

2024 CITY OF MILAN COMMERCIAL AND INDUSTRIAL ECF ANALYSIS				
	2023 ECF	RECOMMENDED	2024 ECF	COMMENTS
COMDX	1.128			REMOVED FOR 2024
COMMN	1.064			REMOVED FOR 2024
COM/I COMM/IND	0.741			REMOVED FOR 2024
W-AUTO		1.043	1.043	GAS STATIONS/AUTO RELATED
W-RETAIL/OFFICE		1.069	1.069	RETAIL/OFFICE
W-RESTAURANT		0.975	0.975	RESTAURANTS
W-MULTIFAMILY		1.209	1.209	APARTMENTS/MULTI-FAMILY
COM/INDOT	1.105	0.754	0.754	MISC, VACANT, EXEMPT COM/INDUSTRIAL IN WASHTENAW
M C & I MONROE COMMERCIAL	0.612	0.600	0.600	
M-IND MONROE INDUSTRIAL	0.658	0.695	0.695	

W-AUTO

Community	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 (%)	Occupancy	Land Value	Other Parcels in Sale	Class	
CITY OF MILAN	19-19-34-405-001	32 S PLATT	11/19/20	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$114,300	190.50	\$226,988	\$44,723	\$15,277	\$164,945	0.093	1,152	\$	13.26	155.3172	Garages - Mini-Lube	\$31,195		201	
CITY OF MILAN	19-19-34-405-001	32 S PLATT	04/21/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$120,600	40.20	\$226,988	\$44,723	\$255,277	\$164,945	1.548	1,152	\$	221.59	9.8141536	Garages - Mini-Lube	\$31,195		201	
CITY OF MILAN	53 040 220 40	496 REDMAN RD	10/30/2020	\$443,700	PTA	03-ARM'S LENGTH	\$443,700	\$106,300	23.96	\$280,598	\$49,074	\$394,626	\$378,307	1.043	4,983	\$	79.19	60.265383	Apartment	\$41,535		201	
CITY OF YPSILANTI	11-11-05-100-006	831 GREEN	05/12/22	\$14,800,000	PTA	03-ARM'S LENGTH	\$14,800,000	\$3,278,300	22.15	\$6,744,685	\$1,200,439	\$13,599,561	\$11,245,935	1.209	189,927	\$	71.60	43.650393	Apartment	\$1,082,539		201	
CITY OF YPSILANTI	11-11-09-405-042	120 S PROSPECT	04/05/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$283,000	46.39	\$373,412	\$67,950	\$542,050	\$619,598	0.875	9,120	\$	59.44	77.094932	Apartment	\$55,000		201	
CITY OF YPSILANTI	11-11-09-405-042	120 S PROSPECT	09/28/21	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$283,000	31.44	\$373,412	\$67,950	\$832,050	\$619,598	1.343	9,120	\$	91.23	30.290391	Apartment	\$55,000		201	
CITY OF YPSILANTI	11-11-10-268-007	59 ECORSE	06/03/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$138,200	61.42	\$327,552	\$71,510	\$153,490	\$226,385	0.678	5,656	\$	27.14	96.778647	Garages - Service/Fleet Facilities Repair	\$56,471		201	
CITY OF YPSILANTI	11-11-40-410-001	319 N Huron St	6/29/2022	\$300,000	PTA	Multi Parcel Arms Length	\$300,000	\$85,900	28.63	\$198,911	\$67,823	\$232,177	\$89,512	2.594	2,113	\$	109.88	94.80179	Garage-Service	\$88,337	11-11-40-410-002	201	
