201	
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202	
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE - 215	001	
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE - 215	001	
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE - 215	201	
K -11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE - 215	201	
K -11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CORR & OFF HUR	201	
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201	
K -11-11-362-001	1440 ECORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE - 210	202	
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201	
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD - 211	201	
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CORR & OFF HUR	202	
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173			COMM HURON CORR & OFF HUR	201	
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437	K -11-06-303-004		COMM WEST SIDE - 215	201	
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058	K -11-10-108-010		COMM EAST SIDE - 210	201	
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE - 210	201	
K -11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL CORNER- 209	201	
K -11-10-467-002	1166 ECORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729			COMMERCIAL CORNER- 209	201	
Totals:			\$11,809,000			\$11,809,000	\$5,325,600		\$10,645,205	\$5,201,093	\$4,033,072	23.98	23.97								
Sale. Ratio =>								45.10	Average		Average		Average								
Std. Dev. =>								23.85			per Net Acre=>		216,920.09		per SqFt=>		\$4.98				

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$4.98	\$	216,920 \$

Removed from this Size Group: Not Representative

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519	COMM EAST SIDE - 210	202	
K-11-13-310-002,-003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872	COMM EAST SIDE - 210	201	
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183	COMM TEXTILE RD & SOUTH- 212	202	
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500		COMM EAST SIDE - 210	201	
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780	COMM EAST SIDE - 210	201	
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174	COMM HURON CORR & OFF HUR	201	
K-11-10-108-006,-007,-008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285	COMMERCIAL CORNER- 209	201	
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491	COMM EAST SIDE - 210	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335	COMM WEST SIDE- 215	201	

215 Commercial West Side
Off Washtenaw Rd
1.5 Acre thru 2.5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE- 215	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE- 215	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE- 215	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE- 215	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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON CORR & OFF HUR	201
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD- 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$94,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON CORR & OFF HUR	202
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON CORR & OFF HUR	201
K-11-06-303-003,-004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K-11-06-303-004	COMM WEST SIDE- 215	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL CORNER- 209	201
Totals:			\$8,198,000			\$8,198,000	\$3,957,300		\$7,859,082	\$3,861,516	\$3,522,598	20.42	20.43		\$4.34					
								Sale. Ratio =>	48.27	Average				Average	Average					
								Std. Dev. =>	30.26					per Net Acre=>	189,086.08	per SqFt=>				

1.5 Acre	\$/SF		\$/AC	Table Rate
Rate Used	\$4.34	\$	189,086	\$ 283,629
2.0 Acre	\$/SF		\$/AC	Table Rate
Rate Used	\$4.34	\$	189,086	\$ 378,172
2.5 Acre	\$/SF		\$/AC	Table Rate
Rate Used	\$4.34	\$	189,086	\$ 472,715

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K-11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
K-11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - 210	202
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL CORNER- 209	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE - 210	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE - 210	201
K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE - 210	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE- 215	201
K-11-02-456-005,-006,007,-01	15 LAKEWOOD 12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-	COMM EAST SIDE - 210	202
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE - 210	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K-11-02-375-008,-013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE - 210	202
K-11-11-362-001	1440 ECORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE - 210	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC 3,4 & 10 - 410	201
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE- 215	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201
K-11-13-310-002,-003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE - 210	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD & SOUTH- 212	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - 210	201
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE - 210	201
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CORR & OFF HUR	201
K-11-10-108-006,-007,-008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19				COMMERCIAL CORNER- 209	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,787	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE - 210	202
K-11-10-108-001,-010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K-11-10-108-010	COMM EAST SIDE - 210	201
K-11-40-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE - 210	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE - 210	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/325		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	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/739		COMMERCIAL CORNER- 209	201

8/18/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asid. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE - 215	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$40,895	1.35	1.35	\$40,895	\$0.94	2500 5576/911			COMM EAST SIDE - 210	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CORR & OFF HUR	202
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE - 215	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE - 215	001
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CORR & OFF HUR	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE - 210	201
K-11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE - 210	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD - 211	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CORR & OFF HUR	202
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$93,298	\$1.91	2530 5547/173			COMM HURON CORR & OFF HUR	201
Totals:			\$7,068,000			\$7,068,000	\$3,416,100		\$6,872,532	\$3,133,224	\$2,937,756	21.13	21.13							
								Sale. Ratio => Std. Dev. =>	48.33 28.99	Average		Average per Net Acre=>		Average per SqFt=>		148,262.15	\$3.40			

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
K-11-39-150-010	1767 S HURON	03/31/25	\$2,600,000	PTA	03-ARM S LENGTH	\$2,600,000	\$310,800	11.95	\$570,191	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521			
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,488	\$2.95	2500	5583/295	COMM GOLF COURSE & LG ACRE		201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525		COMM EAST SIDE - 210		201
K-11-18-100-019	755 SHEVITT	12/16/24	\$665,000	WD	03-ARM S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708	COMM HURON CORR & OFF HUR		202
K-11-39-350-022	2059 W HICHGAN	12/16/24	\$258,000	WD	03-ARM S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709	COMM WEST SIDE - 215		001
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	\$453,739	\$453,739	3.13	3.13	\$110,460	\$2.54	2802	5570/931	COMM HURON CORR & OFF HUR		201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435	RES YP SCHLS SEC 3,4 & 10 - 410	201					
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756	RAWSONVILLE RD - 211	201					
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174	COMM HURON CORR & OFF HUR	201					
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173	COMM HURON CORR & OFF HUR	201					
Totals:			\$15,171,891			\$15,171,891	\$6,103,700		\$12,765,840	\$5,831,726	\$3,241,297	49.18	49.17										
												Sale Ratio =>		49.23	Average		Average per Net Acre=>		118,586.45	Average per SqFt=>		\$2.72	
												Std. Dev. =>		30.00									

