

Unit: 11 - YPSILANTI TOWNSHIP
Rates/Values for Neighborhood 00300.INDUST THROUGH OUT TWP - 300, Last Edited: 06/16/2025

Values for Acreage Table 1: 'INDUSTRIAL: '

1 Acre: 57,696	3 Acre: 169,483	10 Acre: 429,118	30 Acre: 1,227,355
1.5 Acre: 88,952	4 Acre: 198,109	15 Acre: 643,676	40 Acre: 1,636,473
2 Acre: 115,099	5 Acre: 247,636	20 Acre: 858,235	50 Acre: 1,594,531
2.5 Acre: 151,101	7 Acre: 346,690	25 Acre: 1,022,796	100 Acre: 1,953,373

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00304.RENAISSANCE ZONE, Last Edited: 06/16/2025

Values for Acreage Table 1: 'RENAISSANCE ZONE'

1 Acre: 43,124	3 Acre: 129,373	10 Acre: 431,244	30 Acre: 1,515,888
1.5 Acre: 64,687	4 Acre: 172,498	15 Acre: 646,866	40 Acre: 2,021,184
2 Acre: 86,249	5 Acre: 215,622	20 Acre: 1,010,592	50 Acre: 2,526,480
2.5 Acre: 107,811	7 Acre: 301,871	25 Acre: 1,263,240	100 Acre: 5,052,960

Unit: 11 - YPSILANTI TOWNSHIP

Rates/Values for Neighborhood 00305.IND- HURON CNTR PRK/WASH BUSS PARK, Last Edited: 06/16/2025

Values for Acreage Table 1: 'INDUSTRIAL LAND'

1 Acre: 76,230	3 Acre: 228,690	10 Acre: 762,300	30 Acre: 1,476,684
1.5 Acre: 114,345	4 Acre: 304,920	15 Acre: 1,143,450	40 Acre: 0
2 Acre: 152,460	5 Acre: 381,150	20 Acre: 984,456	50 Acre: 0
2.5 Acre: 190,575	7 Acre: 533,610	25 Acre: 1,230,570	100 Acre: 0

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 300 LAND TABLE

6/16/2025

300 Table: Industrial

1 ACRE

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
71-131-02-0011-000	5535 Research Dr	Canton Twp	2.39	104,108	3/26/2025	\$ 81,906	1	\$ 614	\$ 82,520	\$ 0.79	
111-03-0009-000	34434 Rosati	Livonia	0.93	40,598	2/20/2025	\$ 60,000	2	\$ 900	\$ 60,900	\$ 1.50	
71-133-01-0147-300, 148	4258 Corinne St	Canton Twp	0.26	11,326	2/19/2025	\$ 22,500	2	\$ 338	\$ 22,838	\$ 2.02	
L-12-24-200-064	4000 Morgan Rd	Pittsfield Twp	1.33	57,935	2/27/2024	\$ 75,000	13	\$ 7,313	\$ 82,313	\$ 1.42	
71-136-99-0014-000	44112 Yost Rd	Canton Twp	0.83	36,155	10/17/2023	\$ 37,000	17	\$ 4,718	\$ 41,718	\$ 1.15	
71-135-99-0003-000	Sheldon Rd S	Canton Twp	1.97	85,813	9/25/2023	\$ 150,000	18	\$ 20,250	\$ 170,250	\$ 1.98	
K-11-13-230-002	1175 Watson St	Ypsilanti Twp	2.92	127,195	6/8/2023	\$ 160,000	21	\$ 25,200	\$ 185,200	\$ 1.46	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$ 200,000	28	\$ 42,000	\$ 242,000	\$ 2.06	
71-127-99-0025-703	Michigan Ave	Canton Twp	3.02	131,551	9/12/2022	\$ 212,187	28	\$ 44,559	\$ 256,746	\$ 1.95	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	23	\$ 21,563	\$ 146,563	\$ 1.05	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$ 48,450	\$ 218,450	\$ 0.91	

Removed: Not Representative

144-99-0166-001	27410 Joy Rd	Livonia	1.09	47,480	5/23/2025	\$ 363,219	0	\$ -	\$ 363,219	\$ 7.65	
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$ 369,200	6	\$ 16,614	\$ 385,814	\$ 3.13	
47-011-05-0010-003	19500 Allen Rd	Livonia	2.69	117,002	7/10/2024	\$ 330,000	8	\$ 19,800	\$ 349,800	\$ 2.99	
56-027-03-0013-000	Webb	Westland	0.78	34,151	6/20/2024	\$ 145,000	9	\$ 9,788	\$ 154,788	\$ 4.53	
71-131-02-0001-000	5008 Research Dr	Canton Twp	2.81	122,404	12/4/2023	\$ 700,000	15	\$ 78,750	\$ 778,750	\$ 6.36	
111-03-0014-000	34414 Rosati	Livonia	0.55	23,958	11/28/2023	\$ 125,000	16	\$ 15,000	\$ 140,000	\$ 5.84	
A-01-13-200-021	Chubb Rd	Salem Twp	2.94	128,066	7/31/2023	\$ 350,000	20	\$ 52,500	\$ 402,500	\$ 3.14	
50-22-26-401-023, -021	22650-22750 Venture Dr	Novi	2.45	106,678	8/19/2022	\$ 300,000	21	\$ 47,250	\$ 347,250	\$ 3.26	
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	6/21/2022	\$ 1,350,000	33	\$ 334,125	\$ 1,684,125	\$ 14.06	
076-03-0031-000 et al	Glenwood	Glenwood	2.39	104,239	5/24/2022	\$ 505,000	34	\$ 128,775	\$ 633,775	\$ 6.08	
111-03-0007-000	34433 Rosati	Livonia	0.94	40,772	4/4/2025	\$ 106,000	0	\$ -	\$ 106,000	\$ 2.60	
56-052-05-0016-000	Abuzzi	Westland	0.80	34,804	4/3/2023	\$ 70,000	23	\$ 12,075	\$ 82,075	\$ 2.36	
H-08-20-205-002	Enterprise Dr	Scio Twp	1.85	80,586	12/11/2023	\$ 145,000	15	\$ 16,313	\$ 161,313	\$ 2.00	
56-027-03-0033-306	39109 Webb	Westland	2.70	117,612	1/7/2022	\$ 217,600	38	\$ 62,016	\$ 279,616	\$ 2.38	

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used: \$	1.32	57,696	57,696
SF	Sale Price	\$/SF	\$/AC
1,227,608	\$ 1,625,997	\$ 1.32	\$ 57,696

