

3700 IND/ COM ECF Utilized	0.7420
3701 IND/ COM ECF Utilized	0.7420

Median Calculated ECF	0.748
Calculated ECF Range	.0370 - 1.0810
ECF Range: +/- 1 Standard Deviation	.0 - 1.4210
Previous Year ECF	0.710

INDUSTRIAL SALES- COUNTY WIDE- TO SUPPORT YPSILANTI TWP ECF																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	ADJ SALE \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND + YARD	BLDG RESIDUAL	COST MAN \$	ECF	Floor Area	\$/SQ FT	DEV BY MEAN (%)	Land Value	Community	Occupancy	Class
08-09-07-125-004	2555 BISHOP CIRCLE W	03/13/24	\$2,600,000	CD	03-ARM'S LENGTH	\$2,600,000	\$1,556,900	59.88	\$3,459,263	\$933,656	\$1,666,344	\$3,310,101	0.503	62,900	\$26.49	24.0689	\$856,856	Dexter	Industrial- Light Manufacturing	301
11-11-04-360-001	2-4 W FOREST	12/03/20	\$200,000	PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00	31.0769	\$84,017	City of Ypsilanti	Warehouse	301
11-11-04-360-003	626 N HURON	07/27/22	\$1,225,000	PTA	03-ARM'S LENGTH	\$1,225,000	\$233,900	19.09	\$529,790	\$72,420	\$1,152,580	\$1,083,815	1.063	15,952	\$72.25	31.9346	\$72,420	City of Ypsilanti	Warehouses - Storage	301
11-11-04-461-002	12 E FOREST	02/28/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15	19.7400	\$102,400	City of Ypsilanti	Industrial- Light Manufacturing	301
11-11-37-226-010	612 S MANSFIELD	09/12/22	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$169,280	\$265,720	\$259,403	1.024	8,060	\$32.97	28.0251	\$132,500	City of Ypsilanti	Industrial - Light Manufacturing	301
11-11-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16	20.2030	\$116,120	City of Ypsilanti	Industrial - Light Manufacturing	301

11-11-37-235-009	580 S MANSFIELD	02/21/24	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$364,200	36.42	\$800,037	\$80,784	\$919,216	\$1,563,593	0.588	15,590	\$58.96	15.6214	\$80,784	City of Ypsilanti	Industrial - Light Manufacturing	301
11-11-39-330-010	576 S MANSFIELD	03/31/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$150,100	27.29	\$324,941	\$77,527	\$472,473	\$586,289	0.806	7,200	\$65.62	6.1770	\$67,448	City of Ypsilanti	Office Buildings	301
16-16-01-372-005	617 CITY RD	01/23/23	\$145,090	WD	03-ARM'S LENGTH	\$145,090	\$74,000	51.00	\$149,692	\$30,550	\$114,540	\$209,021	0.548	4,189	\$27.34	19.6118	\$102,500	Manchester	Industrial - Light Manufacturing	301
16-16-12-130-004	750 HOGAN RD	07/25/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$598,900	37.43	\$1,197,828	\$222,315	\$1,377,685	\$1,711,426	0.805	19,570	\$70.40	6.0892	\$177,612	Manchester	Industrial - Light Manufacturing	301
18-12-31-210-025	960 WOODLAND DR EAST	03/01/23	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,012,152	\$2,212,152	0.910	85,160	\$23.63	16.5490	\$692,863	Saline	Industrial - Light Manufacturing	301
B-02-06-200-022	777 W EIGHT MILE RD	06/14/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,145,501	\$969,960	\$30,040	\$2,099,180	0.014	80,547	\$0.37	72.9790	\$935,426	Northfield Twp	Industrial- Light Manufacturing	301
H-08-19-155-002	7879 JACKSON RD B	10/31/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$20,800	17.33	\$125,200	\$26,229	\$93,771	\$102,971	0.911	1,507	\$62.22	16.6554	\$25,000	Scio Twp	Industrial- Light Manufacturing	307
H-08-19-155-003	7879 JACKSON RD C	10/27/22	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$126,400	31.92	\$358,800	\$110,069	\$285,931	\$243,931	1.172	3,239	\$88.28	42.8079	\$98,000	Scio Twp	Industrial- Light Manufacturing	307
H-08-20-220-001	7100 JACKSON RD-101	01/26/22	\$137,760	WD	03-ARM'S LENGTH	\$137,760	\$76,500	55.53	\$134,000	\$56,660	\$81,100	\$95,540	0.849	1,948	\$41.63	10.4758	\$48,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-002	7100 JACKSON RD-102	01/27/22	\$102,240	WD	03-ARM'S LENGTH	\$102,240	\$59,600	58.29	\$97,600	\$38,815	\$63,425	\$79,585	0.797	1,545	\$41.05	5.2846	\$32,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-003	7100 JACKSON RD-103	01/26/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,800	53.25	\$215,600	\$81,800	\$158,200	\$156,922	1.008	3,523	\$44.90	26.4043	\$97,278	Scio Twp	Industrial- Engineering	207
H-08-21-300-002	6033 JACKSON R	01/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$236,600	59.15	\$527,400	\$360,900	\$39,100	\$79,749	0.490	2,072	\$18.87	25.3813	\$342,000	Scio Twp	Industrial- Light Manufacturing	201
L-12-13-300-012	4865 CARPENTER RD	07/22/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$327,900	57.53	\$774,812	\$233,610	\$336,390	\$409,381	0.822	6,408	\$52.50	7.7603	\$186,703	Pittsfield Twp	Industrial- Engineering	201
L-12-21-310-013	5690 HINES DR	06/20/22	\$11,050,000	WD	03-ARM'S LENGTH	\$11,050,000	\$5,317,900	48.13	\$11,683,869	\$874,435	\$10,175,565	\$8,845,690	1.150	77,852	\$130.70	40.6241	\$689,687	Pittsfield Twp	Industrial- Engineering	201
L-12-29-400-005	6812 S STATE ST	08/31/23	\$3,490,000	CD	03-ARM'S LENGTH	\$3,490,000	\$1,083,800	31.05	\$2,224,821	\$417,764	\$3,072,236	\$4,777,597	0.643	45,700	\$67.23	10.1050	\$417,764	Pittsfield Twp	Industrial- Engineering	301
										\$23,825,681	\$30,655,645	0.777 ECF 0.744 Mean ECF								