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

20 Acres	\$/SF	\$/AC	Table Rate	Parcels: Between 20 and 30 acres: 5- 3 APT/MHP
Rate Used	\$3.47	\$	151,318	

25 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$3.47	\$	151,318

30 Acres	\$/SF	\$/AC	Table Rate	Parcels: Greater than 30, less that 50 acres: 1- APT
Rate Used	\$3.47	\$	151,318	

Removed from this Size Group: Not Representative

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - 210	201
K -11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$425,713	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - 210	201
K -11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - 210	202
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE - 210	201
K -11-10-380-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE - 210	201
K -11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE - 210	201
K -11-06-464-018	2307 WASHTENAW	12/11/24	\$360,000	LC	03-ARM S LENGTH	\$360,000	\$92,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE - 215	201
K -11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE - 215	201
K -11-02-456-005, -006, 007, -01	15 LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K -11-02-456-006, K -11-02-456-007, K -11-02-	COMM EAST SIDE - 210	202
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE - 210	201
K -11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE - 210	202
K -11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K -11-02-390-013	COMM EAST SIDE - 210	202
K -11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE - 210	202
K -11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	VD	03-ARM S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653		COMM GOLF COURSE & LG ACRE	202
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES VP SCHLS SEC 3,4 & 10 - 410	201
K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE - 215	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE - 210	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL CORNER- 209	201
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE - 210	201
K -11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD & SOUTH- 212	202
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE - 210	201
K -11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	VD	03-ARM S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/206		RES LIN SCHLS E ACERAGE - 605	202
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/760		COMM EAST SIDE - 210	201
K -11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	VD	03-ARM S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525	5544/652		COMM TEXTILE RD & SOUTH- 212	202
K -11-06-100-005, -006, J-10-31	1900- 1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K -11-06-100-006	COMM WEST SIDE - 215	202
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CORR & OFF HUR	201
K -11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	VD	03-ARM S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387		COMM GOLF COURSE & LG ACRE	202
K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K -11-10-108-007, K -11-10-108-008	COMM EAST SIDE - 210	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285		COMMERCIAL CORNER- 209	201
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM S LENGTH	\$155,000	\$97,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K -11-02-374-022	COMM EAST SIDE - 210	202
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM S LENGTH	\$310,000	\$192,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K -11-10-108-010	COMM EAST SIDE - 210	201
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		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	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525	5518/698		COMM GOLF COURSE & LG ACRE	201
K -11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335		COMM WEST SIDE - 215	201
K -11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL CORNER- 209	201

Removed From Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500			COMM EAST SIDE - 210	201
K -11-10-386-005	954 E CORSE	12/30/24	\$180,000	PTA	03-ARM S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500			COMM EAST SIDE - 210	201
K -11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - 210	201
K -11-02-480-007	86 S VIARD	11/18/24	\$90,000	VD	03-ARM S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500	5571/914		COMM EAST SIDE - 210	201
K -11-11-331-008	1405 E CORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION EXPOS	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500	5556/813		COMM EAST SIDE - 210	201
K -11-38-280-017	1420 S HURON	02/02/24	\$633,690	VD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802	L: 5550/ P: 352		COMM HURON CORR & OFF HUR	201
K -11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	03-ARM S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500	5540/948		COMM EAST SIDE - 210	201
K -11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528	5540/650		COMM EAST SIDE - 210	201
K -11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500	5537/725		COMM EAST SIDE - 210	201
K -11-11-331-008	1405 E CORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500	5529/642		COMM EAST SIDE - 210	201
K -11-02-326-002	1510 HOLMES	06/09/23	\$86,840	VD	03-ARM S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500	5526/049		COMM EAST SIDE - 210	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

218 Hotel																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE - :	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE - :	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COF	202
K -11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE - :	201
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE - :	001
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE - :	001
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE - :	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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COF	201
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE - :	201
K -11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K -11-13-310-003	COMM EAST SIDE - :	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD -	201
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON COF	202
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE - :	201
K -11-38-280-017	1420 S HURON ST	02/02/24	\$633,690	WD	03-ARM'S LENGTH	\$633,690	\$0	0.00	\$382,294	\$633,690	\$382,294	2.52	2.52	\$251,066	\$5.76	2802			COMM HURON COF	202
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	\$41,359	\$241,336	2.41	2.41	\$17,161	\$0.39	2530	5547/174		COMM HURON COF	201
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K -11-06-303-004	COMM WEST SIDE - :	201
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K -11-10-108-010	COMM EAST SIDE - :	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE - :	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL CORI	201
Totals:			\$21,101,066			\$22,176,066	\$8,372,000		\$16,863,101	\$9,243,881	\$5,001,690	39.24	39.24							
							Sale. Ratio ==>	38.10		Average		Average		Average						
							Std. Dev. ==>	15.21				per Net Acre==>	235,603	per SqFt==>	\$5.41					

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 235,603
1.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 353,404
2 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 471,206
2.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 589,007
3 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 706,809
4 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 942,412
5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 1,178,015
7 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 1,649,221
10 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$5.41	\$ 235,603	\$ 2,356,029

Removed from this Size Group: Not Representative																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COUR	201
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE - :	201
K -11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE - :	201
K -11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE - :	202
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL CORI	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE - :	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE - :	201

**YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY**

11/18/2025

K -11-10-380-025	979 E CORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396	COMM EAST SIDE - :	201
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173	COMM WEST SIDE - :	201
K -11-02-458-005, -006, 007, 15 LAKEWOOD12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K -11-02-456-006, K -11-02-456-007, K -11-02-456-008, K -11-02-456-009, K -11-02-456-010, K -11-02-456-011, K -11-02-456-012, K -11-02-456-013, K -11-02-456-014, K -11-02-456-015, K -11-02-456-016, K -11-02-456-017, K -11-02-456-018, K -11-02-456-019, K -11-02-456-020, K -11-02-456-021, K -11-02-456-022, K -11-02-456-023, K -11-02-456-024, K -11-02-456-025, K -11-02-456-026, K -11-02-456-027, K -11-02-456-028, K -11-02-456-029, K -11-02-456-030, K -11-02-456-031, K -11-02-456-032, K -11-02-456-033, K -11-02-456-034, K -11-02-456-035, K -11-02-456-036, K -11-02-456-037, K -11-02-456-038, K -11-02-456-039, K -11-02-456-040, K -11-02-456-041, K -11-02-456-042, K -11-02-456-043, K -11-02-456-044, K -11-02-456-045, K -11-02-456-046, K -11-02-456-047, K -11-02-456-048, K -11-02-456-049, K -11-02-456-050, 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Removed From Study