NORTHFIELD TWP	B-02-09-200-004	1349 SEVEN MILE RD	06/03/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$61,300	23.58	\$127,663	\$76,873	\$183,127	\$76,955	2.380	3,536	\$	51.79	73.387269	Garages - Storage	\$76,873		201	
NORTHFIELD TWP	B-02-20-300-017	6628 WHITMORE LAKE RD	06/09/21	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$329,000	36.56	\$699,444	\$443,721	\$456,279	\$426,205	1.071	9,396	\$	48.56	57.522846	Garages - Service/Fleet Facilities Repair	\$363,262		201	
NORTHFIELD TWP	B-02-20-300-024	6542 WHITMORE LAKE RD	04/13/21	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$328,400	36.49	\$662,300	\$284,205	\$615,795	\$76,238	8.077	4,560	\$	135.04	643.14804	Garages - Service/Repair Shed	\$601,593		201	
NORTHFIELD TWP	B-02-20-300-036	6900 WHITMORE LAKE RD	08/25/22	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$518,200	18.51	\$1,085,847	\$551,876	\$2,248,124	\$875,362	2.568	22,356	\$	100.56	92.243131	Garages - Service/Fleet Facilities Repair	\$451,495		201	
PITTSFIELD TWP	L-12-13-200-018	4081 CARPENTER RD	07/28/2021	\$740,000	LC	29-SELLERS INTEREST IN A LC	\$740,000	\$212,700	28.74	\$587,648	\$307,599	\$432,401	\$164,734	2.625	4,646	\$	93.07	97.905294	Garages - Service/Fleet Facilities Repair	\$293,309		201	
PITTSFIELD TWP	L-12-28-300-017	6947 E MICHIGAN AVE	04/20/2022	\$7,500,000	CD	20-MULTI PARCEL SALE REF	\$2,250,000	\$2,921,800	38.96	\$5,788,457	\$3,846,572	-\$1,596,572	\$1,885,325	(0.847)	41,572	\$	(38.40)	249.26325	Auto Dealerships - Complete	\$2,987,715	L-12-29-400-003	201	
PITTSFIELD TWP	L-12-29-400-003	7112 E MICHIGAN AVE	04/20/2022	\$7,500,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$5,250,000	\$2,921,800	38.96	\$5,788,457	\$3,846,572	\$1,403,428	\$1,885,325	0.744	41,572	\$	33.76	90.139496	Auto Dealerships - Complete	\$2,987,715	L-12-28-300-017	201	
YPSILANTI TWP	K-11-14-487-017	1990 MCCARTNEY	07/20/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$58,700	39.13	\$145,747	\$51,978	\$98,022	\$74,836	1.310	3,274	\$	29.94	33.596666	Garages - Service/Fleet Facilities Repair	\$51,978	11-14-487-019	201	
YPSILANTI TWP	K-11-18-360-010	4785 MUNGER	01/03/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,800	44.27	\$468,368	\$149,725	\$150,275	\$224,872	0.668	484	\$	310.49	97.752169	Garages - Residential (Detached)	\$149,725		201	
17 Totals:							\$31,188,700	\$11,894,300	\$24,106,477	\$20,015,387	\$19,199,077	\$84.60	60.3273										
							Sale. Ratio =>	38.14			E.C.F. =>	1.043	Std. Deviation=>	1.90									
							Std. Dev. =>	39.17			Ave. E.C.F. =>	1.646	Ave. Variance=>	117.8218	Coefficient of Var=>					71.5897974			