Removed From County Sales: Not Representative																				
06-06-12-435-005	425 CONGDON	09/29/23	\$160,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$160,000	\$72,700	45.44	\$183,572	\$176,442	(\$16,442)	\$10,000	(1.644)	1	(\$16442.00)	164.4200	\$110,310	Chelsea		302

YPSILANTI TOWNSHIP
2026 INDUSTRIAL ECF STUDY

7/3/2025

NBD: 3702 Industrial Renaissance Zone																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.	
K-11-13-384-007	1942 MCGREGOR	03/06/25	\$5,153,891	PTA	03-ARM'S LENGTH	\$5,153,891	\$2,393,000	46.43	\$4,496,017	\$760,590	\$4,393,301	\$3,105,093	1.415	73,040	\$60.15	2500	89.9970				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	\$327,405	\$12,595	\$73,717	0.171	6,864	\$1.83	2525	17.0856				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	\$46,297	\$203,703	\$162,057	1.257	6,000	\$33.95	2500	79.6534				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	\$16,724	\$163,276	\$188,011	0.868	4,599	\$35.50	2500	86.8439				COMM EAST SIDE - 210	201		
K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$1,037,500	54.61	\$2,007,361	\$459,137	\$1,440,863	\$1,171,123	1.230	15,228	\$94.62	2802	23.3103				COMM HURON CORR & O	201		
K-11-11-331-008	1405 ECORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION E)	\$205,000	\$232,900	113.61	\$448,242	\$46,874	\$158,126	\$333,639	0.474	6,102	\$25.91	2500	47.3943				COMM EAST SIDE - 210	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	\$40,119	\$99,881	\$111,754	0.894	2,350	\$42.50	2500	89.3758				COMM EAST SIDE - 210	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	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	111.5342				COMM EAST SIDE - 210	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	\$12,305	\$57,695	\$84,549	0.682	1,987	\$29.04	2500	68.2382				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	\$71,160	\$78,840	\$153,117	0.515	3,320	\$23.75	2500	51.4900				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	\$46,874	\$153,623	\$333,639	0.460	6,102	\$25.18	2500	46.0446				COMM EAST SIDE - 210	201		
K-11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	99.7223		K-11-02-374-021		COMM EAST SIDE - 210	201		
K-11-13-252-005	1236 WATSON	05/19/23	\$3,850,000	VD	03-ARM'S LENGTH	\$3,850,000	\$1,075,700	27.94	\$2,261,404	\$264,551	\$3,585,449	\$3,025,535	1.185	103,563	\$34.62	3701	118.5063				INDUST THROUGH OUT T)	301		
K-11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	VD	03-ARM'S LENGTH	\$250,000	\$93,700	37.28	\$255,459	\$51,960	\$198,040	\$162,409	1.219	5,120	\$38.68	2500	47.0888				COMM EAST SIDE - 210	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	39.05	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	45.8448				COMM EAST SIDE - 210	201		
K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	VD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	68.6773				COMM HURON CORR & O	201		
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	VD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	56.7280				COMM EAST SIDE - 210	201		
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	VD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	83.3130				COMM EAST SIDE - 210	201		
K-11-01-300-007	2502 E MICHIGAN	06/23/22	\$331,000	LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	65.5097				COMM EAST SIDE - 210	201		
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	74.8499				COMM EAST SIDE - 210	201		
K-11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	79.8793			K-11-21-300-041		COMM HURON CORR & O	201	
K-11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	VD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,637,207	\$1,498,484	\$9,001,516	\$7,556,946	1.191	172,663	\$52.13	3700	119.1158				INDUST THROUGH OUT T)	301		
Totals:			\$33,881,388			\$33,881,388	\$14,152,900		\$31,201,148	\$28,052,750	\$24,985,391		1.123		\$44.49		25.1330							
								Sale. Ratio =>	41.77			E.C.F. =>	1.123			Std. Deviation=>	0.32795657							
								Std. Dev. =>	25.50			Mean E.C.F. =>	0.871			Ave. Variance=>	71.3728	Coefficient of Var=>		81.90256075				

ASSESSOR DETERMINED ECF 2023

0.9930

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 0.993. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.822 with a standard deviation of 0.6803. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.8220 and 01.2880. An ECF of 0.9930 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.851
Calculated ECF Range .100 - 1.219
ECF Range: +/- 1 Standard Deviation .0 - 1.5540
Previous Year ECF 0.943