1.5 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
111-03-0007-000	34433 Rosati	Livonia	0.94	40,772	4/4/2025	\$ 106,000	0	\$ -	\$ 106,000	\$ 2.60	
71-131-02-0011-000	5535 Research Dr	Canton Twp	2.39	104,108	3/26/2025	\$ 81,906	1	\$ 614	\$ 82,520	\$ 0.79	
111-03-0009-000	34434 Rosati	Livonia	0.93	40,598	2/20/2025	\$ 60,000	2	\$ 900	\$ 60,900	\$ 1.50	
71-133-01-0147-300, 148	4258 Corinne St	Canton Twp	0.26	11,326	2/19/2025	\$ 22,500	2	\$ 338	\$ 22,838	\$ 2.02	
L-12-24-200-064	4000 Morgan Rd	Pittsfield Twp	1.33	57,935	2/27/2024	\$ 75,000	2	\$ 1,125	\$ 76,125	\$ 1.31	
H-08-20-205-002	Enterprise Dr	Scio Twp	1.85	80,586	12/11/2023	\$ 145,000	15	\$ 16,313	\$ 161,313	\$ 2.00	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12	
71-136-99-0014-000	44112 Yost Rd	Canton Twp	0.83	36,155	10/17/2023	\$ 37,000	17	\$ 4,718	\$ 41,718	\$ 1.15	
71-135-99-0003-000	Sheldon Rd S	Canton Twp	1.97	85,813	9/25/2023	\$ 150,000	18	\$ 20,250	\$ 170,250	\$ 1.98	
K-11-13-230-002	1175 Watson St	Ypsilanti Twp	2.92	127,195	6/8/2023	\$ 160,000	21	\$ 25,200	\$ 185,200	\$ 1.46	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Telft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$ 200,000	42	\$ 63,000	\$ 263,000	\$ 2.24	
71-127-99-0025-703	Michigan Ave	Canton Twp	3.02	131,551	9/12/2022	\$ 212,187	42	\$ 66,839	\$ 279,026	\$ 2.12	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	45	\$ 162,000	\$ 642,000	\$ 1.48	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	46	\$ 96,879	\$ 377,687	\$ 1.73	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	47	\$ 44,063	\$ 169,063	\$ 1.21	
18-12-30-430-005	1366 Telft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	49	\$ 53,416	\$ 198,766	\$ 0.76	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	50	\$ 81,000	\$ 297,000	\$ 1.81	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	50	\$ 63,750	\$ 233,750	\$ 0.98	
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	50	\$ 75,000	\$ 275,000	\$ 0.59	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	50	\$ 65,625	\$ 240,625	\$ 0.60	

Removed: Not Representative

144-99-0166-001	27410 Joy Rd	Livonia	1.09	47,480	5/23/2025	\$ 363,219	0	\$ -	\$ 363,219	\$ 7.65	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38	
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$ 369,200	6	\$ 16,614	\$ 385,814	\$ 3.13	
47-011-05-0010-003	19500 Allen Rd	Livonia	2.69	117,002	7/10/2024	\$ 330,000	8	\$ 19,800	\$ 349,800	\$ 2.99	
56-027-03-0013-000	Webb	Westland	0.78	34,151	6/20/2024	\$ 145,000	9	\$ 9,788	\$ 154,788	\$ 4.53	
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	3	\$ 15,115	\$ 686,890	\$ 2.29	
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87	
71-131-02-0001-000	5008 Research Dr	Canton Twp	2.81	122,404	12/4/2023	\$ 700,000	15	\$ 78,750	\$ 778,750	\$ 6.36	

1.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used: \$	1.36	59,302	88,952
SF	Sale Price	\$/SF	\$/AC
4,425,827	\$ 6,025,220	\$ 1.36	\$ 59,302

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 300 LAND TABLE

111-03-0014-000	34414 Rosati	Livonia	0.55	23,958	11/28/2023	\$	125,000	16	\$	15,000	\$	140,000	\$	5.84
A-01-13-200-021	Chubb Rd	Salem Twp	2.94	128,066	7/31/2023	\$	350,000	20	\$	52,500	\$	402,500	\$	3.14
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$	1,270,000	20	\$	190,500	\$	1,460,500	\$	6.37
56-052-05-0016-000	Abruzzi	Westland	0.80	34,804	4/3/2023	\$	70,000	23	\$	12,075	\$	82,075	\$	2.36
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$	620,000	24	\$	111,600	\$	731,600	\$	3.02
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$	864,600	27	\$	175,082	\$	1,039,682	\$	4.14
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$	461,500	39	\$	134,989	\$	596,489	\$	2.68
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$	895,000	28	\$	187,950	\$	1,082,950	\$	6.81
H-08-21-200-004	N Staebler Rd	Scio Twp	3.10	135,036	10/17/2022	\$	361,600	41	\$	111,192	\$	472,792	\$	3.50
50-22-26-401-023, -021	22650-22750 Venture Dr	Novi	2.45	106,678	8/19/2022	\$	300,000	31	\$	69,750	\$	369,750	\$	3.47
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$	840,000	32	\$	201,600	\$	1,041,600	\$	7.05
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	6/21/2022	\$	1,350,000	33	\$	334,125	\$	1,684,125	\$	14.06
076-03-0031-000 et al	Glenwood	Westland	2.39	104,239	5/24/2022	\$	505,000	34	\$	128,775	\$	633,775	\$	6.08
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$	387,000	47	\$	136,418	\$	523,418	\$	2.33
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$	461,500	36	\$	124,605	\$	586,105	\$	3.40
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$	735,000	37	\$	203,963	\$	938,963	\$	4.44
56-027-03-0033-306	39109 Webb	Westland	2.70	117,612	1/7/2022	\$	217,600	50	\$	81,600	\$	299,200	\$	2.54

2.0 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/Use
111-03-0007-000	34433 Rosati	Livonia	0.94	40,772	4/4/2025	\$ 106,000	0	\$ -	\$ 106,000	\$ 2.60	
71-131-02-0011-000	5535 Research Dr	Canton Twp	2.39	104,108	3/26/2025	\$ 81,906	1	\$ 614	\$ 82,520	\$ 0.79	
111-03-0009-000	34434 Rosati	Livonia	0.93	40,598	2/20/2025	\$ 60,000	2	\$ 900	\$ 60,900	\$ 1.50	
L-12-24-200-064	4000 Morgan Rd	Pittsfield Twp	1.33	57,935	2/27/2024	\$ 75,000	2	\$ 1,125	\$ 76,125	\$ 1.31	
H-08-20-205-002	Enterprise Dr	Scio Twp	1.85	80,586	12/11/2023	\$ 145,000	15	\$ 16,313	\$ 161,313	\$ 2.00	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
71-136-99-0014-000	44112 Yost Rd	Canton Twp	0.83	36,155	10/17/2023	\$ 37,000	17	\$ 4,718	\$ 41,718	\$ 1.15	
71-135-99-0003-000	Sheldon Rd S	Canton Twp	1.97	85,813	9/25/2023	\$ 150,000	18	\$ 20,250	\$ 170,250	\$ 1.98	
K-11-13-230-002	1175 Watson St	Ypsilanti Twp	2.92	127,195	6/8/2023	\$ 160,000	21	\$ 25,200	\$ 185,200	\$ 1.46	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$ 200,000	42	\$ 63,000	\$ 263,000	\$ 2.24	
71-127-99-0025-703	Michigan Ave	Canton Twp	3.02	131,551	9/12/2022	\$ 212,187	42	\$ 66,839	\$ 279,026	\$ 2.12	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	45	\$ 162,000	\$ 642,000	\$ 1.48	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	46	\$ 96,879	\$ 377,687	\$ 1.73	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	47	\$ 44,063	\$ 169,063	\$ 1.21	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	49	\$ 53,416	\$ 198,766	\$ 0.76	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	50	\$ 81,000	\$ 297,000	\$ 1.81	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	50	\$ 63,750	\$ 233,750	\$ 0.98	
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	50	\$ 75,000	\$ 275,000	\$ 0.59	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	50	\$ 65,625	\$ 240,625	\$ 0.60	