W-RETAIL/OFFICE

Community	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			Land Value	Other Parcels in Sale	Class	
																	MEAN (%)	Occupancy					
CITY OF MILAN	19-19-35-125-004	1225 DEXTER ST	03/21/2023	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$283,700	35.46	\$600,688	\$92,979	\$707,021	\$450,096	1.571	2,530	\$ 279.45	46.065233	Markets - Mini-Mart Convenience Stores	\$81,922		201		
CITY OF MILAN	19-19-35-125-004	1225 DEXTER ST	01/22/2021	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$275,800	45.59	\$600,688	\$92,979	\$512,021	\$450,096	1.138	2,530	\$ 202.38	2.7411423	Markets - Mini-Mart Convenience Stores	\$81,922		201		
CITY OF MILAN	19-19-35-454-007	25 W MAIN ST	09/03/2021	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$90,700	54.97	\$187,097	\$7,939	\$157,061	\$173,536	0.905	3,478	\$ 45.16	20.510741	Stores - Retail	\$2,454		201		
CITY OF MILAN	19-19-35-456-003	103 E MAIN ST	12/14/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$70,800	28.32	\$139,494	\$28,156	\$221,844	\$121,365	1.828	984	\$ 225.45	18.21168	Barber/Beauty Salons	\$8,179		201		
CITY OF MILAN	19-19-35-457-007	3 E MAIN ST	06/17/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$165,300	71.87	\$264,932	\$9,749	\$220,251	\$239,833	0.918	4,320	\$ 50.98	19.181882	Shopping Centers - Mixed w/Residential Units	\$9,248		201		
CITY OF MILAN	19-19-35-457-008	7 E MAIN ST	05/20/2021	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$178,200	50.91	\$419,728	\$17,561	\$332,439	\$377,976	0.880	6,716	\$ 49.50	23.064624	Stores - Retail	\$16,730		201		
CITY OF MILAN	19-19-36-255-010	1200 DEXTER ST	03/21/2023	\$1,090,000	PTA	03-ARM'S LENGTH	\$1,090,000	\$556,600	51.06	\$1,180,704	\$121,689	\$968,311	\$938,843	1.031	5,253	\$ 184.33	7.8782768	Markets - Mini-Mart Convenience Stores	\$59,546		201		
CITY OF MILAN	19-19-36-255-015	900 DEXTER ST	08/12/2022	\$2,089,425	PTA	03-ARM'S LENGTH	\$2,089,425	\$84,900	4.06	\$1,297,717	\$107,390	\$1,982,035	\$1,055,254	1.878	10,905	\$ 181.75	76.808362	Stores - Discount	\$71,158		201		
SALINE	18-12-31-120-001	1235 INDUSTRIAL DR	07/01/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,300	51.81	\$274,628	\$48,633	\$216,367	\$225,995	0.957	2,208	\$ 97.99	95.739729	Medical - Office Buildings	\$40,030		207		
SALINE	18-12-31-210-021	700 WOODLAND DR EAST	05/21/21	\$774,785	WD	03-ARM'S LENGTH	\$774,785	\$726,200	93.73	\$1,452,440	\$256,107	\$518,678	\$1,196,333	0.434	8,984	\$ 57.73	43.355654	Medical - Office Buildings	\$141,599		201		
SALINE	18-12-31-391-004	151 KEVELING DR	11/11/22	\$195,000	QC	03-ARM'S LENGTH	\$195,000	\$93,900	48.15	\$187,833	\$30,585	\$164,415	\$157,248	1.046	1,000	\$ 164.42	104.55777	Office Buildings	\$23,455		207		
SALINE	18-12-31-490-002	1020 E MICHIGAN AVE	04/23/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$742,000	61.83	\$1,484,042	\$377,831	\$822,169	\$1,106,211	0.743	11,960	\$ 68.74	74.322982	Office Buildings	\$301,871		201		
SALINE	18-18-01-110-003	98 N ANN ARBOR ST	06/21/21	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$155,000	46.69	\$309,919	\$31,484	\$300,516	\$278,435	1.079	2,661	\$ 112.93	3.0866371	Stores - Retail	\$31,484		201		
SALINE	18-18-01-153-030	100 S ANN ARBOR ST	04/11/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$330,300	53.27	\$660,650	\$63,688	\$556,312	\$596,962	0.932	4,424	\$ 125.75	17.826512	Shopping Centers - Mixed w/Residential Units	\$61,643		201		
SALINE	18-18-01-325-008	777 W MICHIGAN AVE	01/04/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$521,200	40.09	\$1,042,438	\$218,747	\$1,081,253	\$823,691	1.313	2,640	\$ 409.57	20.252216	Markets - Mini-Mart Convenience Stores	\$124,102		201		
15 Totals:							\$10,266,210	\$4,411,900		\$10,102,998		\$8,760,693	\$8,191,874			\$150.41	4.0733						
							Sale. Ratio =>	42.97				E.C.F. =>	1.069			Std. Deviation=>	0.39						
							Std. Dev. =>	19.79				Ave. E.C.F. =>	1.110			Ave. Variance=>	38.2402	Coefficient of Var=>			34.4453712		