Removed: Not Representative																								
K-11-38-150-010	1767 S HURON	03/31/25	\$2,600,000	PTA	03-ARM'S LENGTH	\$2,600,000	\$310,800	11.95	\$570,191	\$199,907	\$2,400,093	\$300,013	8.000	4,230	\$567.40	2525	RREFI	1 1/2 STORY			COMM GOLF COURSE & L	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	\$16,190	\$283,810	\$189,820	1.495	2,340	\$121.29	2500	RREFI				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	\$144,978	\$475,022	\$189,210	2.511	2,400	\$197.93	2525	RREFI				COMMERCIAL CORNER- 2	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	\$50,508	\$139,492	\$130,108	1.072	2,980	\$46.81	2500		107.2124			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	\$305,253	\$4,249,232	\$1,340,170	3.171	21,307	\$199.43	2500	RREFI				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	\$97,738	\$262,262	\$90,354	2.903	1,200	\$218.55	2525	RREFI				COMM WEST SIDE- 215	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	\$132,220	(\$42,220)	\$96,446	(0.438)	2,400	(\$17.59)	2500	RREFI				COMM EAST SIDE - 210	201		
K-11-02-456-008	12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$14,200	14.20	\$73,304	\$56,915	\$43,085	\$13,623	3.163	1,500	\$28.72	2500	RREFI				K-11-02-456-006, K-11-02-456-007, K-11-02-456-008	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	\$42,221	\$487,779	\$381,890	1.277	3,102	\$157.25	2500		123.3273	1 STORY		COMM EAST SIDE - 210	201		
K-11-02-390-013	1557 E MICHIGAN	09/20/24	\$165,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$59,100	35.82	\$112,403	\$13,023	\$151,977	\$82,610	1.840	3,120	\$48.71	2500	RREFI				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	\$59,176	\$435,824	\$326,393	1.335	7,622	\$57.18	2500		26.3149			RES YP SCHLS SEC 3,4 & 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	\$92,510	\$132,490	\$96,040	1.380	2,542	\$52.12	2500		137.9531			COMM EAST SIDE - 210	201		
K-11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	0	#DIV/0!	2525	RREFI				COMM WEST SIDE- 215	201		
K-11-06-303-003	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525		197.8153			K-11-06-303-004	COMM EAST SIDE - 210	201	
K-11-06-303-004	2751 WASHTENAW	11/28/23	\$820,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525		197.8153			K-11-06-303-003	COMM WEST SIDE- 215	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	\$224,634	(\$6,634)	\$90,480	(0.073)	2,400	(\$2.76)	2500		140.8593			COMM EAST SIDE - 210	201		
K-11-20-301-017	5820 STORY CREEK	04/24/23	\$1,650,000	LC	03-ARM'S LENGTH	\$1,650,000	\$753,600	45.67	\$1,555,825	\$766,184	\$883,816	\$601,861	1.468	15,495	\$57.04	2525		104.2076			COMM GOLF COURSE & L	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	\$66,450	\$128,550	\$134,976	0.952	1,845	\$69.67	2525		88.7295			COMM WEST SIDE - 215	201		
K-11-18-360-010	4788 MUNGER	01/03/23	\$300,000	VD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540		20.8539			\$149,725	COMM TEXTILE RD & SOU	201	
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	VD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542		84.6686			RAWSONVILLE RD- 211	201		
K-11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10	\$2,438,585	\$205,139	\$3,019,861	\$1,697,147	1.779	40,836	\$73.95	2530		90.2566				COMM EAST SIDE - 210	201	
K-11-02-434-001	2144 E MICHIGAN	12/15/22	\$50,000	VD	22-OUTLIER	\$50,000	\$62,300	124.60	\$154,006	\$42,605	\$7,395	\$74,267	0.100	1,214	\$6.09	2500		77.7236			\$42,605	K-11-02-455-007	COMM EAST SIDE - 210	201
K-11-06-479-006	1924 PACKARD	12/14/22	\$1,030,000	VD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2525		4.4664			\$119,934	K-11-06-479-007	COMM WEST SIDE- 215	201
K-11-06-479-007	1900 PACKARD	12/14/22	\$1,030,000	VD	03-ARM'S LENGTH	\$1,030,000	\$622,400	60.43	\$1,462,611	\$143,204	\$886,796	\$962,368	0.921	13,311	\$66.62	2541		4.4664			\$119,934	K-11-06-479-006	COMM WEST SIDE - 215	201
K-11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500	VD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$14.44	2542		69.4057			\$29,558		COMM EAST SIDE - 210	201
K-11-06-478-004	2170 PACKARD	11/29/22	\$499,000	VD	03-ARM'S LENGTH	\$499,000	\$308,600	61.84	\$861,277	\$348,954	\$150,046	\$373,686	0.402	2,632	\$57.01	2529		47.5279			\$304,449		COMM WEST SIDE- 215	201
K-11-40-353-001	1305 S CONGRESS	11/14/22	\$1,240,000	VD	03-ARM'S LENGTH	\$1,240,000	\$392,900	31.69	\$1,261,290	\$193,136	\$1,046,864	\$811,667	1.290	22,320	\$46.90	2530		41.2961			\$191,204		COMM WEST SIDE- 215	201
K-11-02-383-008	1631 E MICHIGAN	10/27/22	\$15,000	VD	03-ARM'S LENGTH	\$15,000	\$68,500	456.67	\$172,203	\$101,421	(\$86,421)	\$56,490	(1.530)	1,639	(\$52.73)	2500		240.6654			\$99,696	K-11-02-383-006, K-11-02-383-009	COMM EAST SIDE - 210	201
K-11-11-271-007	297 S HARRIS	10/03/22	\$125,000	VD	03-ARM'S LENGTH	\$125,000	\$85,200	68.16	\$355,794	\$160,551	(\$35,551)	\$155,820	(0.228)	27,361	(\$1.30)	2500		110.4963			\$116,243		COMM EAST SIDE - 210	201
K-11-36-100-033	7130 RAWSONVILLE	08/23/22	\$460,000	VD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$294,059	\$165,941	\$118,204	1.404	3,861	\$42.98	2500		52.7040			\$294,059		COMM TEXTILE RD & SOU	201
K-11-22-100-004	8753 SPINNAKER	08/22/22	\$21,500,000	VD	03-ARM'S LENGTH	\$21,500,000	\$6,207,200	28.87	\$15,109,421	\$1,783,810	\$19,716,190	\$10,125,844	1.947	189,734	\$103.91	2530		\$1,609,701			\$1,609,701		COMM HURON CORR & O	201
K-11-10-106-001	55 BURBANK	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$100,700	25.18	\$285,886	\$73,239	\$326,761	\$161,586	2.022	3,888	\$84.04	2530		114.5404			\$73,239		COMM EAST SIDE - 210	201
K-11-06-304-002	2655 WASHTENAW	06/21/22	\$508,200	VD	20-MULTI PARCEL ARM'S LENGTH	\$508,200	\$420,900	82.82	\$987,476	\$591,456	(\$83,256)	\$293,348	(0.284)	2,154	(\$38.65)	2542		116.0622			\$547,663	K-11-06-304-005, K-11-06-304-006, K-11-06-304-007	COMM WEST SIDE - 215	201
K-11-39-252-022	1822 W MICHIGAN	05/24/22	\$850,000	LC	03-ARM'S LENGTH	\$850,000	\$348,600	41.01	\$857,320	\$438,555	\$411,445	\$309,967	1.327	4,032	\$102.04	2525		40.9576			\$409,266		COMM WEST SIDE- 215	201
K-11-15-105-003	1100 SHARE	05/06/22	\$180,000	VD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$116,641	\$63,359	\$125,559	0.505	2,400	\$26.40	2500		37.2195			\$110,047		COMMERCIAL CORNER- 2	201
K-11-14-487-017	1990 MCCARTNEY	03/17/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$53,900	34.77	\$145,747	\$51,978	\$103,022	\$74,836	1.377	3,274	\$31.47	2500		49.9835			\$51,978	K-11-14-487-018, K-11-14-487-019, K-11-14-487-020	COMM EAST SIDE - 210	201
K-11-06-449-010	2220 WASHTENAW	02/10/22	\$724,166	VD	03-ARM'S LENGTH	\$724,166	\$397,000	54.82	\$1,028,986	\$432,376	\$291,790	\$441,933	0.660	2,269	\$128.60	2542		21.6551			\$391,051		COMMERCIAL CORNER- 2	201