Removed: Not Representative

144-99-0166-001	27410 Joy Rd	Livonia	1.09	47,480	5/23/2025	\$ 363,219	0	\$ -	\$ 363,219	\$ 7.65	
71-133-01-0147-300, 148	4258 Corinne St	Canton Twp	0.26	11,326	2/19/2025	\$ 22,500	2	\$ 338	\$ 22,838	\$ 2.02	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38	
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$ 369,200	6	\$ 16,614	\$ 385,814	\$ 3.13	
47-011-05-0010-003	19500 Allen Rd	Livonia	2.69	117,002	7/10/2024	\$ 330,000	8	\$ 19,800	\$ 349,800	\$ 2.99	
56-027-03-0013-000	Webb	Westland	0.78	34,151	6/20/2024	\$ 145,000	9	\$ 9,788	\$ 154,788	\$ 4.53	
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	3	\$ 15,115	\$ 686,890	\$ 2.29	
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87	
71-131-02-0001-000	5008 Research Dr	Canton Twp	2.81	122,404	12/4/2023	\$ 700,000	15	\$ 78,750	\$ 778,750	\$ 6.36	
111-03-0014-000	34414 Rosati	Livonia	0.55	23,958	11/28/2023	\$ 125,000	16	\$ 15,000	\$ 140,000	\$ 5.84	
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12	
A-01-13-200-021	Chubb Rd	Salem Twp	2.94	128,066	7/31/2023	\$ 350,000	20	\$ 52,500	\$ 402,500	\$ 3.14	
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37	
56-052-05-0016-000	Abruzzi	Westland	0.80	34,804	4/3/2023	\$ 70,000	23	\$ 12,075	\$ 82,075	\$ 2.36	
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02	
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14	
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	39	\$ 134,989	\$ 596,489	\$ 2.68	
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81	
H-08-21-200-004	N Staebler Rd	Scio Twp	3.10	135,036	10/17/2022	\$ 361,600	41	\$ 111,192	\$ 472,792	\$ 3.50	
50-22-26-401-023, -021	22650-22750 Venture Dr	Novi	2.45	106,678	8/19/2022	\$ 300,000	31	\$ 69,750	\$ 369,750	\$ 3.47	
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05	
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	6/21/2022	\$ 1,350,000	33	\$ 334,125	\$ 1,684,125	\$ 14.06	
076-03-0031-000 et al	Glenwood	Westland	2.39	104,239	5/24/2022	\$ 505,000	34	\$ 128,775	\$ 633,775	\$ 6.08	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	47	\$ 136,418	\$ 523,418	\$ 2.33	
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40	
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44	

2.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 1.32	\$ 57,549	\$ 115,099
SF	Sale Price	\$/SF	\$/AC
4,201,928	\$ 5,551,382	\$ 1.32	\$ 57,549

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 300 LAND TABLE

6/16/2025

56-027-03-0033-306 39109 Webb Westland 2.70 117,612 1/7/2022 \$ 217,600 50 \$ 81,600 \$ 299,200 \$ 2.54

2.5 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
71-131-02-0011-000	5535 Research Dr	Canton Twp	2.39	104,108	3/26/2025	\$ 81,906	1	\$ 614	\$ 82,520	\$ 0.79	
111-03-0009-000	34434 Rosati	Livonia	0.93	40,598	2/20/2025	\$ 60,000	2	\$ 900	\$ 60,900	\$ 1.50	
71-133-01-0147-300, 148	4258 Corinne St	Canton Twp	0.26	11,326	2/19/2025	\$ 22,500	2	\$ 338	\$ 22,838	\$ 2.02	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38	
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$ 369,200	6	\$ 16,614	\$ 385,814	\$ 3.13	
L-12-24-200-064	4000 Morgan Rd	Pittsfield Twp	1.33	57,935	2/27/2024	\$ 75,000	2	\$ 1,125	\$ 76,125	\$ 1.31	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
71-136-99-0014-000	44112 Yost Rd	Canton Twp	0.83	36,155	10/17/2023	\$ 37,000	17	\$ 4,718	\$ 41,718	\$ 1.15	
71-135-99-0003-000	Sheldon Rd S	Canton Twp	1.97	85,813	9/25/2023	\$ 150,000	18	\$ 20,250	\$ 170,250	\$ 1.98	
K-11-13-230-002	1175 Watson St	Ypsilanti Twp	2.92	127,195	6/8/2023	\$ 160,000	21	\$ 25,200	\$ 185,200	\$ 1.46	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$ 200,000	42	\$ 63,000	\$ 263,000	\$ 2.24	
71-127-99-0025-703	Michigan Ave	Canton Twp	3.02	131,551	9/12/2022	\$ 212,187	42	\$ 66,839	\$ 279,026	\$ 2.12	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	45	\$ 162,000	\$ 642,000	\$ 1.48	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	46	\$ 96,879	\$ 377,687	\$ 1.73	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	47	\$ 44,063	\$ 169,063	\$ 1.21	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	49	\$ 53,416	\$ 198,766	\$ 0.76	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	50	\$ 81,000	\$ 297,000	\$ 1.81	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	50	\$ 63,750	\$ 233,750	\$ 0.98	
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	50	\$ 75,000	\$ 275,000	\$ 0.59	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	50	\$ 65,625	\$ 240,625	\$ 0.60	

Removed: Not Representative

144-99-0166-001	27410 Joy Rd	Livonia	1.09	47,480	5/23/2025	\$ 363,219	0	\$ -	\$ 363,219	\$ 7.65	
111-03-0007-000	34433 Rosati	Livonia	0.94	40,772	4/4/2025	\$ 106,000	0	\$ -	\$ 106,000	\$ 2.60	
47-011-05-0010-003	19500 Allen Rd	Livonia	2.69	117,002	7/10/2024	\$ 330,000	8	\$ 19,800	\$ 349,800	\$ 2.99	
56-027-03-0013-000	Webb	Westland	0.78	34,151	6/20/2024	\$ 145,000	9	\$ 9,788	\$ 154,788	\$ 4.53	
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	3	\$ 15,115	\$ 686,890	\$ 2.29	
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87	
H-08-20-205-002	Enterprise Dr	Scio Twp	1.85	80,586	12/11/2023	\$ 145,000	15	\$ 16,313	\$ 161,313	\$ 2.00	
71-131-02-0001-000	5008 Research Dr	Canton Twp	2.81	122,404	12/4/2023	\$ 700,000	15	\$ 78,750	\$ 778,750	\$ 6.36	
111-03-0014-000	34414 Rosati	Livonia	0.55	23,958	11/28/2023	\$ 125,000	16	\$ 15,000	\$ 140,000	\$ 5.84	
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12	
A-01-13-200-021	Chubb Rd	Salem Twp	2.94	128,066	7/31/2023	\$ 350,000	20	\$ 52,500	\$ 402,500	\$ 3.14	
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37	
56-052-05-0016-000	Abruzzi	Westland	0.80	34,804	4/3/2023	\$ 70,000	23	\$ 12,075	\$ 82,075	\$ 2.36	
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02	
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14	
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	39	\$ 134,989	\$ 596,489	\$ 2.68	
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81	
H-08-21-200-004	N Staebler Rd	Scio Twp	3.10	135,036	10/17/2022	\$ 361,600	41	\$ 111,192	\$ 472,792	\$ 3.50	
50-22-26-401-023, -021	22650-22750 Venture Dr	Novi	2.45	106,678	8/19/2022	\$ 300,000	31	\$ 69,750	\$ 369,750	\$ 3.47	
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05	
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	6/21/2022	\$ 1,350,000	33	\$ 334,125	\$ 1,684,125	\$ 14.06	
076-03-0031-000 et al	Glenwood	Westland	2.39	104,239	5/24/2022	\$ 505,000	34	\$ 128,775	\$ 633,775	\$ 6.08	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	47	\$ 136,418	\$ 523,418	\$ 2.33	
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40	
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44	
56-027-03-0033-306	39109 Webb	Westland	2.70	117,612	1/7/2022	\$ 217,600	50	\$ 81,600	\$ 299,200	\$ 2.54	

2.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 1.39	\$ 60,440	\$ 151,101
SF	Sale Price	\$/SF	\$/AC
4,371,987	\$ 6,066,221	\$ 1.39	\$ 60,440