W-RESTAURANT

Community	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				Class	
																	MEAN (%)	Occupancy	Land Value	Other Parcels in Sale		
CHELSEA	06-06-13-380-004	1610 S MAIN ST	07/07/21	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$331,700	27.64	\$1,162,314	\$378,029	\$821,971	\$677,275	1.214	4,843	\$	169.72	27.433103	Restaurants	\$350,715	201	
CITY OF MILAN	19-19-36-255-004	1000 DEXTER ST	02/03/2023	\$1,230,000	PTA	03-ARM'S LENGTH	\$1,230,000	\$441,900	35.93	\$972,135	\$205,674	\$1,024,326	\$679,486	1.508	4,510	\$	227.12	56.818791	Restaurants	\$77,956	201	
CITY OF MILAN	19-19-36-255-006	1180 DEXTER ST	08/17/2022	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$84,800	16.96	\$361,104	\$79,939	\$420,061	\$249,259	1.685	1,961	\$	214.21	74.59257	Restaurants	\$79,939	201	
CITY OF YPSILANTI	11-11-04-265-001	901 HURON RIVER	12/05/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$197,700	98.85	\$458,677	\$139,767	\$60,233	\$431,543	0.140	5,301	\$	11.36	79.973746	Bars (Taverns)	\$134,267	201	
CITY OF YPSILANTI	11-11-39-145-027	1004 W MICHIGAN	01/27/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$67,900	42.44	\$158,787	\$23,669	\$136,331	\$182,839	0.746	2,301	\$	59.25	19.367921	Restaurants	\$23,669	201	
CITY OF YPSILANTI	11-11-40-135-002	953 WASHTENAW	03/15/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$81,500	21.45	\$190,296	\$58,915	\$321,085	\$177,782	1.806	1,383	\$	232.17	86.674688	Restaurants - Fast Food	\$47,190	201	
CITY OF YPSILANTI	11-11-40-185-003	317 W CROSS	10/18/21	\$131,300	PTA	03-ARM'S LENGTH	\$131,300	\$66,000	50.27	\$164,866	\$64,834	\$66,466	\$135,361	0.491	1,397	\$	47.58	44.828565	Restaurants	\$56,000	201	
CITY OF YPSILANTI	11-11-40-185-014	301 W Cross St	12/21/2020	\$145,000	PTA	Arms Length	\$145,000	\$71,000	48.97	\$182,829	\$74,939	\$70,061	\$145,994	0.480	1,478	\$	47.40	45.942377	Restaurants	\$66,299	201	
CITY OF YPSILANTI	11-11-40-480-006	5 N HAMILTON	05/21/21	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$44,400	41.50	\$102,839	\$16,444	\$90,556	\$116,908	0.775	1,070	\$	84.63	16.472136	Restaurants - Fast Food	\$16,248	201	
CITY OF YPSILANTI	11-11-40-484-006	10 N Adams St	5/30/2023	\$250,000	PTA	Arms Length	\$250,000	\$52,600	21.04	\$106,887	\$38,334	\$211,666	\$104,479	2.026	1,188	\$	178.17	108.66057	Restaurants	\$34,340	201	
PITTSFIELD TWP	L-12-01-401-015	4885 WASHTENAW AVE	06/17/2021	\$1,282,742	CD	03-ARM'S LENGTH	\$1,282,742	\$343,000	26.74	\$702,133	\$160,027	\$1,122,715	\$417,004	2.692	3,219	\$	348.78	175.30229	Restaurants - Fast Food	\$96,400	L-12-01-401-014	
PITTSFIELD TWP	L-12-07-115-010	3015 LOHR RD	05/13/2022	\$1,325,000	CD	03-ARM'S LENGTH	\$1,325,000	\$935,900	70.63	\$1,938,337	\$873,656	\$451,344	\$762,119	0.592	6,988	\$	64.59	34.709088	Restaurants	\$722,654	201	