YPSILANTI TOWNSHIP
2026 INDUSTRIAL ECF STUDY

L-12-21-310-013	5690 HINES DR	06/20/22	\$11,050,000	WD	03-ARM'S LENGTH	\$11,050,000	\$5,317,900	48.13	\$11,683,869	\$874,435	\$10,175,565	\$8,845,690	1.150	77,852	\$130.70	115.0342	\$689,687	Pittsfield Twp	Industrial- Engineering	201
H-08-20-220-002	7100 JACKSON RD-102	01/27/22	\$102,240	WD	03-ARM'S LENGTH	\$102,240	\$59,600	58.29	\$97,600	\$38,815	\$63,425	\$79,585	0.797	1,545	\$41.05	79.6947	\$32,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-001	7100 JACKSON RD-101	01/26/22	\$137,760	WD	03-ARM'S LENGTH	\$137,760	\$76,500	55.53	\$134,000	\$56,660	\$81,100	\$95,540	0.849	1,948	\$41.63	84.8859	\$48,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-003	7100 JACKSON RD-103	01/26/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,800	53.25	\$215,600	\$81,800	\$158,200	\$156,922	1.008	3,523	\$44.90	100.8144	\$97,278	Scio Twp	Industrial- Engineering	207
										\$20,800,726	\$22,414,876	0.928 ECF								
												0.914 Mean ECF								

Removed From County Sales																				
08-09-07-125-004	2555 BISHOP CIRCLE W	03/13/24	\$2,600,000	CD	03-ARM'S LENGTH	\$2,600,000	\$1,556,900	59.88	\$3,459,263	\$933,656	\$1,666,344	\$3,310,101	0.503	62,900	\$26.49	31.8292	\$856,856	Dexter	Industrial- Light Manufacturing	301
06-06-12-435-005	425 CONGDON	09/29/23	\$160,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$160,000	\$72,700	45.44	\$183,572	\$176,442	(\$16,442)	\$10,000	(1.644)	1	(\$16442.00)	164.4200	\$110,310	Chelsea		302
11-11-04-461-002	12 E FOREST	02/28/23	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$102,400	\$547,600	\$1,001,645	0.547	53,936	\$10.15	60.3641	\$102,400	City of Ypsilanti	Industrial- Light Manufacturing	301
16-16-01-372-005	617 CITY RD	01/23/23	\$145,090	WD	03-ARM'S LENGTH	\$145,090	\$74,000	51.00	\$149,692	\$30,550	\$114,540	\$209,021	0.548	4,189	\$27.34	46.0161	\$102,500	Manchester	Industrial - Light Manufacturing	301
L-12-08-400-009	760 STATE CIR	09/02/22	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$746,564	\$235,624	\$1,564,376	\$538,577	2.905	16,000	\$97.77	290.4647	\$235,624	Pittsfield Twp	Industrial - Light Manufacturing	301
L-12-16-360-019	4743 VENTURA DR	04/13/22	\$6,125,000	CD	19-MULTI PARCEL ARMS LENGTH	\$6,125,000	\$1,076,500	17.58	\$2,590,216	\$444,423	\$5,680,577	\$2,368,989	2.398	19,516	\$291.07	239.7891	\$431,235	Pittsfield Twp	Industrial- Engineering	201
11-11-37-226-013	663 S MANSFIELD	03/02/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$154,370	\$845,630	\$1,560,000	0.542	17,200	\$49.16	46.6074	\$116,120	City of Ypsilanti	Industrial - Light Manufacturing	301
H-08-21-300-002	6033 JACKSON R	01/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$236,600	59.15	\$527,400	\$360,900	\$39,100	\$79,749	0.490	2,072	\$18.87	49.0288	\$342,000	Scio Twp	Industrial- Light Manufacturing	201
11-11-04-360-001	2-4 W FOREST	12/03/20	\$200,000	PTA	Arms Length	\$200,000	\$112,500	56.25	\$196,967	\$84,017	\$115,983	\$267,654	0.433	5,522	\$21.00	43.3332	\$84,017	City of Ypsilanti	Warehouse	301
B-02-06-200-022	777 W EIGHT MILE RD	06/14/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,145,501	\$969,960	\$30,040	\$2,099,180	0.014	80,547	\$0.37	1.4310	\$935,426	Northfield Twp	Industrial- Light Manufacturing	301