K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500	COMM EAST SIDE -:	201	
K-11-10-386-005	954 ECORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500	COMM EAST SIDE -:	201	
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500	COMM EAST SIDE -:	201	
K-11-02-480-007	86 S WIARD	11/18/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	\$17,234)	(\$0.40)	2500	5571/914	COMM EAST SIDE -:	201
K-11-11-331-008	1405 ECORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION EXPC	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500	5556/813	COMM EAST SIDE -:	201
K-11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.28)	2802 L: 5550/ P: 352	COMM HURON COF	201	
K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	VD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500	5540/948	COMM EAST SIDE -:	201
K-11-02-300-002	1771 E MICHIGAN	11/29/23	\$2,400,000	VD	21-NOT USED/OTHER	\$2,400,000	\$2,650,500	110.44	\$5,098,719	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528	5540/650	COMM EAST SIDE -:	201
K-11-11-331-009	1425 ECORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500	5537/725	COMM EAST SIDE -:	201
K-11-11-331-008	1405 ECORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500	5529/642	COMM EAST SIDE -:	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	VD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500	5526/049	COMM EAST SIDE -:	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

219 Golf Course/ Recreation
1 Acre thru 1.5 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE -	202
K -11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE -	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -	201
K -11-02-456-005, -006, 007, -008, -15	LAKEWOOD12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K -11-02-456-006, K -11	COMM EAST SIDE -	202
K -11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE -	202
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC	201
K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE-	202
K -11-13-310-002, -003	1761- 1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENI	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K -11-13-310-003	COMM EAST SIDE -	202
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE -	201
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON COI	201
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON COI	201
K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K -11-10-108-007, K -11	COMM EAST SIDE -	202
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K -11-02-374-022	COMM EAST SIDE -	202
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335		COMM WEST SIDE-	201
Totals:			\$7,963,500			\$7,963,500	\$3,691,500		\$8,531,917	\$1,396,498	\$1,779,236	22.92	22.92							
								Sale. Ratio ==>	46.36	Average			Average	Average						
								Std. Dev. ==>	29.30				per Net Acre==>	60,929.23	per SqFt==>			\$1.40		

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.40	\$ 60,929	\$ 60,929

1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$1.40	\$ 60,929	\$ 91,394

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE -	201
K -11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE -	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE-	201
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL COR	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE-	001
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE-	001
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE-	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE-	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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COI	201
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE -	201
K -11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K -11-02-390-013	COMM EAST SIDE -	202
K -11-11-362-001	1440 ECORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE -	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE -	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL COR	201
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE -	201
K -11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD.	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD.	201
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON COI	202
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENI	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K -11-06-303-004	COMM WEST SIDE-	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285		COMMERCIAL COR	201
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRI	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENI	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058	K -11-10-108-010	COMM EAST SIDE -	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE -	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL COR	201
K -11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL COR	201

20 thru 30 Acres

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -	201
K -11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653		COMM GOLF COUF	202
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC	201
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE -	202
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201
K -11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/206		RES LIN SCHLS E AI	202
K -11-06-100-005, -006, J-10-31-400	1900- 1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENI	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K -11-06-100-006	COMM WEST SIDE-	202
K -11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387		COMM GOLF COUF	202
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -	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	\$1,686,624	\$757,980	\$794,604	141.89	141.89	\$5,342	\$0.12	2525	5518/698		COMM GOLF COUF	201
K -11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,786,008	\$304,260	\$450,268	9.07	9.07	\$33,549	\$0.77	2500			COMM EAST SIDE -	201

Totals:

\$9,759,500

\$9,759,500

\$4,889,600

\$10,821,009

\$2,156,655

\$3,218,164

268.16

268.17

Sale. Ratio=>

50.10

Average

Average

Average

Std. Dev.=>

81.96

per Net Acre=>

per SqFt=>

\$0.18

20 Acre

\$/SF

\$/AC

Table Rate

Rate Used

\$0.18

\$

8,042

\$

160,848

25 Acre

\$/SF

\$/AC

Table Rate

Rate Used

\$0.18

\$

8,042

\$

201,060

30 Acre

\$/SF

\$/AC

Table Rate

Rate Used

\$0.18

\$

8,042

\$

241,272

Removed From Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COUF	201
K -11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE -	201
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	\$340,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE-	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE-	001
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE-	001
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COI	201
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON COI	201
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON COI	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -	201
K -11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525	5544/652		COMM TEXTILE RD -	202

50 thru 100 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
K -11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653		COMM GOLF COUF	202
K -11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/206		RES LIN SCHLS E AI	202
K -11-06-100-005, -006, J-10-31-400	1900- 1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENI	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K -11-06-100-006	COMM WEST SIDE-	202
K -11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387		COMM GOLF COUF	202
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -	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	\$1,686,624	\$757,980	\$794,604	141.89	141.89	\$5,342	\$0.12	2525	5518/698		COMM GOLF COUF	201

Totals:

\$2,553,000

\$2,553,000

\$1,684,900

\$3,356,664

\$1,552,133

\$2,355,797

251.55

251.55

Sale. Ratio=>

66.00

Average

Average

Average

Std. Dev.=>

99.56

per Net Acre=>

per SqFt=>

\$0.14

50 Acre

\$/SF

\$/AC

Table Rate

Rate Used

\$0.14

\$

6,170

\$

308,514

100 Acre

\$/SF

\$/AC

Table Rate

Rate Used

\$0.14

\$

6,170

\$

617,028

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Removed From Size Group																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COUF	201
K -11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE -	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE-	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -	201
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE-	001
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE-	001
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COI	201
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC	201
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE -	202
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201
K -11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525	5544/652		COMM TEXTILE RD.	202
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON COI	201
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON COI	201
K -11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,786,008	\$304,260	\$450,268	9.07	9.07	\$33,549	\$0.77	2500			COMM EAST SIDE -	201