3.0 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
71-131-02-0011-000	5535 Research Dr	Canton Twp	2.39	104,108	3/26/2025	\$ 81,906	1	\$ 614	\$ 82,520	\$ 0.79	
111-03-0009-000	34434 Rosati	Livonia	0.93	40,598	2/20/2025	\$ 60,000	2	\$ 900	\$ 60,900	\$ 1.50	
71-133-01-0147-300, 148	4258 Corinne St	Canton Twp	0.26	11,326	2/19/2025	\$ 22,500	2	\$ 338	\$ 22,838	\$ 2.02	
L-12-24-200-064	4000 Morgan Rd	Pittsfield Twp	1.33	57,935	2/27/2024	\$ 75,000	2	\$ 1,125	\$ 76,125	\$ 1.31	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
71-136-99-0014-000	44112 Yost Rd	Canton Twp	0.83	36,155	10/17/2023	\$ 37,000	17	\$ 4,718	\$ 41,718	\$ 1.15	
71-135-99-0003-000	Sheldon Rd S	Canton Twp	1.97	85,813	9/25/2023	\$ 150,000	18	\$ 20,250	\$ 170,250	\$ 1.98	
K-11-13-230-002	1175 Watson St	Ypsilanti Twp	2.92	127,195	6/8/2023	\$ 160,000	21	\$ 25,200	\$ 185,200	\$ 1.46	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 300 LAND TABLE

6/16/2025

K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$	237,599	25	\$	44,550	\$	282,149	\$	1.25
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$	200,000	42	\$	63,000	\$	263,000	\$	2.24
71-127-99-0025-703	Michigan Ave	Canton Twp	3.02	131,551	9/12/2022	\$	212,187	42	\$	66,839	\$	279,026	\$	2.12
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$	480,000	45	\$	162,000	\$	642,000	\$	1.48
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$	280,808	46	\$	96,879	\$	377,687	\$	1.73
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$	125,000	47	\$	44,063	\$	169,063	\$	1.21
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$	145,350	49	\$	53,416	\$	198,766	\$	0.76
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$	216,000	50	\$	81,000	\$	297,000	\$	1.81
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$	170,000	50	\$	63,750	\$	233,750	\$	0.98
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$	200,000	50	\$	75,000	\$	275,000	\$	0.59
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$	175,000	50	\$	65,625	\$	240,625	\$	0.60

Removed: Not Representative

144-99-0166-001	27410 Joy Rd	Livonia	1.09	47,480	5/23/2025	\$	363,219	0	\$	-	\$	363,219	\$	7.65
111-03-0007-000	34433 Rosati	Livonia	0.94	40,772	4/4/2025	\$	106,000	0	\$	-	\$	106,000	\$	2.60
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$	360,000	5	\$	13,500	\$	373,500	\$	2.38
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$	369,200	6	\$	16,614	\$	385,814	\$	3.13
47-011-05-0010-003	19500 Allen Rd	Livonia	2.69	117,002	7/10/2024	\$	330,000	8	\$	19,800	\$	349,800	\$	2.99
56-027-03-0013-000	Webb	Westland	0.78	34,151	6/20/2024	\$	145,000	9	\$	9,788	\$	154,788	\$	4.53
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$	671,775	3	\$	15,115	\$	686,890	\$	2.29
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$	1,400,000	14	\$	147,000	\$	1,547,000	\$	4.87
71-131-02-0001-000	5008 Research Dr	Canton Twp	2.81	122,404	12/4/2023	\$	700,000	15	\$	78,750	\$	778,750	\$	6.36
H-08-20-205-002	Enterprise Dr	Scio Twp	1.85	80,586	12/11/2023	\$	145,000	15	\$	16,313	\$	161,313	\$	2.00
111-03-0014-000	34414 Rosati	Livonia	0.55	23,958	11/28/2023	\$	125,000	16	\$	15,000	\$	140,000	\$	5.84
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$	400,000	17	\$	51,000	\$	451,000	\$	2.12
A-01-13-200-021	Chubb Rd	Salem Twp	2.94	128,066	7/31/2023	\$	350,000	20	\$	52,500	\$	402,500	\$	3.14
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$	1,270,000	20	\$	190,500	\$	1,460,500	\$	6.37
56-052-05-0016-000	Abruzzi	Westland	0.80	34,804	4/3/2023	\$	70,000	23	\$	12,075	\$	82,075	\$	2.36
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$	620,000	24	\$	111,600	\$	731,600	\$	3.02
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$	864,600	27	\$	175,082	\$	1,039,682	\$	4.14
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$	461,500	39	\$	134,989	\$	596,489	\$	2.68
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$	895,000	28	\$	187,950	\$	1,082,950	\$	6.81
H-08-21-200-004	N Staebler Rd	Scio Twp	3.10	135,036	10/17/2022	\$	361,600	41	\$	111,192	\$	472,792	\$	3.50
50-22-26-401-023, -021	22650-22750 Venture Dr	Novi	2.45	106,678	8/19/2022	\$	300,000	31	\$	69,750	\$	369,750	\$	3.47
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$	840,000	32	\$	201,600	\$	1,041,600	\$	7.05
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	6/21/2022	\$	1,350,000	33	\$	334,125	\$	1,684,125	\$	14.06
076-03-0031-000 et al	Glenwood	Westland	2.39	104,239	5/24/2022	\$	505,000	34	\$	128,775	\$	633,775	\$	6.08
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$	387,000	47	\$	136,418	\$	523,418	\$	2.33
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$	461,500	36	\$	124,605	\$	586,105	\$	3.40
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$	735,000	37	\$	203,963	\$	938,963	\$	4.44
56-027-03-0033-306	39109 Webb	Westland	2.70	117,612	1/7/2022	\$	217,600	50	\$	81,600	\$	299,200	\$	2.54

3.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used: \$	1.30	56,494	169,483

SF	Sale Price	\$/SF	\$/AC
4,091,896	\$ 5,306,907	\$ 1.30	\$ 56,494

4.0 ACRES

5.0 ACRES

7.0 ACRES

Parcel	Street	City	Acreeage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
71-131-02-0011-000	5535 Research Dr	Canton Twp	2.39	104,108	3/26/2025	\$ 81,906	0	\$	\$ 81,906	\$ 0.79	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$	78,000	\$ 1.93	
K-11-13-230-002	1175 Watson St	Ypsilanti Twp	2.92	127,195	6/8/2023	\$ 160,000	21	\$	25,200	\$ 1.46	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$	16,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$	79,992	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$	44,550	\$ 1.25	
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$ 200,000	30	\$	45,000	\$ 2.08	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$	118,800	\$ 1.38	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$	95,625	\$ 0.57	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	34	\$	71,606	\$ 1.62	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	35	\$	101,588	\$ 2.17	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	35	\$	32,813	\$ 1.13	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$	40,335	\$ 0.71	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	38	\$	61,560	\$ 1.69	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$	48,450	\$ 0.91	
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$	57,000	\$ 0.56	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$	49,875	\$ 0.56	

Removed: Not Representative

77-071-99-0002-712	51190 S Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$	65,948	\$ 3.47	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$	13,500	\$ 2.38	
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$ 369,200	6	\$	16,614	\$ 3.13	

4.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used: \$	1.14	49,527	198,109