NBD: 3703			HURON CENTER PARK/ WASHTENAW BUSINESS PARK																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.	
K-11-39-253-003	1145 W MICHIGAN	01/21/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$248,000	72.94	\$424,122	\$327,405	\$12,595	\$73,717	0.171	6,864	\$1.83	2525	58.4620				COMM WEST SIDE - 215	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	\$16,724	\$163,276	\$188,011	0.868	4,599	\$35.50	2500	11.2964				COMM EAST SIDE - 210	201		
K-11-11-331-008	1405 E CORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION E	\$205,000	\$232,900	113.61	\$448,242	\$46,874	\$158,126	\$333,639	0.474	6,102	\$25.91	2500	28.1532				COMM EAST SIDE - 210	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	\$40,119	\$99,881	\$111,754	0.894	2,350	\$42.50	2500	13.8283				COMM EAST SIDE - 210	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	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	35.9866				COMM EAST SIDE - 210	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	\$12,305	\$57,695	\$84,549	0.682	1,987	\$29.04	2500	7.3094				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	\$71,160	\$78,840	\$153,117	0.515	3,320	\$23.75	2500	24.0576				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	\$46,874	\$153,623	\$333,639	0.460	6,102	\$25.18	2500	29.5029				COMM EAST SIDE - 210	201		
K-11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	24.1748		K-11-02-374-021		COMM EAST SIDE - 210	201		
K-11-13-252-005	1236 WATSON	05/19/23	\$3,850,000	VD	03-ARM'S LENGTH	\$3,850,000	\$1,075,700	27.94	\$2,261,404	\$264,551	\$3,585,449	\$3,025,535	1.185	103,563	\$34.62	3701	42.9587				INDUST THROUGH OUT T	301		
K-11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	VD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	6.8702				COMM HURON CORR & O	201		
K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	VD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	18.8195				COMM EAST SIDE - 210	201		
K-11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	VD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	7.7655				COMM EAST SIDE - 210	201		
K-11-01-300-007	2502 E MICHIGAN	06/23/22	\$331,000	LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	10.0379				COMM EAST SIDE - 210	201		
K-11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,100	52.97	\$199,475	\$89,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	0.6976				COMM EAST SIDE - 210	201		
K-11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	4.3317			K-11-21-300-041		COMM HURON CORR & O	201	
K-11-38-280-012	1476 SEAVAR	02/11/22	\$10,500,000	VD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,637,207	\$1,498,484	\$9,001,516	\$7,556,946	1.191	172,663	\$52.13	3700	43.5683				INDUST THROUGH OUT T	301		
Totals:			\$21,687,497			\$21,687,497	\$8,691,500		\$19,411,232		\$17,890,203	\$17,131,343			\$41.04		28.8821							
							Sale. Ratio =>		40.08			E.C.F. =>		1.044		Std. Deviation=>		0.276548384						
							Std. Dev. =>		26.22			Ave. E.C.F. =>		0.755		Ave. Variance=>		21.6365		Coefficient of Var=>		28.63958605		

3703 IND ECF Utilized 0.7930

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 0.7930. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.7590 with a standard deviation of 0.4177. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.7590 and 1.1370. An ECF of 0.7930 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.748
Calculated ECF Range 0.100 - 0.946
ECF Range: +/- 1 Standard Deviation .0 - 1.2210
Previous Year ECF 0.7430

Removed: Not Representative																							
K-11-38-150-010	1767 S HURON	03/31/25	\$2,600,000	PTA	03-ARM'S LENGTH	\$2,600,000	\$310,800	11.95	\$570,191	\$199,907	\$2,400,093	\$300,013	8.000	4,230	\$567.40	2525	#REF!	1 1/2 STORY		COMM GOLF COURSE & LG ACREAGE- 219	201	45	
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	\$16,190	\$283,810	\$189,820	1.495	2,340	\$121.29	2500	#REF!				COMM EAST SIDE - 210	201	0
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	\$760,590	\$4,393,301	\$3,105,093	1.415	73,040	\$60.15	2500	#REF!				COMM EAST SIDE - 210	201	0
K-11-40-351-008	4 N HEVITT	01/15/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$144,978	\$475,022	\$189,210	2.511	2,400	\$197.93	2525	#REF!				COMMERCIAL CORNER- 209	201	0
K-11-10-280-011	800 MIHON	01/14/25	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$241,252	\$46,297	\$203,703	\$162,057	1.257	6,000	\$33.95	2500	#REF!				COMM EAST SIDE - 210	201	0
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	\$50,508	\$139,492	\$130,108	1.072	2,980	\$46.81	2500	#REF!				COMM EAST SIDE - 210	201	0
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	\$305,253	\$4,249,232	\$1,340,170	3.171	21,307	\$199.43	2500	#REF!				COMM EAST SIDE - 210	201	0
K-11-06-464-018	2307 WASHTENAW	12/11/24	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$82,700	22.97	\$116,283	\$97,738	\$262,262	\$90,354	2.903	1,200	\$218.55	2525	#REF!				COMM WEST SIDE - 215	201	0
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	\$132,220	(\$42,220)	\$96,446	(0.438)	2,400	(\$17.59)	2500	#REF!				COMM EAST SIDE - 210	201	0
K-11-02-456-008	12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$14,200	14.20	\$37,304	\$56,915	\$43,085	\$13,623	3.163	1,500	\$28.72	2500	#REF!			K-11-02-456-006,	201	0	
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	\$459,137	\$1,440,863	\$1,171,123	1.230	15,228	\$94.62	2802	#REF!				COMM HURON CORR & OFF HURON- 220	201	0
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	\$42,221	\$487,779	\$381,890	1.777	3,102	\$157.25	2500	#REF!	123.3273	1 STORY		COMM EAST SIDE - 210	201	81
K-11-02-390-013	1557 E MICHIGAN	09/20/24	\$165,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$59,100	35.82	\$112,403	\$13,023	\$151,977	\$82,610	1.840	3,120	\$48.71	2500	#REF!			K-11-02-375-008	201	0	
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	\$59,176	\$435,824	\$326,393	1.335	7,622	\$57.18	2500		26.3149		RES YP SCHLS SEC 3,4 & 10 - 410	201	0	
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	\$92,510	\$132,490	\$96,040	1.380	2,542	\$52.12	2500		137.9531		COMM EAST SIDE - 210	201	0	
K-11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	0	#DIV/0!	2525	#REF!				COMM EAST SIDE - 210	201	0
K-11-06-303-003	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525		197.8153		K-11-06-303-004	201	0	
K-11-06-303-004	2751 WASHTENAW	11/28/23	\$820,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525		197.8153		K-11-06-303-003	201	0	
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	\$224,634	(\$6,634)	\$90,480	(0.073)	2,400	(\$2.76)	2500		140.8593			COMM EAST SIDE - 210	201	0
K-11-20-301-017	5820 STONY CREEK	04/24/23	\$1,650,000	LC	03-ARM'S LENGTH	\$1,650,000	\$753,600	45.67	\$1,555,825	\$766,184	\$883,816	\$601,861	1.468	15,495	\$57.04	2500		104.2076			COMM GOLF COURSE & LG ACREAGE- 219	201	0
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	\$66,450	\$128,550	\$134,976	0.952	1,845	\$69.67	2525		88.7295			COMM WEST SIDE - 215	201	0
K-11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	VD	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$255,459	\$51,960	\$198,040	\$162,409	1.219	5,120	\$38.68	2500		34.2579	\$50,305		COMM EAST SIDE - 210	201	0
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	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500		33.0138	\$454,087		COMM EAST SIDE - 210	201	0
K-11-18-360-010	4785 MUNGER	01/03/23	\$300,000	VD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$149,725	\$150,275	\$224,872	0.668	484	\$310.49	2540		20.8539	\$149,725		COMM TEXTILE RD & SOUTH- 212	201	0
K-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	VD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542		84.6686	\$602,488		RAWSONVILLE RD- 211	201	0
K-11-03-484-001	405 N HARRIS	12/23/22	\$3,225,000	PTA	03-ARM'S LENGTH	\$3,225,000	\$1,164,200	36.10															