PITTSFIELD TWP	L-12-07-115-010	3015 LOHR RD	03/17/2023	\$2,000,000	CD	03-ARM'S LENGTH	\$2,000,000	\$935,900	46.80	\$1,938,337	\$873,656	\$1,126,344	\$762,119	1.478	6,988	\$	161.18	53.859758	Restaurants	\$722,654	201	
PITTSFIELD TWP	L-12-08-400-027	3752 S STATE ST	02/17/2023	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$822,900	48.41	\$1,657,868	\$684,991	\$1,015,009	\$748,366	1.356	4,485	\$	226.31	41.698691	Restaurants - Fast Food	\$560,738	201	
SALINE	18-12-31-470-037	1375 E MICHIGAN AVE	02/03/23	\$950,000	CD	03-ARM'S LENGTH	\$950,000	\$543,300	57.19	\$1,086,529	\$135,167	\$814,833	\$951,362	0.856	6,221	\$	130.98	8.2822341	Restaurants	\$107,330	201	
SALINE	18-18-01-153-001	101 W MICHIGAN AVE	06/24/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$168,100	47.35	\$336,157	\$23,359	\$331,641	\$312,798	1.060	2,128	\$	155.85	12.09268	Restaurants	\$23,359	201	
YPSILANTI TWP	K-11-06-304-002	2655 WASHTENAW	06/21/22	\$508,200	WD	19-MULTI PARCEL ARM'S LENGTH	\$508,200	\$420,900	82.82	\$987,476	\$591,456	\$-83,256	\$293,348	(0.284)	2,154	\$	(38.65)	122.31264	Restaurants - Fast Food	\$547,663	K-11-06-304-005	
YPSILANTI TWP	K-11-06-449-010	2220 WASHTENAW	02/02/22	\$724,166	WD	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	27.90549	Restaurants - Fast Food	\$391,051	201	
YPSILANTI TWP	K-11-10-107-001	1346 E MICHIGAN	12/12/22	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$93,800	64.25	\$265,352	\$59,499	\$86,501	\$152,484	0.567	1,436	\$	60.24	37.203416	Restaurants	\$49,078	201	
YPSILANTI TWP	K-11-10-214-006	817 E MICHIGAN	07/27/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$101,300	56.28	\$219,027	\$32,530	\$147,470	\$138,146	1.067	3,059	\$	48.21	12.818046	Bars (Taverns)	\$22,651	201	
YPSILANTI TWP	K-11-11-227-004	1436 E MICHIGAN	11/30/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$112,100	128.11	\$328,938	\$49,699	\$37,801	\$206,844	0.183	2,618	\$	14.44	75.65621	Restaurants - Fast Food	\$29,258	201	
YPSILANTI TWP	K-11-11-331-009	1425 ECORSE	10/01/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$89,400	59.60	\$270,879	\$76,066	\$73,934	\$155,477	0.476	3,430	\$	21.56	46.378321	Bars (Taverns)	\$68,520	201	
YPSILANTI TWP	K-11-24-100-002	2111 RAWSONVILLE	12/30/22	\$663,000	WD	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	90.919046	Restaurants	\$602,488	201	
23 Totals:							\$14,374,908	\$6,957,900			\$16,119,902	\$8,657,965	\$8,876,431				\$112.90	3.6075				
							Sale. Ratio =>	48.40					E.C.F. =>	0.975			Std. Deviation=>	0.71				
							Std. Dev. =>	26.44					Ave. E.C.F. =>	0.939			Ave. Variance=>	56.5175	Coefficient of Var=>	60.1689468		