Large Acreage Parcels																					
4 Acre thru 100 Acres																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COUF	201	
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -	201	
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -	201	
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC	201	
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE -	202	
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201	
K -11-23-300-037	9051 TEXTILE	02/19/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$81,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500	5545/206		RES LIN SCHLS E AC	202	
K -11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525	5544/652		COMM TEXTILE RD	202	
K -11-06-100-005, -006, J-10-31-40C	1900- 1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LEN	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K -11-06-100-006	COMM WEST SIDE-	202	
K -11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525	5542/387		COMM GOLF COUF	202	
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON COI	201	
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON COI	201	
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -	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	\$1,686,624	\$757,980	\$794,604	141.89	141.89	\$5,342	\$0.12	2525	5518/698		COMM GOLF COUF	201	
K -11-13-384-007	1942 MCGREGOR	02/03/23	\$4,640,000	PTA	03-ARM'S LENGTH	\$4,640,000	\$1,812,300	39.06	\$4,786,008	\$304,260	\$450,268	9.07	9.07	\$33,549	\$0.77	2500			COMM EAST SIDE -	201	
Totals:			\$19,329,500			\$19,329,500	\$6,852,500		\$17,972,346	\$7,568,344	\$6,026,812	316.77	317.19								
								Sale. Ratio =>	35.45	Average				Average				Average			
								Std. Dev. =>	78.47					per Net Acre=>				23,892.61 per SqFt=>			

4 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$	23,893 \$ 95,570

5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$	23,893 \$ 119,463

7 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$	23,893 \$ 167,248

10 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$	23,893 \$ 238,926

15 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$	23,893 \$ 358,389

20 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$	23,893 \$ 477,852

25 Acre	\$/SF	\$/AC	Table Rate
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Rate Used	\$0.55	\$	23,893	\$	597,315
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30 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$ 23,893	\$ 716,778

40 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$ 23,893	955,705

50 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$ 23,893	\$ 1,194,631

100 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$0.55	\$ 23,893	\$ 2,389,261

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE -	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE-	201
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON COI	202
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE-	001
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE-	001
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON COI	201
K -11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$127,900	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525	5564/653		COMM GOLF COUF	202

Removed From Study

K -11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500			COMM EAST SIDE -	201
K -11-10-386-005	954 ECORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500			COMM EAST SIDE -	201
K -11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,897,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE -	201
K -11-02-480-007	86 S WIARD	11/18/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500	5571/914		COMM EAST SIDE -	201
K -11-11-331-008	1405 ECORSE	05/16/24	\$205,000	WD	11-FROM LENDING INSTITUTIK	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500	5556/813		COMM EAST SIDE -	201
K -11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802	L: 5550/ P: 352		COMM HURON COI	201
K -11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500	5540/948		COMM EAST SIDE -	201
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	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528	5540/650		COMM EAST SIDE -	201
K -11-11-331-009	1425 ECORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500	5537/725		COMM EAST SIDE -	201
K -11-11-331-008	1405 ECORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500	5529/642		COMM EAST SIDE -	201
K -11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500	5526/049		COMM EAST SIDE -	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

220 Huron/ Whittaker Corridor
1 Acre thru 3 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Uber/Page	Other Parcels In Sale	Land Table	Class
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE-	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CO	202
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE-	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE-	001
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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON CO	201
K-11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500	5569/454		COMM EAST SIDE -	201
K-11-02-375-008,-013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE -	202
K-11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525	5559/025		COMM WEST SIDE-	202
K-11-13-310-002,-003	1761-1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K-11-13-310-003	COMM EAST SIDE -	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD-	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON CO	202
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500	5544/780		COMM EAST SIDE -	201
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON CO	201
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CO	201
K-11-06-303-003,-004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K-11-06-303-004	COMM WEST SIDE-	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE -	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL COR	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525	5518/335		COMM WEST SIDE-	201
Totals:			\$11,898,500			\$11,898,500	\$5,371,800		\$11,513,648	\$4,694,895	\$4,115,158	27.21	27.24							
								Sale. Ratio >>	45.15	Average				Average						
								Std. Dev. >>	24.79					per Net Acre=>						
														per SqFt=>						
														\$3.96						
														1 Acre	\$/SF	\$/AC	Table Rate			
														Rate Used	\$3.96	\$	172,530	\$	172,530	
														1.5 Acre	\$/SF	\$/AC	Table Rate			
														Rate Used	\$3.96	\$	172,530	\$	258,795	
														2.0 Acre	\$/SF	\$/AC	Table Rate			
														Rate Used	\$3.96	\$	172,530	\$	345,061	
														2.5 Acre	\$/SF	\$/AC	Table Rate			
														Rate Used	\$3.96	\$	172,530	\$	431,326	
														3 Acres	\$/SF	\$/AC	Table Rate			
														Rate Used	\$3.96	\$	172,530	\$	517,591	

Removed from this Size Group																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE -	201
K-11-10-461-003	1145 ECORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE -	201
K-11-11-332-031	1439 ECORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500	5579/832		COMM EAST SIDE -	202
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL COR	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -	201
K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE -	201
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	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -	201
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE -	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE -	201
K-11-02-456-005,-006,007,-008, 15 LAKEWOOD12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500	5570/287	K-11-02-456-006, K-11-02-456-007, K-11-02-456-008, K-11-02-456-009	COMM EAST SIDE -	202
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE -	202
K-11-11-362-001	1440 ECORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500	5565/643		COMM EAST SIDE -	202
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$90,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC	201
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE -	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL COR	201
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE -	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD -	202
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201
K-11-10-108-006,-007,-008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-008	COMM EAST SIDE -	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285		COMMERCIAL COR	201
K-11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202
K-11-10-108-001,-010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,875	\$31,051	0.33	0.33	\$169,778	\$3.90	2542	5524/058		COMM EAST SIDE -	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -	201
K-11-10-467-002	1166 ECORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL COR	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

K-11-39-150-009	1577 SHURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071	COMM HURON CO	202	
K-11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437	K-11-06-303-004	COMM WEST SIDE-	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514	COMM EAST SIDE -	201	
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$540,000	VD	03-ARM'S LENGTH	\$540,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874	COMMERCIAL COR	201	
Totals:			\$13,549,891			\$13,549,891	\$5,574,600		\$10,232,308	\$7,139,316	\$3,821,733	48.89	48.88						
									Sale, Ratio =>	41.14	Average		Average	Average					
									Std. Dev. =>	30.22			per Net Acre=>	152,272.92	per SqFt=>	\$3.50			