H-08-19-155-002	7879 JACKSON RD B	10/31/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$20,800	17.33	\$125,200	\$26,229	\$93,771	\$102,971	0.911	1,507	\$62.22	15.4519	\$25,000	Scio Twp	Industrial- Light Manufacturing	307
H-08-19-155-003	7879 JACKSON RD C	10/27/22	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$126,400	31.92	\$358,800	\$110,069	\$285,931	\$243,931	1.172	3,239	\$88.28	41.6045	\$98,000	Scio Twp	Industrial- Light Manufacturing	307
H-08-20-220-001	7100 JACKSON RD-101	01/26/22	\$137,760	WD	03-ARM'S LENGTH	\$137,760	\$76,500	55.53	\$134,000	\$56,660	\$81,100	\$95,540	0.849	1,948	\$41.63	9.2724	\$48,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-002	7100 JACKSON RD-102	01/27/22	\$102,240	WD	03-ARM'S LENGTH	\$102,240	\$59,600	58.29	\$97,600	\$38,815	\$63,425	\$79,585	0.797	1,545	\$41.05	4.0811	\$32,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-003	7100 JACKSON RD-103	01/26/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,800	53.25	\$215,600	\$81,800	\$158,200	\$156,922	1.008	3,523	\$44.90	25.2009	\$97,278	Scio Twp	Industrial- Engineering	207
H-08-21-300-002	6033 JACKSON R	01/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$236,600	59.15	\$527,400	\$360,900	\$39,100	\$79,749	0.490	2,072	\$18.87	26.5847	\$342,000	Scio Twp	Industrial- Light Manufacturing	201
L-12-13-300-012	4865 CARPENTER RD	07/22/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$327,900	57.53	\$774,812	\$233,610	\$336,390	\$409,381	0.822	6,408	\$52.50	6.5569	\$186,703	Pittsfield Twp	Industrial- Engineering	201
L-12-21-310-013	5690 HINES DR	06/20/22	\$11,050,000	WD	03-ARM'S LENGTH	\$11,050,000	\$5,317,900	48.13	\$11,683,869	\$874,435	\$10,175,565	\$8,845,690	1.150	77,852	\$130.70	39.4206	\$689,687	Pittsfield Twp	Industrial- Engineering	201
L-12-29-400-005	6812 S STATE ST	08/31/23	\$3,490,000	CD	03-ARM'S LENGTH	\$3,490,000	\$1,083,800	31.05	\$2,224,821	\$417,764	\$3,072,236	\$4,777,597	0.643	45,700	\$67.23	11.3085	\$417,764	Pittsfield Twp	Industrial- Engineering	301
										\$22,159,337	\$27,345,544	0.810 ECF		81.0345						
												0.756 Mean ECF		75.6135						

Removed From County Sales

YPSILANTI TOWNSHIP
2026 INDUSTRIAL ECF STUDY

7/3/2025

NBD: 3727		INDUSTRIAL IFT																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
K -11-39-253-003	1145 W MICHIGAN	01/21/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$248,000	72.94	\$424,122	\$327,405	\$12,595	\$73,717	0.171	6,864	\$1.83	2525	58.4620				COMM WEST SIDE - 215	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	\$16,724	\$163,276	\$188,011	0.868	4,599	\$35.50	2500	11.2964				COMM EAST SIDE - 210	201	
K -11-11-331-008	1405 ECORSE	05/16/24	\$205,000	VD	11-FROM LENDING INSTITUTION E)	\$205,000	\$232,900	113.61	\$448,242	\$46,874	\$158,126	\$333,639	0.474	6,102	\$25.91	2500	28.1532				COMM EAST SIDE - 210	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	\$40,119	\$99,881	\$111,754	0.894	2,350	\$42.50	2500	13.8283				COMM EAST SIDE - 210	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	\$305,253	\$1,494,747	\$1,340,170	1.115	21,307	\$70.15	2500	35.9866				COMM EAST SIDE - 210	201	
K -11-02-383-007	1601 E MICHIGAN	11/03/23	\$70,000	VD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$114,018	\$12,305	\$57,695	\$84,549	0.682	1,987	\$29.04	2500	7.3094				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	\$71,160	\$78,840	\$153,117	0.515	3,320	\$23.75	2500	24.0576				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	\$46,874	\$153,623	\$333,639	0.460	6,102	\$25.18	2500	29.5029				COMM EAST SIDE - 210	201	
K -11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	2500	24.1748		K -11-02-374-021		COMM EAST SIDE - 210	201	
K -11-13-252-005	1236 WATSON	05/19/23	\$3,850,000	VD	03-ARM'S LENGTH	\$3,850,000	\$1,075,700	27.94	\$2,261,404	\$264,551	\$3,585,449	\$3,025,535	1.185	103,563	\$34.62	3701	42.9587				INDUST THROUGH OUT T	301	
K -11-21-300-034	5718 WHITTAKER	01/12/23	\$205,000	VD	03-ARM'S LENGTH	\$205,000	\$114,300	55.76	\$296,097	\$113,564	\$91,436	\$133,139	0.687	1,532	\$59.68	2541	6.8702				COMM HURON CORR & O	201	
K -11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	VD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$60.24	2542	18.8195				COMM EAST SIDE - 210	201	
K -11-10-125-015	1159 E MICHIGAN	08/08/22	\$900,000	VD	03-ARM'S LENGTH	\$900,000	\$679,700	75.52	\$1,351,612	\$200,479	\$699,521	\$839,630	0.833	15,633	\$44.75	2541	7.7655				COMM EAST SIDE - 210	201	
K -11-01-300-007	2502 E MICHIGAN	06/23/22	\$331,000	LC	03-ARM'S LENGTH	\$331,000	\$192,300	58.10	\$542,579	\$99,182	\$231,818	\$353,868	0.655	10,849	\$21.37	2500	10.0379				COMM EAST SIDE - 210	201	
K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000	VD	03-ARM'S LENGTH	\$155,000	\$87,100	52.97	\$199,475	\$85,015	\$65,985	\$88,156	0.748	1,440	\$45.82	2500	0.6976				COMM EAST SIDE - 210	201	
K -11-21-300-042	5570 WHITTAKER	03/28/22	\$2,360,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$2,360,000	\$1,229,500	52.10	\$3,649,670	\$559,641	\$1,800,359	\$2,253,850	0.799	24,988	\$72.05	2541	4.3317		K -11-21-300-041		COMM HURON CORR & O	201	
K -11-38-280-012	1476 SEAVER	02/11/22	\$10,500,000	VD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,637,207	\$1,498,484	\$9,001,516	\$7,556,946	1.191	172,663	\$52.13	3700	43.5683				INDUST THROUGH OUT T	301	
Totals:			\$21,687,497			\$21,687,497	\$8,691,500		\$19,411,232		\$17,890,203	\$17,131,343			\$41.04		28.8821						
								Sale. Ratio =>				E.C.F. =>		1.044		Std. Deviation=>				0.276548384			
								Std. Dev. =>				Mean E.C.F. =>		0.755		Ave. Variance=>				21.6365	Coefficient of Var=>		28.63958605