W-MULTIFAMILY

Community	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				Class
																	MEAN (%)	Occupancy	Land Value	Other Parcels in Sale	
CITY OF MILAN	19-19-35-453-001	33 TOLAN ST.	12/30/2022	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$272,200	181.47	\$576,213	\$43,588	\$106,412	\$500,587	0.213	10,986	\$	9.69	90.392305	Fraternal Buildings	\$43,588	201
CITY OF MILAN	53 040 220 40	496 REDMAN RD	10/30/2020	\$443,700	PTA	03-ARM'S LENGTH	\$443,700	\$106,300	23.96	\$280,598	\$49,074	\$394,626	\$378,307	1.043	4,983	\$	79.19	7.3360563	Apartment	\$41,535	201
CITY OF YPSILANTI	11-11-05-100-006	831 GREEN	05/12/22	\$14,800,000	PTA	03-ARM'S LENGTH	\$14,800,000	\$3,278,300	22.15	\$6,744,685	\$1,200,439	\$13,599,561	\$11,245,935	1.209	189,927	\$	71.60	9.2789337	Apartment	\$1,082,539	201
CITY OF YPSILANTI	11-11-09-405-042	120 S PROSPECT	04/05/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$283,000	46.39	\$373,412	\$67,950	\$542,050	\$619,598	0.875	9,120	\$	59.44	24.165606	Apartment	\$55,000	201
CITY OF YPSILANTI	11-11-09-405-042	120 S PROSPECT	09/28/21	\$900,000	PTA	03-ARM'S LENGTH	\$900,000	\$283,000	31.44	\$373,412	\$67,950	\$832,050	\$619,598	1.343	9,120	\$	91.23	22.638935	Apartment	\$55,000	201
CITY OF YPSILANTI	11-11-40-113-005	416 PERRIN	09/27/22	\$2,400,000	WD	03-ARM'S LENGTH	\$2,400,000	\$574,600	23.94	\$858,167	\$164,468	\$2,235,532	\$1,407,097	1.589	25,623	\$	87.25	47.225723	Apartment	\$153,531	201
CITY OF YPSILANTI	11-11-40-182-011	512 WASHTENAW	03/31/22	\$805,000	PTA	03-ARM'S LENGTH	\$805,000	\$192,200	23.88	\$281,262	\$57,814	\$747,186	\$462,992	1.614	6,237	\$	119.80	49.732306	Apartment	\$50,169	201
CITY OF YPSILANTI	11-11-40-411-005	108 WASHTENAW	10/31/22	\$3,500,000	CD	03-ARM'S LENGTH	\$3,500,000	\$447,400	12.78	\$1,130,383	\$48,170	\$3,451,830	\$2,195,158	1.572	18,357	\$	188.04	45.597702	Apartment	\$42,900	201
CITY OF YPSILANTI	11-11-40-463-044	616 W MICHIGAN	05/17/21	\$58,500	PTA	03-ARM'S LENGTH	\$58,500	\$78,300	133.85	\$120,856	\$59,909	-\$1,409	\$92,766	(0.015)	2,212	\$	(0.64)	113.16862	Fraternal Buildings	\$59,909	201
NORTHFIELD TWP	B -02-05-365-001	9275 BROOKSIDE DR	09/08/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$99,300	24.83	\$274,974	\$72,320	\$327,680	\$307,052	1.067	3,220	\$	101.76	4.9316682	Multiple Residences	\$72,320	201
NORTHFIELD TWP	B -02-05-365-001	9275 BROOKSIDE DR	04/12/19	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$99,300	52.26	\$274,974	\$72,320	\$117,680	\$307,052	0.383	3,220	\$	36.55	73.323993	Multiple Residences	\$72,320	201
NORTHFIELD TWP	B -02-05-404-001	346 EAST SHORE DR	10/29/21	\$775,900	WD	03-ARM'S LENGTH	\$775,900	\$141,300	18.21	\$314,266	\$105,173	\$670,727	\$316,808	2.117	4,408	\$	152.16	100.06429	Multiple Residences	\$96,838	201
NORTHFIELD TWP	B -02-08-327-003	8405 MAIN ST	07/09/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$73,200	39.57	\$150,401	\$122,578	\$62,422	\$42,156	1.481	920	\$	67.85	36.424072	Multiple Residences	\$122,578	201
PITTSFIELD TWP	L -12-01-100-037	2224 GOLFSIDE RD	10/03/2022	\$18,750,000	CD	03-ARM'S LENGTH	\$18,750,000	\$6,218,900	33.17	\$24,745,287	\$1,854,201	\$16,895,799	\$14,369,796	1.176	168,450	\$	100.30	5.92881	Apartment	\$1,501,366	201
SALINE	18-18-01-116-005	207 S HARRIS ST	10/07/22	\$2,150,000	WD	03-ARM'S LENGTH	\$2,150,000	\$999,400	46.48	\$1,998,828	\$127,246	\$2,022,754	\$1,871,582	1.081	18,228	\$	110.97	3.5725177	Apartment	\$104,799	201
15 Totals:							\$46,118,100	\$13,146,700		\$38,497,718		\$42,004,900	\$34,736,484				\$85.01	9.2747			
							Sale. Ratio =>	28.51					E.C.F. =>	1.209			Std. Deviation=>	0.57			
							Std. Dev. =>	46.94					Ave. E.C.F. =>	1.116			Ave. Variance=>	42.2521	Coefficient of Var=>	37.8434373	