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 300 LAND TABLE

6/16/2025

47-011-05-0010-003	19500 Allen Rd	Livonia	2.69	117,002	7/10/2024	\$ 330,000	8	\$ 19,800	\$ 349,800	\$ 2.99
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	14	\$ 70,536	\$ 742,311	\$ 2.47
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87
71-131-02-0001-000	5008 Research Dr	Canton Twp	2.81	122,404	12/4/2023	\$ 700,000	15	\$ 78,750	\$ 778,750	\$ 6.36
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37
A-01-13-200-021	Chubb Rd	Salem Twp	2.94	128,066	7/31/2023	\$ 350,000	20	\$ 52,500	\$ 402,500	\$ 3.14
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$ 406,500	\$ 3,116,500	\$ 6.31
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$ 195,000	\$ 1,195,000	\$ 2.41
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	27	\$ 93,454	\$ 554,954	\$ 2.50
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81
H-08-21-200-004	N Staebler Rd	Scio Twp	3.10	135,036	10/17/2022	\$ 361,600	29	\$ 78,648	\$ 440,248	\$ 3.26
71-127-99-0025-703	Michigan Ave	Canton Twp	3.02	131,551	9/12/2022	\$ 212,187	30	\$ 47,742	\$ 259,929	\$ 1.98
50-22-26-401-023, -021	22650-22750 Venture Dr	Novi	2.45	106,678	8/19/2022	\$ 300,000	31	\$ 69,750	\$ 369,750	\$ 3.47
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	6/21/2022	\$ 1,350,000	33	\$ 334,125	\$ 1,684,125	\$ 14.06
076-03-0031-000 et al	Glenwood	Westland	2.39	104,239	5/24/2022	\$ 505,000	34	\$ 128,775	\$ 633,775	\$ 6.08
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44
K-08-20-200-004, -003	Jackson Rd	Scio Twp	13.20	574,992	1/21/2022	\$ 1,321,100	38	\$ 376,514	\$ 1,697,614	\$ 2.95
56-027-03-0033-306	39109 Webb	Westland	2.70	117,612	1/7/2022	\$ 217,600	38	\$ 62,016	\$ 279,616	\$ 2.38

5.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used: \$	1.14	49,527	247,636

7.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used: \$	1.14	49,527	346,690

SF	Sale Price	\$/SF	\$/AC
4,780,492	\$ 5,435,355	\$ 1.14	\$ 49,527

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 300 LAND TABLE

6/16/2025

10.0 ACRES

15.0 ACRES

20.0 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/1/2024	\$ 1,500,000	4	\$ 45,000	\$ 1,545,000	\$ 1.79	
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$ 71,250	\$ 571,250	\$ 0.47	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$ 118,800	\$ 598,800	\$ 1.38	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$ 95,625	\$ 470,625	\$ 0.57	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	34	\$ 71,606	\$ 352,414	\$ 1.62	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	35	\$ 32,813	\$ 157,813	\$ 1.13	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$ 40,335	\$ 185,685	\$ 0.71	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	38	\$ 61,560	\$ 277,560	\$ 1.69	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$ 48,450	\$ 218,450	\$ 0.91	
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$ 57,000	\$ 257,000	\$ 0.56	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$ 49,875	\$ 224,875	\$ 0.56	

Removed: Not Representative

77-071-99-0002-712	51190 S Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$ 65,948	\$ 2,264,198	\$ 3.47	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38	
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	14	\$ 70,536	\$ 742,311	\$ 2.47	
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
77-071-99-0002-703	51300 S Mile Rd	Northville Twp	27.39	1,193,108	10/27/2023	\$ 2,327,000	17	\$ 296,693	\$ 2,623,693	\$ 2.20	
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12	
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37	
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$ 406,500	\$ 3,116,500	\$ 6.31	
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02	
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$ 195,000	\$ 1,195,000	\$ 2.41	
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14	
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	27	\$ 93,454	\$ 554,954	\$ 2.50	
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81	
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	35	\$ 101,588	\$ 488,588	\$ 2.17	
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40	
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44	
K-08-20-200-004, -003	Jackson Rd	Scio Twp	13.20	574,992	1/21/2022	\$ 1,321,100	38	\$ 376,514	\$ 1,697,614	\$ 2.95	

10.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	42,912	429,118

15.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	42,912	643,676

20.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	42,912	858,235

SF	Sale Price	\$/SF	\$/AC
5,910,874	\$ 5,822,912	\$ 0.99	\$ 42,912

25.0 ACRES

30.0 ACRES

40.0 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/1/2024	\$ 1,500,000	4	\$ 45,000	\$ 1,545,000	\$ 1.79	
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$ 71,250	\$ 571,250	\$ 0.47	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$ 118,800	\$ 598,800	\$ 1.38	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$ 95,625	\$ 470,625	\$ 0.57	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	35	\$ 32,813	\$ 157,813	\$ 1.13	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$ 40,335	\$ 185,685	\$ 0.71	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$ 48,450	\$ 218,450	\$ 0.91	
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$ 57,000	\$ 257,000	\$ 0.56	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$ 49,875	\$ 224,875	\$ 0.56	

Removed: Not Representative

K-08-20-200-004, -003	Jackson Rd	Scio Twp	13.20	574,992	1/21/2022	\$ 1,321,100	38	\$ 376,514	\$ 1,697,614	\$ 2.95	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	38	\$ 61,560	\$ 277,560	\$ 1.69	
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44	
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	35	\$ 101,588	\$ 488,588	\$ 2.17	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	34	\$ 71,606	\$ 352,414	\$ 1.62	
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05	

25.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.94	40,912	1,022,796

30.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.94	40,912	1,227,355

40.0 Acres	\$/SF	\$/AC	Table Rate
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YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 300 LAND TABLE

6/16/2025

L-12-14-400-008, -009	4700 Carpenter Rd	Pittsfield Twp	60.79	2,648,012	8/19/2022	\$ 11,231,111	31	\$	2,611,233	\$ 13,842,344	\$ 5.23
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$	187,950	\$ 1,082,950	\$ 6.81
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	27	\$	93,454	\$ 554,954	\$ 2.50
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$	175,082	\$ 1,039,682	\$ 4.14
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$	195,000	\$ 1,195,000	\$ 2.41
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$	111,600	\$ 731,600	\$ 3.02
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$	406,500	\$ 3,116,500	\$ 6.31
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$	190,500	\$ 1,460,500	\$ 6.37
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$	51,000	\$ 451,000	\$ 2.12
77-071-99-0002-703	51300 S Mile Rd	Northville Twp	27.39	1,193,108	10/27/2023	\$ 2,327,000	17	\$	296,693	\$ 2,623,693	\$ 2.20
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$	78,000	\$ 728,000	\$ 1.93
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$	147,000	\$ 1,547,000	\$ 4.87
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	14	\$	70,536	\$ 742,311	\$ 2.47
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$	13,500	\$ 373,500	\$ 2.38
77-071-99-0002-712	51190 S Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$	65,948	\$ 2,264,198	\$ 3.47

Rate Used: \$ 0.94 40,912 1,636,473

SF Sale Price \$/SF \$/AC
5,529,071 \$ 5,192,938 \$ 0.94 \$ 40,912

50.0 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$	71,250	\$ 571,250	\$ 0.47
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$	79,992	\$ 564,792	\$ 1.77
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$	118,800	\$ 598,800	\$ 1.38
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$	95,625	\$ 470,625	\$ 0.57
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$	40,335	\$ 185,685	\$ 0.71
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$	57,000	\$ 257,000	\$ 0.56
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$	49,875	\$ 224,875	\$ 0.56

Removed: Not Representative

77-071-99-0002-712	51190 S Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$	65,948	\$ 2,264,198	\$ 3.47
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/1/2024	\$ 1,500,000	4	\$	45,000	\$ 1,545,000	\$ 1.79
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	14	\$	70,536	\$ 742,311	\$ 2.47
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$	147,000	\$ 1,547,000	\$ 4.87
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$	78,000	\$ 728,000	\$ 1.93
77-071-99-0002-703	51300 S Mile Rd	Northville Twp	27.39	1,193,108	10/27/2023	\$ 2,327,000	17	\$	296,693	\$ 2,623,693	\$ 2.20
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$	406,500	\$ 3,116,500	\$ 6.31
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$	195,000	\$ 1,195,000	\$ 2.41
L-12-14-400-008, -009	4700 Carpenter Rd	Pittsfield Twp	60.79	2,648,012	8/19/2022	\$ 11,231,111	31	\$	2,611,233	\$ 13,842,344	\$ 5.23
K-08-20-200-004, -003	Jackson Rd	Scio Twp	13.20	574,992	1/21/2022	\$ 1,321,100	38	\$	376,514	\$ 1,697,614	\$ 2.95