3727 IND ECF Utilized

0.7100

The selected sales within this study represent those sales that are representative of the commercial and industrial buildings within this neighborhood. These sales are representative of the location, age/ condition and utility of the properties within this neighborhood. Taking the summation of the Building Residual and dividing it by the summation of the Cost by Manual for the sales that are representative of the ECF Neighborhood, results in an ECF of 0.710. The Mean of the individual ECFs that was calculated for the sales in the market for this ECF Neighborhood results in an ECF of 0.672 with a standard deviation of 0.2687. Therefore, it is most likely that the actual ECF for the subject neighborhood will be within the range of 0.672 and 0.815. An ECF of 0.710 was selected as the most representative based upon the representative sales for the neighborhood.

Median Calculated ECF 0.748
Calculated ECF Range .0370 - 1.0810
ECF Range: +/- 1 Standard Deviation .0 - 1.4210
Previous Year ECF 0.625

Removed: Not Representative																							
K -11-38-150-010	1767 S HURON	03/31/25	\$2,600,000	PTA	03-ARM'S LENGTH	\$2,600,000	\$310,800	11.95	\$570,191	\$199,907	\$2,400,093	\$300,013	8.000	4,230	\$567.40	2525	724.4485	1 1/2 STORY		COMM GOLF COURSE & LG ACREAGE- 219	201	45	
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	\$16,190	\$283,810	\$189,820	1.495	2,340	\$121.29	2500	73.9681				COMM EAST SIDE - 210	201	0
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	\$760,590	\$4,393,301	\$3,105,093	1.415	73,040	\$60.15	2500	65.9394				COMM EAST SIDE - 210	201	0
K -11-40-351-008	4 N HEWITT	01/15/25	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$202,100	32.60	\$393,222	\$144,978	\$475,022	\$189,210	2.511	2,400	\$197.93	2525	175.5074				COMMERCIAL CORNER- 209	201	0
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	\$46,297	\$203,703	\$162,057	1.257	6,000	\$33.95	2500	50.1506				COMM EAST SIDE - 210	201	0
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	\$50,508	\$139,492	\$130,108	1.072	2,980	\$46.81	2500	31.6649				COMM EAST SIDE - 210	201	0
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	\$305,253	\$4,249,232	\$1,340,170	3.171	21,307	\$199.43	2500	241.5192				COMM EAST SIDE - 210	201	0
K -11-06-464-018	2307 WASHTENAW	12/11/24	\$360,000	LC	03-ARM'S LENGTH	\$360,000	\$82,700	22.97	\$216,283	\$97,738	\$262,262	\$90,354	2.903	1,200	\$218.55	2525	214.7116				COMM WEST SIDE - 215	201	0
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	\$132,220	(\$42,220)	\$96,446	(0.438)	2,400	(\$17.59)	2500	119.3235				COMM EAST SIDE - 210	201	0
K -11-02-456-008	12 TODD	11/01/24	\$100,000	PTA	20-MULTI PARCEL SALE REF	\$100,000	\$14,200	14.20	\$73,304	\$56,915	\$43,085	\$13,623	3.163	1,500	\$28.72	2500	240.7088		K -11-02-456-006, K -		COMM EAST SIDE - 210	201	0
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	\$459,137	\$1,440,863	\$1,171,123	1.230	15,228	\$94.62	2802	47.4851				COMM HURON CORR & OFF HURON- 220	201	0
K -11-01-484-011	1241 E CROSS	10/25/24	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$252,200	47.58	\$492,851	\$42,221	\$487,779	\$381,890	1.277	3,102	\$157.25	2500	52.1801	1 STORY			COMM EAST SIDE - 210	201	81
K -11-02-390-013	1557 E MICHIGAN	09/20/24	\$165,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$59,100	35.82	\$112,403	\$13,023	\$151,977	\$82,610	1.840	3,120	\$48.71	2500	108.4214		K -11-02-375-008		COMM EAST SIDE - 210	201	0
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	\$59,176	\$435,824	\$326,393	1.335	7,622	\$57.18	2500	57.9798				RES YP SCHLS SEC 3,4 & 10 - 410	201	0
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	\$92,510	\$132,490	\$96,040	1.380	2,542	\$52.12	2500	62.4055				COMM EAST SIDE - 210	201	0
K -11-39-252-022	1822 W MICHIGAN	12/27/23	\$980,517	LC	04-BUYERS INTEREST IN A LC	\$980,517	\$421,400	42.98	\$859,098	\$459,116	\$521,401	\$304,864	1.710	0	#DIV/0!	2525	95.4797				COMM WEST SIDE - 215	201	0
K -11-06-303-003	2789 WASHTENAW	11/28/23	\$820,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525	78.4918		K -11-06-303-004		COMM WEST SIDE - 215	201	0
K -11-06-303-004	2751 WASHTENAW	11/28/23	\$820,000	VD	19-MULTI PARCEL ARM'S LENGTH	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	2525	78.4918		K -11-06-303-003		COMM WEST SIDE - 215	201	0
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	\$224,634	(\$6,634)	\$90,480	(0.073)	2,400	(\$2.76)	2500	82.8796				COMM EAST SIDE - 210	201	0
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	\$766,184	\$883,816	\$601,861	1.468	15,495	\$57.04	2525	71.2998				COMM GOLF COURSE & LG ACREAGE- 219	201	0
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	\$66,450	\$128,550	\$134,976	0.952	1,845	\$69.67	2525	19.6919				COMM WEST SIDE - 215	201	0
K -11-13-333-008	1585 BEVERLY	02/10/23	\$250,000	VD	03-ARM'S LENGTH	\$250,000	\$93,200	37.28	\$255,459	\$51,960	\$158,040	\$162,409	1.219	5,120	\$38.68	2500	46.3912			\$50,305	COMM EAST SIDE - 210	201	0
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	\$4,789,827	\$713,360	\$3,926,640	\$3,253,366	1.207	73,040	\$53.76	2500	45.1472			\$454,087	COMM EAST SIDE - 210	201	0
K -11-18-360-010	4785 MUNGER	01/03/23	\$300,000	VD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$445,656	\$192,800	\$150,275	\$224,872	0.668	484	\$310.49	2540	8.7205			\$149,725	COMM TEXTILE RD & SOUTH- 212	201	0
K -11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	VD	03-ARM'S LENGTH	\$663,000	\$554,800	83.68	\$1,499,149	\$643,917	\$19,083	\$633,505	0.030	6,461	\$2.95	2542	72.5352				RAWSONVILLE RD - 211	201	0
K -11-03-484-001	405 N HARRIS	12/23/22																					