M C & I MONROE COMMERCIAL

Community	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	
CITY OF YPSILANTI	11-11-04-265-001	901 HURON RIVER	12/05/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$197,700	98.85	\$458,677	\$139,767	\$60,233	\$431,543	0.140	5,301	\$11.36	00066	13.9576		\$134,267	76 W CROSS/ N HURON/HR RVR DR COMM		201	
CITY OF YPSILANTI	11-11-04-270-009	800 RAILROAD	08/31/21	\$125,000	PTA	13-GOVERNMENT	\$125,000	\$0	0.00	\$182,013	\$90,000	\$35,000	\$91,464	0.383	40,000	\$0.88	00018	38.2663		\$90,000	18.STUDENT HOUSING 18		201	
CITY OF YPSILANTI	11-11-10-268-007	59 ECORSE	06/03/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$138,200	61.42	\$327,552	\$71,510	\$153,490	\$226,385	0.678	5,656	\$27.14	00068	67.8003		\$56,471	75 EAST SIDE COMML 75		201	
CITY OF YPSILANTI	11-11-10-345-027	334 ECORSE	05/17/22	\$17,000	PTA	03-ARM'S LENGTH	\$17,000	\$21,000	123.53	\$49,205	\$2,834	\$14,166	\$59,071	0.240	500	\$28.33	00064	23.9812		\$2,517	75 EAST SIDE COMML 75		201	
CITY OF YPSILANTI	11-11-10-345-027	334 ECORSE	02/28/23	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$21,000	42.00	\$49,205	\$2,834	\$47,166	\$59,071	0.798	500	\$94.33	00064	79.8458		\$2,517	75 EAST SIDE COMML 75		201	
CITY OF YPSILANTI	11-11-15-225-001	740 EMERICK	03/03/23	\$346,000	PTA	03-ARM'S LENGTH	\$346,000	\$173,000	50.00	\$409,439	\$109,709	\$236,291	\$456,210	0.518	5,840	\$40.46	00059	51.7943		\$101,459	75 EAST SIDE COMML 75		201	
CITY OF YPSILANTI	11-11-39-145-027	1004 W MICHIGAN	01/27/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$67,900	42.44	\$158,787	\$23,669	\$136,331	\$182,839	0.746	2,301	\$59.25	00066	74.5634		\$23,669	74 WEST MICH/S SIDE-COMML 74		201	
CITY OF YPSILANTI	11-11-40-105-022	534 N HURON	01/30/23	\$350,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$191,929	\$180,900	94.25	\$407,421	\$98,705	\$93,224	\$393,269	0.237	4,021	\$23.18	00064	23.7049		\$91,900	11-11-40-105-029, 11-11-40-105-021	76 W CROSS/ N HURON/HR RVR DR COMM		201
CITY OF YPSILANTI	11-11-40-185-003	317 W CROSS	10/18/21	\$131,300	PTA	03-ARM'S LENGTH	\$131,300	\$66,000	50.27	\$174,197	\$74,165	\$57,135	\$135,361	0.422	1,397	\$40.90	00066	42.2093		\$65,331	28 UNIVERSITY VILLAGE ASSOCIATION 2		201	
CITY OF YPSILANTI	11-11-40-401-003	8 W MICHIGAN	02/15/23	\$212,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$194,444	\$176,300	90.67	\$394,928	\$60,491	\$133,953	\$300,482	0.446	4,434	\$30.21	00069	44.5793		\$60,491	11-11-40-401-004	69.DOWNTOWN DISTRICT		201
CITY OF YPSILANTI	11-11-40-401-017	76 N HURON	04/25/22	\$300,000	WD	13-GOVERNMENT	\$300,000	\$0	0.00	\$363,525	\$77,417	\$222,583	\$286,108	0.778	11,664	\$19.08	00080	77.7968	X	\$74,929		69.DOWNTOWN DISTRICT		201
CITY OF YPSILANTI	11-11-40-480-006	5 N HAMILTON	05/21/21	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$44,400	41.50	\$102,839	\$16,444	\$90,556	\$116,908	0.775	1,070	\$84.63	00066	77.4592		\$16,248		69.DOWNTOWN DISTRICT		201
CITY OF YPSILANTI	11-11-40-480-007	402 W MICHIGAN	09/01/22	\$300,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$198,565	\$114,300	57.56	\$250,011	\$49,690	\$148,875	\$183,444	0.812	2,708	\$54.98	00069	81.1555		\$40,997	11-11-40-480-008	69.DOWNTOWN DISTRICT		201
MILAN	53 040 180 20	310 WABASH ST	10/11/2022	\$110,000	PTA	04-BUYERS INTEREST IN A LC	\$110,000	\$31,300	28.45	\$74,447	\$19,064	\$90,936	\$90,495	1.005	1,708	\$53.24	M-C&I	100.4873		\$19,064		COMMERCIAL MONROE		201
MILAN	53 040 220 40	496 REDMAN RD	10/30/2020	\$443,700	PTA	03-ARM'S LENGTH	\$443,700	\$106,300	23.96	\$281,450	\$49,926	\$393,774	\$378,307	1.041	4,983	\$79.02	M-C&I	41.0605		\$42,387		COMMERCIAL MONROE		201
MILAN	53 060 012 00	384 ANDERSON ST	12/22/2021	\$293,500	PTA	22-OUTLIER	\$293,500	\$84,000	28.62	\$177,230	\$21,038	\$272,462	\$255,215	1.068	3,248	\$83.89	M-C&I	43.7299		\$19,900		COMMERCIAL MONROE		201
16 Totals:				\$3,370,500			\$3,093,438	\$1,422,300		\$3,860,926		\$2,186,175	\$3,646,174			\$45.68		3.0699						
									Sale. Ratio =>	45.98			E.C.F. =>	0.600	Std. Deviation=>		0.296502956							
									Std. Dev. =>	34.94			Ave. E.C.F. =>	0.630	Ave. Variance=>		55.1495	Coefficient of Var=>		87.5				