4.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$3.50	\$	152,273 \$ 609,092
5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$3.50	\$	152,273 \$ 761,365
7 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$3.50	\$	152,273 \$ 1,065,910
10 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$3.50	\$	152,273 \$ 1,522,729
15 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$3.50	\$	152,273 \$ 2,284,094

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class
K -11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383			COMM EAST SIDE -	201
K -11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CO	201
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC	201
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201
K -11-06-100-005, -006, J-10-31-41	1900- 1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525 5541/513, 5545/174	K -11-06-100-006		COMM WEST SIDE-	202
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173			COMM HURON CO	201
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174			COMM HURON CO	201
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	HLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE -	201

Huron/Whittaker

1 Acre thru 3 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	
K -11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE -	202	
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525 5578/625			COMM WEST SIDE-	201	
K -11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CO	202	
K -11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541 5575/383			COMM EAST SIDE -	201	
K -11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525 5574/708			COMM WEST SIDE-	001	
K -11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525 5574/709			COMM WEST SIDE-	001	
K -11-02-456-005, -006, 007, -008, 15 LAKEWOOD12 TODD		11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$71,700	71.70	\$56,915	\$100,000	\$56,915	1.33	1.33	\$75,188	\$1.73	2500 5570/287		K -11-02-456-006, K -11-02-456-007, K -11-02-456-008, K -11-02-456-009	COMM EAST SIDE -	202	
K -11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931			COMM HURON CO	201	
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE -	201	
K -11-11-362-001	1440 E CORSE	09/06/24	\$40,000	VD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE -	202	
K -11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC	201	
K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	VD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE-	202	
K -11-13-310-002, -003	1761- 1777 WOODDALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500		K -11-13-310-003	COMM EAST SIDE -	202	
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD-	201	
K -11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201	
K -11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,900	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780			COMM EAST SIDE -	201	
K -11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173			COMM HURON CO	201	
K -11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174			COMM HURON CO	201	
K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	VD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919		K -11-10-108-007, K -11-10-108-008	COMM EAST SIDE -	202	
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759		K -11-02-374-022	COMM EAST SIDE -	202	
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058		K -11-10-108-010	COMM EAST SIDE -	201	
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	HLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE -	201	
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE -	201	
K -11-06-379-015	2540 PACKARD	04/13/23	\$195,000	VD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$243,538	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335			COMM WEST SIDE-	201	
Totals:			\$13,906,500			\$13,906,500	\$6,761,800		\$14,186,017	\$4,143,540	\$4,233,152	39.01	39.01								
						Sale, Ratio >>		48.62	Average		Average		Average								
						Std. Dev. >>		22.42			per Net Acre>>		106,206.49	per SqFt>>		\$2.44					

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.44	\$	106,206 \$ 106,206
1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.44	\$	106,206 \$ 159,310
2.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.44	\$	106,206 \$ 212,413
2.5 Acre	\$/SF	\$/AC	Table Rate

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Rate Used	\$2.44	\$	106,206	\$	265,516
3 Acres	\$/SF	\$/AC		Table Rate	
Rate Used	\$2.44	\$	106,206	\$	318,619

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE -	201
K-11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE -	201
K-11-40-351-008	41N HEWITT	01/15/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL COR	201
K-11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,895	\$0.94	2500	5576/911		COMM EAST SIDE -	201
K-11-10-390-025	979 E CORSE	12/27/24	\$190,000	VD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500	5575/396		COMM EAST SIDE -	201
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	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525	5574/173		COMM WEST SIDE -	201
K-11-06-482-013	1801 WASHTENAW	11/19/24	\$546,000	VD	03-ARM'S LENGTH	\$546,000	\$172,700	31.63	\$332,439	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE -	201
K-11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,983	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE -	202
K-11-02-375-008,-013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K-11-02-390-013	COMM EAST SIDE -	202
K-11-02-375-006	130 N FORD	06/06/24	\$21,500	VD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500	5556/519		COMM EAST SIDE -	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL COR	201
K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500	5551/872		COMM EAST SIDE -	201
K-11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	VD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500	5549/183		COMM TEXTILE RD	202
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON CO	202
K-11-06-303-003,-004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K-11-06-303-004	COMM WEST SIDE -	201
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527	5540/285		COMMERCIAL COR	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL COR	201
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	VD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$455,983	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527	5516/729		COMMERCIAL COR	201

4 Acre thru 7 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COUF	201
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE -	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE -	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CO	202
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -	201
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE -	001
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	VD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802	5570/931		COMM HURON CO	201
K-11-03-463-014	1122 WALNUT	08/09/24	\$495,000	VD	03-ARM'S LENGTH	\$495,000	\$243,900	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500	5562/435		RES YP SCHLS SEC	201
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,300	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500			COMM EAST SIDE -	201
K-11-23-311-002	9070 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,645,640	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530	5547/173		COMM HURON CO	201
K-11-23-311-001	8940 CHARLOTTE	11/30/23	\$1,600,000	VD	03-ARM'S LENGTH	\$1,600,000	\$499,300	31.21	\$1,799,977	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530	5547/174		COMM HURON CO	201
K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$109,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500	5528/491		COMM EAST SIDE -	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530	5519/514		COMM EAST SIDE -	201
Totals:			\$18,534,891			\$18,534,891	\$7,557,700		\$16,228,924	\$5,801,195	\$3,310,850	55.15	55.14							
								Sale. Ratio =>	40.78	Average				Average						
								Std. Dev. =>	22.49					per Net Acre=>						

4.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.41	\$ 105,191	\$ 420,765

5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.41	\$ 105,191	\$ 525,956

7 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$2.41	\$ 105,191	\$ 736,339

Removed from this Size Group

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE -	001
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542	5546/756		RAWSONVILLE RD -	201
K-11-38-150-009	1577 S HURON	02/15/24	\$515,000	VD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525	5546/071		COMM HURON CO	202
K-11-06-100-005,-006, J-10-31-41	1900-1948 N HURON RIVER	12/22/23	\$425,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525	5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE -	202
K-11-06-303-003,-004	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525	5540/437	K-11-06-303-004	COMM WEST SIDE -	201
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	VD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$841,021	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542	5521/874		COMMERCIAL COR	201