50.0 Acres \$/SF \$/AC Table Rate
Rate Used: \$ 0.73 31,891 1,594,531

SF Sale Price \$/SF \$/AC
3,924,320 \$ 2,873,027 \$ 0.73 \$ 31,891

100.0 ACRES

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/SF	TYPE/ Use
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$	71,250	\$ 571,250	\$ 0.47
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$	79,992	\$ 564,792	\$ 1.77
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$	118,800	\$ 598,800	\$ 1.38
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$	95,625	\$ 470,625	\$ 0.57
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$	40,335	\$ 185,685	\$ 0.71
D-01-10-400-009, 11-300	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$	57,000	\$ 257,000	\$ 0.56
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$	49,875	\$ 224,875	\$ 0.56
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$	95,625	\$ 470,625	\$ 0.57
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/16/2021	\$ 800,000	40	\$	240,000	\$ 1,040,000	\$ 1.20
71-141-99-0027-716	Lotz S	Canton Twp	12.34	537,530	4/26/2021	\$ 90,000	47	\$	31,725	\$ 121,725	\$ 0.23
80-006-99-0005-000	Beverly	Romulus City	18.55	808,038	2/18/2021	\$ 550,000	49	\$	202,125	\$ 752,125	\$ 0.93
80-021-99-0001-702	37545 Van Born	Romulus City	14.92	649,915	2/4/2021	\$ 217,000	49	\$	79,748	\$ 296,748	\$ 0.46
80-028-99-0012-703	Ecorse/ Wick	Romulus City	224.89	9,796,208	10/1/2020	\$ 1,462,020	53	\$	581,153	\$ 2,043,173	\$ 0.21
80-030-99-0007-000	36411 Ecorse	Romulus City	40.86	1,779,862	8/4/2020	\$ 712,500	55	\$	293,906	\$ 1,006,406	\$ 0.57

100.0 Acres \$/SF \$/AC Table Rate
Rate Used: \$ 0.45 19,534 1,953,373

SF Sale Price \$/SF \$/AC
19,186,438 \$ 8,603,828 \$ 0.45 \$ 19,534

Removed: Not Representative

H-08-19-100-059, et al	7850 Jackson Rd	Scio Twp	30.70	1,337,292	12/7/2021	\$ 1,850,000	39	\$	541,125	\$ 2,391,125	\$ 1.79
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The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

**YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY**

6/16/2025

304 Table: Industrial Renaissance Zone

1 thru 15 acres

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ SF	TYPE/ Use
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/1/2024	\$ 1,500,000	4	\$ 45,000	\$ 1,545,000	\$ 1.79	
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$ 71,250	\$ 571,250	\$ 0.47	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$ 118,800	\$ 598,800	\$ 1.38	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$ 95,625	\$ 470,625	\$ 0.57	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	34	\$ 71,606	\$ 352,414	\$ 1.62	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	35	\$ 32,813	\$ 157,813	\$ 1.13	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$ 40,335	\$ 185,685	\$ 0.71	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	38	\$ 61,560	\$ 277,560	\$ 1.69	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$ 48,450	\$ 218,450	\$ 0.91	
D-01-10-400-009, 11-300-006	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$ 57,000	\$ 257,000	\$ 0.56	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$ 49,875	\$ 224,875	\$ 0.56	
				5,910,874.20		\$ 4,989,557			\$ 5,822,912	\$ 0.99	

Removed: Not Representative

77-071-99-0002-712	51190 5 Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$ 65,948	\$ 2,264,198	\$ 3.47	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38	
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	14	\$ 70,536	\$ 742,311	\$ 2.47	
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
77-071-99-0002-703	51300 5 Mile Rd	Northville Twp	27.39	1,193,108	10/27/2023	\$ 2,327,000	17	\$ 296,693	\$ 2,623,693	\$ 2.20	
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12	
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37	
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$ 406,500	\$ 3,116,500	\$ 6.31	
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02	
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$ 195,000	\$ 1,195,000	\$ 2.41	
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14	
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	27	\$ 93,454	\$ 554,954	\$ 2.50	
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81	
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	35	\$ 101,588	\$ 488,588	\$ 2.17	
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40	
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44	
K-08-20-200-004, -003	Jackson Rd	Scio Twp	13.20	574,992	1/21/2022	\$ 1,321,100	38	\$ 376,514	\$ 1,697,614	\$ 2.95	

20 Plus Acres

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ SF	TYPE/ Use
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/1/2024	\$ 1,500,000	4	\$ 45,000	\$ 1,545,000	\$ 1.79	
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$ 71,250	\$ 571,250	\$ 0.47	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
77-071-99-0002-703	51300 5 Mile Rd	Northville Twp	27.39	1,193,108	10/27/2023	\$ 2,327,000	17	\$ 296,693	\$ 2,623,693	\$ 2.20	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$ 95,625	\$ 470,625	\$ 0.57	

**YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY**

6/16/2025

71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$ 40,335	\$ 185,685	\$ 0.71
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$ 48,450	\$ 218,450	\$ 0.91
D-01-10-400-009, 11-300-006	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$ 57,000	\$ 257,000	\$ 0.56
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$ 49,875	\$ 224,875	\$ 0.56
				6,205,557.60		\$ 6,379,949		\$ 7,223,226	\$ 1.16	

Removed: Not Representative

77-071-99-0002-712	51190 5 Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$ 65,948	\$ 2,264,198	\$ 3.47
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	14	\$ 70,536	\$ 742,311	\$ 2.47
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$ 406,500	\$ 3,116,500	\$ 6.31
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$ 195,000	\$ 1,195,000	\$ 2.41
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	27	\$ 93,454	\$ 554,954	\$ 2.50
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81
L-12-14-400-008, -009	4700 Carpenter Rd	Pittsfield Twp	60.79	2,648,012	8/19/2022	\$ 11,231,111	31	\$ 2,611,233	\$ 13,842,344	\$ 5.23
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$ 118,800	\$ 598,800	\$ 1.38
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	34	\$ 71,606	\$ 352,414	\$ 1.62
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	35	\$ 101,588	\$ 488,588	\$ 2.17
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	35	\$ 32,813	\$ 157,813	\$ 1.13
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	38	\$ 61,560	\$ 277,560	\$ 1.69
K-08-20-200-004, -003	Jackson Rd	Scio Twp	13.20	574,992	1/21/2022	\$ 1,321,100	38	\$ 376,514	\$ 1,697,614	\$ 2.95

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

1 Acre	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	43,124	43,124

1.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	43,124	64,687

2.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	43,124	86,249

2.5 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	43,124	107,811

10.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	43,124	431,244

15.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 0.99	43,124	646,866

20.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 1.16	50,530	1,010,592

25.0 Acres	\$/SF	\$/AC	Table Rate
Rate Used:	\$ 1.16	50,530	1,263,240

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY

6/16/2025

3.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	0.99		43,124	129,373
4.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	0.99		43,124	172,498
5.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	0.99		43,124	215,622
7.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	0.99		43,124	301,871

30.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.16		50,530	1,515,888
40.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.16		50,530	2,021,184
50.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.16		50,530	2,526,480
100.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.16		50,530	5,052,960

**YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 305 LAND TABLE**

6/16/2025

305 Table: Industrial

1 thru 15 acres

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ SF	TYPE/ Use
71-131-02-0011-000	5535 Research Dr	Canton Twp	2.39	104,108	3/26/2025	\$ 81,906	0	\$ -	\$ 81,906	\$ 0.79	
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/1/2024	\$ 1,500,000	4	\$ 45,000	\$ 1,545,000	\$ 1.79	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38	
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$ 369,200	6	\$ 16,614	\$ 385,814	\$ 3.13	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
77-071-99-0002-703	51300 5 Mile Rd	Northville Twp	27.39	1,193,108	10/27/2023	\$ 2,327,000	17	\$ 296,693	\$ 2,623,693	\$ 2.20	
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12	
K-11-13-230-002	1175 Watson St	Ypsilanti Twp	2.92	127,195	6/8/2023	\$ 160,000	21	\$ 25,200	\$ 185,200	\$ 1.46	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$ 200,000	30	\$ 45,000	\$ 245,000	\$ 2.08	
71-127-99-0025-703	Michigan Ave	Canton Twp	3.02	131,551	9/12/2022	\$ 212,187	30	\$ 47,742	\$ 259,929	\$ 1.98	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$ 118,800	\$ 598,800	\$ 1.38	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	34	\$ 71,606	\$ 352,414	\$ 1.62	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	35	\$ 101,588	\$ 488,588	\$ 2.17	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	35	\$ 32,813	\$ 157,813	\$ 1.13	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$ 40,335	\$ 185,685	\$ 0.71	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	38	\$ 61,560	\$ 277,560	\$ 1.69	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$ 48,450	\$ 218,450	\$ 0.91	
				5,773,225		\$ 8,886,850			\$ 10,121,791	\$ 1.75	

Removed: Not Representative

77-071-99-0002-712	51190 5 Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$ 65,948	\$ 2,264,198	\$ 3.47	
47-011-05-0010-003	19500 Allen Rd	Livonia	2.69	117,002	7/10/2024	\$ 330,000	8	\$ 19,800	\$ 349,800	\$ 2.99	
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87	
71-131-02-0001-000	5008 Research Dr	Canton Twp	2.81	122,404	12/4/2023	\$ 700,000	15	\$ 78,750	\$ 778,750	\$ 6.36	
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$ 71,250	\$ 571,250	\$ 0.47	
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37	
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37	
A-01-13-200-021	Chubb Rd	Salem Twp	2.94	128,066	7/31/2023	\$ 350,000	20	\$ 52,500	\$ 402,500	\$ 3.14	
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$ 406,500	\$ 3,116,500	\$ 6.31	
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02	
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$ 195,000	\$ 1,195,000	\$ 2.41	
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14	
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	27	\$ 93,454	\$ 554,954	\$ 2.50	
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81	
H-08-21-200-004	N Staebler Rd	Scio Twp	3.10	135,036	10/17/2022	\$ 361,600	29	\$ 78,648	\$ 440,248	\$ 3.26	
50-22-26-401-023, -021	22650-22750 Venture Dr	Novi	2.45	106,678	8/19/2022	\$ 300,000	31	\$ 69,750	\$ 369,750	\$ 3.47	
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05	
H-08-22-300-033	S Zeeb Rd	Scio Twp	2.75	119,790	6/21/2022	\$ 1,350,000	33	\$ 334,125	\$ 1,684,125	\$ 14.06	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$ 95,625	\$ 470,625	\$ 0.57	
076-03-0031-000 et al	Glenwood	Westland	2.39	104,239	5/24/2022	\$ 505,000	34	\$ 128,775	\$ 633,775	\$ 6.08	
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40	
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44	

**YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 305 LAND TABLE**

6/16/2025

K-08-20-200-004, -003	Jackson Rd	Scio Twp	13.20	574,992	1/21/2022	\$	1,321,100	38	\$	376,514	\$	1,697,614	\$	2.95
D-01-10-400-009, 11-300-006	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$	200,000	38	\$	57,000	\$	257,000	\$	0.56
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$	175,000	38	\$	49,875	\$	224,875	\$	0.56
56-027-03-0033-306	39109 Webb	Westland	2.70	117,612	1/7/2022	\$	217,600	38	\$	62,016	\$	279,616	\$	2.38

20 Plus Acres

Parcel	Street	City	Acreage	SF	Sale Date	Sale Price	Mths	Adjustment	Adj Sale Price	\$/ SF	TYPE/ Use
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/1/2024	\$ 1,500,000	4	\$ 45,000	\$ 1,545,000	\$ 1.79	
77-071-99-0002-703	51300 5 Mile Rd	Northville Twp	27.39	1,193,108	10/27/2023	\$ 2,327,000	17	\$ 296,693	\$ 2,623,693	\$ 2.20	
71-136-99-0016-000	Yost Rd	Canton Twp	27.97	1,218,373	8/29/2023	\$ 500,000	19	\$ 71,250	\$ 571,250	\$ 0.47	
71-136-99-0010-003	44141 Yost	Canton Twp	3.13	136,343	5/19/2023	\$ 100,000	22	\$ 16,500	\$ 116,500	\$ 0.85	
K-11-13-433-011	2740 State St	Ypsilanti Twp	5.19	226,076	2/14/2023	\$ 237,599	25	\$ 44,550	\$ 282,149	\$ 1.25	
83-009-99-0006-702	44111 Van Born Rd	Van Buren Twp	18.99	827,204	5/27/2022	\$ 375,000	34	\$ 95,625	\$ 470,625	\$ 0.57	
18-12-30-430-005	1366 Tefft Ct	Saline	6.04	263,102	2/24/2022	\$ 145,350	37	\$ 40,335	\$ 185,685	\$ 0.71	
18-12-31-480-013	Beach Ct	Saline	3.77	164,003	1/25/2022	\$ 216,000	38	\$ 61,560	\$ 277,560	\$ 1.69	
K-11-13-255-002	1250 Watson St	Ypsilanti Twp	5.50	239,580	1/17/2022	\$ 170,000	38	\$ 48,450	\$ 218,450	\$ 0.91	
D-01-10-400-009, 11-300-006	7550 Toma Rd	Dexter Twp	10.62	462,607	1/13/2022	\$ 200,000	38	\$ 57,000	\$ 257,000	\$ 0.56	
058-03-0035-000	Cherry Hill	Westland	9.14	398,138	1/12/2022	\$ 175,000	38	\$ 49,875	\$ 224,875	\$ 0.56	
				5,991,895.80		\$ 5,945,949			\$ 6,772,786	\$ 1.13	

The adjusted dollar per square foot gives a time adjusted representation of the market for vacant land within the neighborhood represented by this land table. Removing outliers results in the remaining sales accurately representing the value of the neighborhood. Based upon this, the highlighted rates were used to calculate the land value within the neighborhood.