M-IND MONROE INDUSTRIAL

Community	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		Land Value	Other Parcels in Sale	Class
																	MEAN (%)	Occupancy			
SALINE	18-13-36-375-022	198 W BENNETT ST	06/30/21	\$1,300,000	LC	03-ARM'S LENGTH	\$1,300,000	\$657,200	50.55	\$1,314,491	\$358,435	\$941,565	\$956,056	0.985	20,032	\$ 47.00	27.83	Industrial - Flex (Mall) Loft Buildings	\$273,696		201
CITY OF YPSILANTI	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	15.99	Industrial - Light Manufacturing	\$102,400		301
CITY OF YPSILANTI	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	16.45	Industrial - Light Manufacturing	\$116,120		301
CITY OF YPSILANTI	11-11-39-335-006	535 S MANSFIELD	11/25/22	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$178,760	\$2,996,240	\$2,354,291	1.273	42,880	\$ 69.88	56.61	Industrial - Light Manufacturing	\$178,760		301
NORTHFIELD TWP	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	\$2,089,171	\$969,960	\$30,040	\$1,998,591	0.015	80,547	\$ 0.37	69.16	Industrial - Light Manufacturing	\$935,426		301
PITTSFIELD TWP	L -12-13-300-012	4865 CARPENTER RD	07/22/2022	\$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	11.51	Industrial - Engineering	\$186,703		201
SALINE	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	20.30	Industrial - Light Manufacturing	\$692,863		301
PITTSFIELD TWP	L -12-13-300-012	4865 CARPENTER RD	07/22/2022	\$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	11.51	Industrial - Engineering	\$186,703		201
PITTSFIELD TWP	L -12-17-105-018	727 W ELLSWORTH RD	12/16/2021	\$3,300,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$382,733	\$128,900	3.91	\$392,635	\$86,296	\$296,437	\$252,963	1.172	4,000	\$ 74.11	46.53	Warehouses - Distribution	\$77,792	L -12-17-105-019	201
PITTSFIELD TWP	L -12-17-105-020	727 W ELLSWORTH RD	12/13/2021	\$673,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$349,960	\$216,500	32.17	\$469,248	\$175,985	\$173,975	\$315,336	0.552	7,742	\$ 22.47	15.49	Warehouses - Distribution	\$161,482	L -12-17-105-021	201
PITTSFIELD TWP	L -12-17-105-021	727 W ELLSWORTH RD	12/13/2021	\$673,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$323,040	\$216,500	32.17	\$469,248	\$175,985	\$147,055	\$315,336	0.466	7,742	\$ 18.99	24.02	Warehouses - Distribution	\$161,482	L -12-17-105-020	201
PITTSFIELD TWP	L -12-17-105-024	727 W ELLSWORTH RD	08/25/2021	\$325,000	CD	03-ARM'S LENGTH	\$325,000	\$103,000	31.69	\$369,366	\$90,451	\$234,549	\$230,317	1.018	4,000	\$ 58.64	31.18	Warehouses - Distribution	\$80,287		201
PITTSFIELD TWP	L -12-17-105-026	727 W ELLSWORTH RD	12/09/2021	\$690,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$365,700	\$220,900	32.01	\$480,681	\$170,258	\$195,442	\$333,788	0.586	7,546	\$ 25.90	12.11	Warehouses - Distribution	\$156,038	L -12-17-105-025	201
PITTSFIELD TWP	L -12-23-115-003	3901 BESTECH DR STE 300	05/12/2021	\$185,250	WD	03-ARM'S LENGTH	\$185,250	\$101,400	54.74	\$334,015	\$37,066	\$148,184	\$245,209	0.604	2,340	\$ 63.33	10.23	Warehouses - Distribution	\$29,282		201
PITTSFIELD TWP	L -12-24-200-022	5345 W MICHIGAN AVE	04/28/2022	\$1,095,505	CD	03-ARM'S LENGTH	\$1,095,505	\$834,300	76.16	\$2,211,127	\$750,065	\$345,440	\$1,206,492	0.286	20,500	\$ 16.85	42.03	Warehouses - Transit	\$490,472		201
15 Totals:							\$14,092,188	\$6,894,000		\$15,591,082		\$9,587,089	\$13,800,938			\$39.03	1.1915				
							Sale. Ratio =>	48.92				E.C.F. =>	0.695		Std. Deviation=>	0.34					
							Std. Dev. =>	22.83				Ave. E.C.F. =>	0.707		Ave. Variance=>	27.3954	Coefficient of Var=>		38.7715878		

2024 C&I ECF Apartment Income Information Canvass

Apartment Name	Property Address	Parcel ID	# of Bldgs	Total # Units	Avg Vac	Studio		1 Bed; 1 Bath		2 Bed; 1 Bath		2 bed; 2 Bath		Heat Type	Who Pays Gas	Who Pays Electric	Notes
						# of Units	Monthly Rent	# of Units	Monthly Rent	# of Units	Monthly rent	# of Units	Monthly Rent				
Culver Estates	131 Lauff Dr	53 040 199 00	2	72 (36/bldg)	No Vac	N/A	N/A	2	\$1,060	70	1,255	N/A	N/A	Boiler Heat	Complex	Tenant	Rates verified for current year via phone call.
Milan Pines																	
North Parcel	454 Greentree Ln	19 19 35 327 009	2	24 (12 per bldg)	4/month	N/A	N/A	24	\$700	N/A	N/A	N/A	N/A	Pkg A/C	Tenant	Tenant	Verified current rates via email. Same as last year
South Parcel	481 Greentree	19 19 35 328 013	4	47 (1 unit OFC)	4/month	N/A	N/A	N/A	N/A	47	\$825	N/A	N/A	Pkg A/C	Tenant	Tenant	Verified current rates via email. Same as last year
15 on Main	215 W Main St	19 19 35 381 010	1	15	No Vac	N/A	N/A	3	\$750	12	\$850	N/A	N/A	Boiler Heat	Complex	Tenant	Rates verified for current year via phone call.
Storl Apts	39 W Main	19 19 35 454 010	1	13	No Vac	1	\$800	5	\$650	7	\$895	N/A	N/A	Boiler Heat	Complex	Tenant	Rates verified for current year via phone call.
Parkside Lane	157 Canfield	53 040 205 00	5	60 (12/bldg)	No Vac	N/A	N/A	18	\$845	42	\$945	N/A	N/A	Indiv Thru Wall	Tenant	Tenant	Updated rates for current year via website
Silver Fox	301 Silver Fox Dr	53 040 221 01	51	51	No Vac	N/A	N/A	N/A	N/A	51	\$1,000	N/A	N/A	Pkg A/C	Tenant	Tenant	Senior Living. No change to monthly rates per Jeff Blake.