10 Acre thru 15 Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
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	\$2,210,374	\$180,565	20.55	20.54	\$107,566	\$2.47	2525	5584/521		COMM GOLF COUF	201
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$1,165,241	\$507,367	9.07	9.07	\$128,486	\$2.95	2500	5583/295		COMM EAST SIDE -	201
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	\$234,428	\$318,550	1.79	1.79	\$130,819	\$3.00	2525	5578/625		COMM WEST SIDE -	201
K-11-21-200-047	5401 DEAN	01/13/25	\$215,000	LC	03-ARM'S LENGTH	\$215,000	\$0	0.00	\$220,176	\$215,000	\$220,176	1.40	1.40	\$153,571	\$3.53	2525			COMM HURON CO	202
K-11-10-125-015	1159 E MICHIGAN	12/27/24	\$1,155,000	VD	03-ARM'S LENGTH	\$1,155,000	\$640,300	55.44	\$1,186,353	\$134,841	\$166,194	1.90	1.90	\$71,044	\$1.63	2541	5575/383		COMM EAST SIDE -	201
K-11-18-100-019	755 S HEWITT	12/16/24	\$665,000	VD	03-ARM'S LENGTH	\$665,000	\$213,100	32.05	\$424,503	\$665,000	\$424,503	3.99	3.99	\$166,667	\$3.83	2525	5574/708		COMM WEST SIDE -	001
K-11-39-350-022	2059 W MICHIGAN	12/16/24	\$258,000	VD	03-ARM'S LENGTH	\$258,000	\$164,500	63.76	\$327,082	\$258,000	\$327,082	1.84	1.84	\$140,217	\$3.22	2525	5574/709		COMM WEST SIDE -	001

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

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	\$345,739	\$453,100	3.13	3.13	\$110,460	\$2.54	2802 5570/931	COMM HURON CO	201	
K-11-13-310-002, -003	1761-1777 WOODALE	04/22/24	\$110,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$110,000	\$49,100	44.64	\$98,201	\$110,000	\$98,201	1.03	1.03	\$106,486	\$2.44	2500	COMM EAST SIDE -	202	
K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S LENGTH	\$1,800,000	\$988,900	54.91	\$1,917,477	\$143,248	\$260,725	3.42	3.42	\$41,910	\$0.96	2500	K-11-13-310-003	COMM EAST SIDE -	201
K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$108,500	48.40	\$208,046	\$103,903	\$86,949	1.10	1.10	\$94,457	\$2.17	2500 5544/780	COMM EAST SIDE -	201	
K-11-38-150-011	1589 S HURON	01/29/24	\$2,750,000	WD	03-ARM'S LENGTH	\$2,750,000	\$141,100	5.13	\$2,184,926	\$2,750,000	\$2,184,926	50.46	50.89	\$54,502	\$1.25	2525 5544/652	COMM TEXTILE RD -	202	
K-11-06-100-005, -006, 1-10-31-41	1900-1948 N HURON RIVER	12/22/23	\$425,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$425,000	\$429,000	100.94	\$791,399	\$425,000	\$791,399	9.93	9.93	\$42,817	\$0.98	2525 5541/513, 5545/174	K-11-06-100-006	COMM WEST SIDE -	202
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	\$225,737	\$241,336	2.41	2.41	\$93,667	\$2.15	2530 5547/174	COMM HURON CO	201	
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	\$225,737	\$271,377	2.71	2.71	\$83,298	\$1.91	2530 5547/173	COMM HURON CO	201	

Totals:			\$20,896,891			\$20,896,891	\$7,793,900			\$18,358,386	\$9,312,248	\$6,589,365	116.05	116.48					
							Sale. Ratio =>	37.30			Average	Average		Average					
							Std. Dev. =>	26.51				per Net Acre=>	80,242.03	per SqFt=>	\$1.84				

10 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$1.84	\$	80,242 \$ 802,420

15 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$1.84	\$	80,242 \$ 1,203,630