Removed: Not Representative

77-071-99-0002-712	51190 5 Mile Rd	Northville Twp	15.00	653,400	11/22/2024	\$ 2,198,250	4	\$ 65,948	\$ 2,264,198	\$ 3.47	
71-135-01-0079-302	Belleville Rd	Canton Twp	3.60	156,816	10/29/2024	\$ 360,000	5	\$ 13,500	\$ 373,500	\$ 2.38	
08-08-07-125-047	2558 Bishop Cr W	Dexter City	6.89	300,128	1/5/2024	\$ 671,775	14	\$ 70,536	\$ 742,311	\$ 2.47	
103-99-0029-002	11801 Sears	Livonia	7.29	317,465	1/4/2024	\$ 1,400,000	14	\$ 147,000	\$ 1,547,000	\$ 4.87	
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	16	\$ 78,000	\$ 728,000	\$ 1.93	
56-052-99-0024-702	37925 Florence	Westland	4.88	212,573	10/18/2023	\$ 400,000	17	\$ 51,000	\$ 451,000	\$ 2.12	
A-01-14-100-023	Chubb Rd	Salem Twp	5.26	229,126	7/31/2023	\$ 1,270,000	20	\$ 190,500	\$ 1,460,500	\$ 6.37	
102-99-0079-008	30980 Industrial	Livonia	11.34	494,058	7/28/2023	\$ 2,710,000	20	\$ 406,500	\$ 3,116,500	\$ 6.31	
18-12-30-430-003 & -028	Tefft Ct	Saline City	7.34	319,730	5/8/2023	\$ 484,800	22	\$ 79,992	\$ 564,792	\$ 1.77	
A-01-13-200-018, -019	7910 Chubb Rd	Salem Twp	5.56	242,194	3/24/2023	\$ 620,000	24	\$ 111,600	\$ 731,600	\$ 3.02	
09-09-20-403-023	841 Broadway St	Ann Arbor	11.38	495,713	1/20/2023	\$ 1,000,000	26	\$ 195,000	\$ 1,195,000	\$ 2.41	
H-08-20-100-047	235 Metty Dr	Scio Twp	5.76	250,906	12/13/2022	\$ 864,600	27	\$ 175,082	\$ 1,039,682	\$ 4.14	
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	27	\$ 93,454	\$ 554,954	\$ 2.50	
71-131-02-0015-000	4985 Research	Canton Twp	3.65	158,994	11/9/2022	\$ 895,000	28	\$ 187,950	\$ 1,082,950	\$ 6.81	
L-12-14-400-008, -009	4700 Carpenter Rd	Pittsfield Twp	60.79	2,648,012	8/19/2022	\$ 11,231,111	31	\$ 2,611,233	\$ 13,842,344	\$ 5.23	
71-128-99-0005-702	47725 Michigan Ave	Canton Twp	3.39	147,668	7/25/2022	\$ 840,000	32	\$ 201,600	\$ 1,041,600	\$ 7.05	
H-08-19-400-024	Jackson Rd	Scio Twp	9.99	435,164	6/27/2022	\$ 480,000	33	\$ 118,800	\$ 598,800	\$ 1.38	
08-03-32-390-007	7224 Joy Rd	Dexter City	5.00	217,800	5/17/2022	\$ 280,808	34	\$ 71,606	\$ 352,414	\$ 1.62	
80-079-99-0019-703	37270 Northline Rd	Romulus City	5.16	224,770	4/13/2022	\$ 387,000	35	\$ 101,588	\$ 488,588	\$ 2.17	
18-12-30-430-015	1328 Woodland Dr E	Saline	3.20	139,392	4/5/2022	\$ 125,000	35	\$ 32,813	\$ 157,813	\$ 1.13	
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	36	\$ 124,605	\$ 586,105	\$ 3.40	
71-098-99-0028-708	2435 Haggerty St	Canton Twp	4.85	211,266	2/22/2022	\$ 735,000	37	\$ 203,963	\$ 938,963	\$ 4.44	

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY
RATES FOR 305 LAND TABLE

6/16/2025

K-08-20-200-004, -003 Jackson Rd Scio Twp 13.20 574,992 1/21/2022 \$ 1,321,100 38 \$ 376,514 \$ 1,697,614 \$ 2.95

1 Acre		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	76,230
1.5 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	114,345
2.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	152,460
2.5 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	190,575
3.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	228,690
4.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	304,920
5.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	381,150

7.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	533,610
10.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	762,300
15.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.75		76,230	1,143,450
20.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.13		49,223	984,456
25.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.13		49,223	1,230,570
30.0 Acres		\$/SF		\$/AC	Table Rate
Rate Used:	\$	1.13		49,223	1,476,684

YPSILANTI TOWNSHIP
INDUSTRIAL LAND STUDY

6/16/2025

Time Adjustment Analysis: For Commercial & Industrial Land Tables

Parcel	Street	City	Acre	SF	Sale 1 Date	Sale 1 Price	Sale 2 Date	Sale 2 Price	Gross % Increase	Months	% / Month
144-99-0166-001, -0168-001	27410 Joy, 8853 Inkster	Livonia	1.09	47,480	5/23/2025	\$ 363,219	1/6/2021	\$ 250,000	45.29%	52	0.87%
111-03-0007-000	34433 Rosati	Livonia	0.94	40,772	4/4/2025	\$ 106,000	10/22/2021	\$ 55,000	92.73%	42	2.21%
111-03--0009-000	34434 Rosati	Livonia	0.93	40,598	2/20/2025	\$ 60,000	3/26/2021	\$ 55,000	9.09%	47	0.19%
K-11-24-300-010	10221 Textile Rd	Ypsilanti Twp	19.82	863,359	11/5/2024	\$ 1,500,000	11/16/2021	\$ 800,000	87.50%	36	2.43%
L-12-23-110-005	3957 Bestech Dr	Pittsfield Twp	2.83	123,275	9/5/2024	\$ 369,200	9/7/2017	\$ 185,000	99.57%	84	1.19%
71-131-99-0008-002	47351 Michigan Ave	Canton Twp	8.67	377,665	11/3/2023	\$ 650,000	3/8/2019	\$ 701,914	-7.40%	50	-0.15%
H-08-19-100-061	189 Koucar Dr	Scio Twp	5.10	222,156	12/8/2022	\$ 461,500	12/7/2021	\$ 370,000	24.73%	12	2.06%
H-08-20-200-022	Jackson Rd	Scio Twp	2.95	128,502	10/31/2022	\$ 188,253	1/25/2022	\$ 303,853	-38.04%	9	-4.23%
K-11-25-400-018	6480 Rawsonville Rd	Ypsilanti Twp	2.70	117,612	9/30/2022	\$ 200,000	12/27/2018	\$ 120,000	66.67%	45	1.48%
H-08-20-200-022-021	7500 Jackson Rd	Scio Twp	4.13	179,903	8/22/2022	\$ 900,000	1/25/2022	\$ 422,752	112.89%	7	16.13%
H-08-19-100-059	141 Koucar Dr	Scio Twp	3.96	172,498	3/25/2022	\$ 461,500	12/7/2021	\$ 259,000	78.19%	4	19.55%
L-12-28-210-012	Textile Rd	Pittsfield Twp	18.53	807,167	2/17/2021	\$ 1,400,000	1/3/2019	\$ 1,649,000	-15.10%	15	-1.01%
115-05-0013-000	11777 Globe	Livonia	0.80	34,848	12/18/2020	\$ 235,000	3/23/2018	\$ 175,000	34.29%	21	1.63%
L-12-13-200-034	4251 Carpenter Rd	Pittsfield Twp	8.60	374,616	10/30/2020	\$ 1,000,000	5/14/2019	\$ 380,000	163.16%	17	9.60%
L-12-16-300-018	4950 S State St	Pittsfield Twp	14.00	609,840	9/30/2020	\$ 1,600,000	9/27/2019	\$ 890,000	79.78%	12	6.65%
K-11-02-383-006 et al	1643 E Michigan Ave	Ypsilanti Twp	1.05	45,738	11/26/2019	\$ 90,000	2/14/2019	\$ 100,000	-10.00%	9	-1.11%
L-12-24-200-042	4100 Morgan Rd	Pittsfield Twp	1.51	65,776	4/29/2019	\$ 80,000	12/14/2018	\$ 62,500	28.00%	5	5.60%
Totals				4,251,804		\$ 9,664,672		\$ 6,779,019	42.57%	467	0.09% Monthly Average