YPSILANTI TOWNSHIP
2026 INDUSTRIAL ECF STUDY

B-02-06-200-022	777 W EIGHT MILE RD	06/14/19	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,145,501	\$969,960	\$30,040	\$2,099,180	0.014	80,547	\$0.37	1.4310	\$935,426	Northfield Twp	Industrial- Light Manufacturing	301
H-08-19-155-002	7879 JACKSON RD B	10/31/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$20,800	17.33	\$125,200	\$26,229	\$93,771	\$102,971	0.911	1,507	\$62.22	16.6554	\$25,000	Scio Twp	Industrial- Light Manufacturing	307
H-08-19-155-003	7879 JACKSON RD C	10/27/22	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$126,400	31.92	\$358,800	\$110,069	\$285,931	\$243,931	1.172	3,239	\$88.28	42.8079	\$98,000	Scio Twp	Industrial- Light Manufacturing	307
H-08-20-220-001	7100 JACKSON RD-101	01/26/22	\$117,760	WD	03-ARM'S LENGTH	\$117,760	\$76,500	55.53	\$134,000	\$56,660	\$81,100	\$95,540	0.849	1,948	\$41.63	10.4758	\$48,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-002	7100 JACKSON RD-102	01/27/22	\$102,240	WD	03-ARM'S LENGTH	\$102,240	\$59,600	58.29	\$97,600	\$38,815	\$63,425	\$79,585	0.797	1,545	\$41.05	5.2846	\$32,000	Scio Twp	Industrial- Engineering	207
H-08-20-220-003	7100 JACKSON RD-103	01/26/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$127,800	53.25	\$215,600	\$81,800	\$158,200	\$156,922	1.008	3,523	\$44.90	26.4043	\$97,278	Scio Twp	Industrial- Engineering	207
H-08-21-300-002	6033 JACKSON R	01/21/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$236,600	59.15	\$527,400	\$360,900	\$39,100	\$79,749	0.490	2,072	\$18.87	25.3813	\$342,000	Scio Twp	Industrial- Light Manufacturing	201
L-12-13-300-012	4865 CARPENTER RD	07/22/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$327,900	57.53	\$774,812	\$233,610	\$336,390	\$409,381	0.822	6,408	\$52.50	7.7603	\$186,703	Pittsfield Twp	Industrial- Engineering	201
L-12-21-310-013	5690 HINES DR	06/20/22	\$11,050,000	WD	03-ARM'S LENGTH	\$11,050,000	\$5,317,900	48.13	\$11,683,869	\$874,435	\$10,175,565	\$8,845,690	1.150	77,852	\$130.70	40.6241	\$689,687	Pittsfield Twp	Industrial- Engineering	201
L-12-29-400-005	6812 S STATE ST	08/31/23	\$3,490,000	CD	03-ARM'S LENGTH	\$3,490,000	\$1,083,800	31.05	\$2,224,821	\$417,764	\$3,072,236	\$4,777,597	0.643	45,700	\$67.23	10.1050	\$417,764	Pittsfield Twp	Industrial- Engineering	301

\$23,825,681	\$30,655,645	0.777 ECF
		0.744 Mean ECF

Removed From County Sales																				
06-06-12-435-005	425 CONGDON	09/29/23	\$160,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$160,000	\$72,700	45.44	\$183,572	\$176,442	(\$16,442)	\$10,000	(1.644)	1	(\$16442.00)	238.8301	\$110,310	Chelsea		302
L-12-08-400-009	760 STATE CIR	09/02/22	\$1,800,000	CD	03-ARM'S LENGTH	\$1,800,000	\$339,400	18.86	\$746,564	\$235,624	\$1,564,376	\$538,577	2.905	16,000	\$97.77	216.0546	\$235,624	Pittsfield Twp	Industrial - Light Manufacturing	301
L-12-16-360-019	4743 VENTURA DR	04/13/22	\$6,125,000	CD	19-MULTI PARCEL ARMS LENGTH	\$6,125,000	\$1,076,500	17.58	\$2,590,216	\$444,423	\$5,680,577	\$2,368,989	2.398	19,516	\$291.07	165.3790	\$431,235	Pittsfield Twp	Industrial- Engineering	201
L-12-16-300-019	4640 S STATE ST	05/30/23	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$116,300	22.37	\$309,305	\$185,718	\$334,282	\$286,581	1.166	3,000	\$111.43	42.2348	\$24,868	Pittsfield Twp	Industrial- Engineering	301