20 Acres	\$/SF	\$/AC	Table Rate	Parcels: Between 20 and 30 acres: 5- 3 APT/MHP
Rate Used	\$1.84	\$	80,242 \$ 1,604,841	

25 Acres	\$/SF	\$/AC	Table Rate
Rate Used	\$1.84	\$	80,242 \$ 2,006,051

Removed from this Size Group																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-03-400-009	1238 HOLMES	03/25/25	\$840,000	PTA	03-ARM'S LENGTH	\$840,000	\$233,200	27.76	\$348,429	\$928,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE -	201
K -11-10-461-003	1145 E CORSE	03/24/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$128,500	42.83	\$244,543	\$69,817	\$14,360	0.16	0.16	\$425,713	\$9.77	2500			COMM EAST SIDE -	201
K -11-11-332-031	1439 E CORSE	02/07/25	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$24,500	70.00	\$45,082	\$35,000	\$43,781	0.50	0.50	\$70,000	\$1.61	2500 5579/832			COMM EAST SIDE -	202
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	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525 5578/551			COMMERCIAL COR	201
K -11-10-280-011	800 MINION	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$55,045	\$46,297	1.35	1.35	\$40,695	\$0.94	2500 5576/911			COMM EAST SIDE -	201
K -11-10-380-025	979 E CORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$207,028	\$19,485	\$36,513	0.42	0.42	\$46,727	\$1.07	2500 5575/396			COMM EAST SIDE -	201
K -11-06-464-018	2307 WASHTENAW	12/11/24	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$92,700	22.97	\$216,283	\$237,567	\$93,850	0.33	0.32	\$730,975	\$16.78	2525 5574/173			COMM WEST SIDE -	201
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542 5571/941			COMM WEST SIDE -	201
K -11-03-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$68,846	\$31,697	0.44	0.44	\$155,760	\$3.58	2500 5569/454			COMM EAST SIDE -	201
K -11-13-306-006	1695 IDE	10/22/24	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$15,700	157.00	\$28,983	\$10,000	\$28,993	0.33	0.33	\$30,211	\$0.69	2500			COMM EAST SIDE -	202
K -11-02-375-008, -013	1555-1557 E MICHIGAN	09/20/24	\$165,000	PTA	20-MULTI PARCEL SALE REF	\$165,000	\$66,200	40.12	\$122,910	\$63,104	\$10,507	0.12	0.15	\$525,867	\$12.07	2500		K -11-02-390-013	COMM EAST SIDE -	202
K -11-11-362-001	1440 E CORSE	09/06/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,500	43.75	\$32,310	\$40,000	\$32,310	0.37	0.37	\$108,401	\$2.49	2500 5565/643			COMM EAST SIDE -	202
K -11-39-350-001	1675 W MICHIGAN	09/04/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$127,500	94.74	\$235,750	\$135,000	\$235,750	29.42	29.42	\$4,589	\$0.11	2525 5564/653			COMM GOLF COUF	202
K -11-03-463-014	1122 WALNUT	08/09/24	\$243,900	WD	03-ARM'S LENGTH	\$243,900	\$84,700	49.27	\$451,827	\$80,469	\$37,296	1.70	1.70	\$47,363	\$1.09	2500 5562/435			RES YP SCHLS SEC	201
K -11-39-350-010	1797 W MICHIGAN	07/02/24	\$35,500	WD	03-ARM'S LENGTH	\$35,500	\$28,100	79.15	\$56,106	\$35,500	\$56,106	0.55	0.55	\$64,545	\$1.48	2525 5559/025			COMM WEST SIDE -	202
K -11-02-375-006	130 N FORD	06/06/24	\$21,500	WD	03-ARM'S LENGTH	\$21,500	\$34,800	161.86	\$67,781	\$21,500	\$67,781	1.08	1.08	\$19,926	\$0.46	2500 5556/519			COMM EAST SIDE -	202
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	\$271,167	\$120,067	0.59	0.58	\$459,605	\$10.55	2527			COMMERCIAL COR	201
K -11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$174,559	\$247	\$34,806	0.53	0.53	\$466	\$0.01	2500 5551/872			COMM EAST SIDE -	201
K -11-25-100-036	10879 BLACKMORE	02/29/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$2,799	\$169,000	\$2,799	0.04	0.04	\$4,225,000	\$96.99	2500 5549/183			COMM TEXTILE RD -	202
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	\$440,429	\$578,495	2.38	2.38	\$185,054	\$4.25	2542 5546/756			RAWSONVILLE RD -	201
K -11-23-300-037	9051 TEXTILE	02/19/24	\$95,000	WD	03-ARM'S LENGTH	\$85,000	\$91,600	96.00	\$73,660	\$85,000	\$73,660	36.83	36.83	\$2,308	\$0.05	2500 5545/206			RES LIN SCHLS E AI	202
K -11-38-150-009	1577 S HURON	02/15/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$84,700	16.45	\$168,278	\$515,000	\$168,278	1.07	1.07	\$481,308	\$11.05	2525 5546/071			COMM HURON CO	202
K -11-39-350-001	1675 W MICHIGAN	11/30/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$128,500	321.25	\$235,750	\$40,000	\$235,750	29.42	29.42	\$1,360	\$0.03	2525 5542/387			COMM GOLF COUF	202
K -11-06-303-003, -004	2789 WASHTENAW	11/28/23	\$920,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$920,000	\$373,900	45.60	\$761,550	\$349,913	\$291,463	0.95	0.95	\$369,887	\$8.49	2525 5540/437		K -11-06-303-004	COMM WEST SIDE -	201
K -11-10-108-006, -007, -008	45 YPSI	11/21/23	\$40,000	WD	20-MULTI PARCEL SALE REF	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.74	\$54,054	\$1.24	2500 5538/919		K -11-10-108-007, K -11-10-108-008	COMM EAST SIDE -	202
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$29.19	2527 5540/285			COMMERCIAL COR	201
K -11-02-374-021	1439-1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.43	\$29,760	\$0.68	2500 5526/759		K -11-02-374-022	COMM EAST SIDE -	202
K -11-10-108-001, -010	1396 E MICHIGAN, 367 N HARRIS RD	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$152,700	49.26	\$289,420	\$55,857	\$31,051	0.33	0.33	\$169,778	\$3.90	2542 5524/058		K -11-10-108-010	COMM EAST SIDE -	201
K -11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$333,481	\$103,153	\$224,634	4.06	4.06	\$26,859	\$0.62	2500 5528/491			COMM EAST SIDE -	201
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	\$453,228	\$102,448	1.17	1.17	\$387,374	\$8.89	2530 5519/514			COMM EAST SIDE -	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	\$841,697	\$747,522	141.89	141.89	\$5,932	\$0.14	2525 5518/698			COMM GOLF COUF	201
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	\$374,703	\$375,724	0.84	0.84	\$446,607	\$10.25	2542 5521/874			COMMERCIAL COR	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	\$10,628	\$59,166	0.29	0.29	\$36,648	\$0.84	2525 5518/335			COMM WEST SIDE -	201
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	\$134,667	\$90,650	0.30	0.30	\$445,917	\$10.24	2527 5516/729			COMMERCIAL COR	201

Removed From Study																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class
K -11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,387)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500			COMM EAST SIDE -	201
K -11-10-386-005	954 E CORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500			COMM EAST SIDE -	201
K -11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,697,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE -	201
K -11-02-480-007	86 S WIARD	11/18/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500	5571/914		COMM EAST SIDE -	201
K -11-11-331-008	1405 E CORSE	05/16/24	\$205,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500	5556/813		COMM EAST SIDE -	201
K -11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802	L: 5550/ P: 352		COMM HURON CO	201
K -11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,393	0.13	0.13	(\$251,038)	(\$5.76)	2500	5540/948		COMM EAST SIDE -	201
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	(\$2,847,703)	\$351,016	5.28	5.28	(\$444,841)	(\$10.21)	2528	5540/650		COMM EAST SIDE -	201
K -11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500	5537/725		COMM EAST SIDE -	201
K -11-11-331-008	1405 E CORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500	5528/642		COMM EAST SIDE -	201
K -11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500	5526/049		COMM EAST SIDE -	201

YPSILANTI TOWNSHIP
2026 LAND VALUE STUDY

8/18/2025

Parcel Number			Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class		
K-11-25-100-036			10879 BLACKMORE	02/29/24	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$1,500	0.89	\$3,044	\$169,000	\$3,044	0.04	0.04	\$4,225,000	\$96.99	2500			COMM TEXTILE RD -	202		
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	\$584,729	\$1,046,193	\$250,922	0.83	0.83	\$1,260,473	\$28.94	2527	5540/285		COMMERCIAL COR	201		
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	\$4,740,245	\$5,927,894	\$971,251	3.31	3.31	\$1,769,823	\$41.09	2525	5524/538		COMM WEST SIDE-	201		
Totals:					\$11,345,888			\$11,345,888	\$2,133,700		\$5,328,018	\$7,143,087	\$1,125,217	4.18	4.18									
										Sale. Ratio >>	18.81	Average		Average	Average									
										Std. Dev. >>	24.41			per Net Acre>>	1,708,055.24	per SqFt>>	\$39.21							

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$39.21	\$	1,708,055 \$ 1,708,055
1.5 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$39.21	\$	1,708,055 \$ 2,562,083
2.0 Acre	\$/SF	\$/AC	Table Rate
Rate Used	\$39.21	\$	1,708,055 \$ 3,416,110

Removed from this Size Group																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Uber/Page	Other Parcels in Sale	Land Table	Class	
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	\$528,194	\$36,623	0.58	0.58	\$905,993	\$20.80	2530			COMM EAST SIDE -	201	
K-11-40-351-008	41N HEVITT	01/15/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$360,953	\$134,175	0.45	0.45	\$807,501	\$18.54	2525	5578/551		COMMERCIAL COR	201	
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	\$315,812	\$102,251	0.35	0.35	\$894,652	\$20.54	2542	5571/941		COMM WEST SIDE-	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	\$349,913	\$291,463	0.95	0.45	\$369,887	\$8.49	2525		K-11-06-303-004	COMM WEST SIDE-	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	\$349,913	\$291,463	0.95	0.50	\$369,887	\$8.49	2525	5540/437	K-11-06-303-003	COMM WEST SIDE-	201	
K-11-10-108-008	361 N HARRIS	11/21/23	\$40,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$35,000	87.50	\$70,348	\$40,000	\$70,348	0.74	0.38	\$54,054	\$1.24	2500	5538/919	K-11-10-108-007, K-11-10-108-006	COMM EAST SIDE -	202	
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	\$1,055,531	\$249,139	0.83	0.83	\$1,271,724	\$23.19	2527	5540/285		COMMERCIAL COR	201	
K-11-02-374-021	1439 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.25	\$29,760	\$0.68	2500	5526/759	K-11-02-374-022	COMM EAST SIDE -	202	
K-11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$12,797	\$40,712	0.43	0.18	\$29,760	\$0.68	2500	5526/759	K-11-02-374-021	COMM EAST SIDE -	201	
K-11-10-108-010	367 N HARRIS	06/14/23	\$310,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$8,700	2.81	\$33,878	\$310,000	\$31,051	0.33	0.15	\$942,249	\$21.63	2500	5524/058	K-11-10-108-010	COMM EAST SIDE -	201	
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	\$294,544	\$46,507	\$31,051	0.33	0.33	\$141,359	\$3.25	2542	5524/058	K-11-10-108-010	COMM EAST SIDE -	201	
K-11-06-449-010	2220 WASHTENAW	04/19/23	\$840,000	WD	03-ARM'S LENGTH	\$840,000	\$511,300	60.87	\$884,574	\$340,894	\$385,468	0.84	0.84	\$406,310	\$9.33	2542	5521/874		COMMERCIAL COR	201	
K-11-10-467-002	1166 E CORSE	04/05/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$234,800	46.96	\$470,754	\$120,545	\$91,299	0.30	0.30	\$399,156	\$9.16	2527	5516/729		COMMERCIAL COR	201	

Removed From Study																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$639,378	(\$252,397)	\$161,991	1.85	1.85	(\$136,795)	(\$3.14)	2500			COMM EAST SIDE -	201
K-11-10-386-005	954 E CORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$242,901	(\$46,177)	\$16,724	0.19	0.19	(\$241,764)	(\$5.55)	2500			COMM EAST SIDE -	201
K-11-10-125-014	1133 E MICHIGAN	12/26/24	\$4,554,485	PTA	03-ARM'S LENGTH	\$4,554,485	\$1,000,300	21.96	\$1,917,477	\$2,697,733	\$260,725	3.42	3.42	\$847,786	\$19.46	2500			COMM EAST SIDE -	201
K-11-02-480-007	86 S WIARD	11/18/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$248,244	(\$26,024)	\$132,220	1.51	1.51	(\$17,234)	(\$0.40)	2500	5571/914		COMM EAST SIDE -	201
K-11-11-331-008	1405 E CORSE	05/16/24	\$205,000	WD	11-FROM LENDING INSTITUTION EXPOSED	\$205,000	\$232,900	113.61	\$448,242	(\$202,963)	\$40,279	0.46	0.46	(\$441,224)	(\$10.13)	2500	5556/813		COMM EAST SIDE -	201
K-11-38-280-017	1420 S HURON	02/02/24	\$633,690	WD	13-GOVERNMENT	\$633,690	\$0	0.00	\$4,216,290	(\$3,217,225)	\$365,375	2.52	2.52	(\$1,274,653)	(\$29.26)	2802	L-5550/ P-352		COMM HURON CO	201
K-11-02-333-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	(\$32,635)	\$11,383	0.13	0.13	(\$251,038)	(\$5.76)	2500	5540/948		COMM EAST SIDE -	201
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	(\$2,347,703)	\$351,016	5.28	5.28	(\$444,641)	(\$10.21)	2528	5540/650		COMM EAST SIDE -	201
K-11-11-331-009	1425 E CORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$255,360	(\$41,790)	\$63,570	0.73	0.73	(\$57,562)	(\$1.32)	2500	5537/725		COMM EAST SIDE -	201
K-11-11-331-008	1405 E CORSE	07/20/23	\$200,497	SD	10-FORECLOSURE	\$200,497	\$222,000	110.72	\$448,242	(\$207,466)	\$40,279	0.46	0.46	(\$451,013)	(\$10.35)	2500	5529/642		COMM EAST SIDE -	201
K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM'S LENGTH	\$86,840	\$97,800	101.11	\$169,979	(\$58,075)	\$25,064	0.40	0.40	(\$145,551)	(\$3.34)	2500	5526/049		COMM EAST SIDE -	201