

2024 CITY OF MILAN COMMERCIAL AND INDUSTRIAL LAND VALUE SUMMARY										
TABLE	2023 \$/Front Ft	2023 Value	WEIGHTED AVE / AC	TOTAL	MEAN AVE/ AC	TOTAL	2024 \$/ Front Ft	2024 Value	# of Sales	COMMENTS?
Unit 19 - COMOT.COMMERCIAL/INDUSTRIAL WASHTENAW										
A Frontage	\$ 457		\$ 412		\$ 513		\$ 480		14	< 1 ac commercial and industrial parcels
1 Acre		\$ 87,020	\$ 99,830	\$ 99,830	\$ 13,641	\$ 13,641		\$ 87,100	7	> 1 ac commercial and industrial parcels
1.5 Acre		\$ 58,695	\$ 28,327	\$ 42,490	\$ 87,559	\$ 131,339		\$ 58,700	6	
2 Acre		\$ 60,630	\$ 27,822	\$ 55,644	\$ 76,827	\$ 153,653		\$ 60,700	3	Analyzed together. Limited sales and support using the same rate.
2.5 Acre		\$ 60,730	\$ 27,822	\$ 69,555	\$ 76,827	\$ 192,067		\$ 69,500		
3 Acre		\$ 63,070	\$ 29,340	\$ 88,021	\$ 11,899	\$ 35,697		\$ 63,100	5	
4 Acre		\$ 67,500	\$ 20,561	\$ 82,246	\$ 72,521	\$ 290,083		\$ 82,000	6	
5 Acre		\$ 74,950	\$ 15,720	\$ 78,598	\$ 55,513	\$ 277,565		\$ 78,000	13	
7 Acre		\$ 91,690	\$ 13,823	\$ 96,759	\$ 37,143	\$ 260,002		\$ 96,800		
10 Acre		\$ 120,595	\$ 13,823	\$ 138,228	\$ 37,143	\$ 371,431		\$ 138,300	9	Analyzed together. Limited sales and support using the same rate.
15 Acre		\$ 152,450	\$ 13,823	\$ 207,342	\$ 37,143	\$ 557,147		\$ 207,300		
20 Acre		\$ 194,755	\$ 13,823	\$ 276,456	\$ 37,143	\$ 742,863		\$ 276,500		
25 Acre		\$ 205,385	\$ 7,660	\$ 191,488	\$ 8,208	\$ 205,199		\$ 205,000		
30 Acre		\$ 231,550	\$ 7,660	\$ 229,786	\$ 8,208	\$ 246,238		\$ 235,000	3	Analyzed together. Limited sales and support using the same rate.
40 Acre		\$ 295,595	\$ 7,660	\$ 306,381	\$ 8,208	\$ 328,318		\$ 306,400		
Unit 53-M-COM.COMMERCIAL MONROE										
Front Foot	\$ 195		\$ 199		\$ 192		\$ 199		7	
1 Acre		\$ 34,050	\$99,830	\$ 99,830	\$13,641	\$ 13,641		\$ 87,100	7	
1.5 Acre		\$ 40,920	\$28,327	\$ 42,490	\$87,559	\$ 131,339		\$ 58,700	6	
2 Acre		\$ 65,245	\$27,822	\$ 55,644	\$76,827	\$ 153,653		\$ 60,700		Analyzed together. Limited sales and support using the same rate.
2.5 Acre		\$ 82,145	\$27,822	\$ 70,817	\$76,827	\$ 218,898		\$ 69,500	6	
3 Acre		\$ 99,175	\$29,340	\$ 88,021	\$11,899	\$ 35,697		\$ 63,100	5	
4 Acre		\$ 130,610	\$20,561	\$ 82,246	\$72,521	\$ 290,083		\$ 82,000	6	
5 Acre		\$ 159,710	\$15,720	\$ 78,598	\$55,513	\$ 277,565		\$ 78,000	13	
7 Acre		\$ 222,000	\$13,823	\$ 96,759	\$37,143	\$ 260,002		\$ 96,800		
10 Acre		\$ -	\$13,823	\$ 138,228	\$37,143	\$ 371,431		\$ 138,300		Analyzed together. Limited sales and support using the same rate.
15 Acre		\$ 510,750	\$13,823	\$ 207,342	\$37,143	\$ 557,147		\$ 207,300		
20 Acre		\$ 628,500	\$13,823	\$ 276,456	\$37,143	\$ 742,863		\$ 276,500	9	
25 Acre		\$ 785,360	\$7,660	\$ 245,105	\$8,208	\$ 262,654		\$ 205,000		Analyzed together. Limited sales and support using the same rate.
30 Acre		\$ -	\$7,660	\$ 229,786	\$8,208	\$ 246,238		\$ 235,000		
40 Acre		\$ 252,220	\$7,660	\$ 306,381	\$8,208	\$ 328,318		\$ 306,400		
50 Acre		\$ 109,790	\$7,660	\$ 382,977	\$8,208	\$ 410,397		\$ 383,000	3	
Unit 53 - M IND.INDUSTRIAL MONROE										
1 Acre		\$ 53,025	\$36,634	\$ 36,634	\$79,473	\$ 79,473		\$ 53,100		Analyzed together. Limited sales and support using the same rate.
1.5 Acre		\$ 79,538	\$36,634	\$ 54,951	\$79,473	\$ 119,209		\$ 79,600		
2 Acre		\$ 106,050	\$36,634	\$ 73,268	\$79,473	\$ 158,946		\$ 106,100		
2.5 Acre		\$ 132,563	\$36,634	\$ 91,585	\$79,473	\$ 228,962		\$ 132,600		
3 Acre		\$ 159,075	\$36,634	\$ 109,902	\$79,473	\$ 238,419		\$ 159,100		
4 Acre		\$ 212,100	\$36,634	\$ 146,535	\$79,473	\$ 317,892		\$ 212,100		
5 Acre		\$ 265,125	\$36,634	\$ 183,169	\$79,473	\$ 397,365		\$ 265,200	9	
7 Acre		\$ 371,175	\$36,634	\$ 256,437	\$79,473	\$ 556,311		\$ 371,200		
10 Acre		\$ 530,250	\$36,634	\$ 366,339	\$79,473	\$ 794,729		\$ 530,300		
15 Acre		\$ 795,375	\$36,634	\$ 549,508	\$79,473	\$ 1,192,094		\$ 795,400		
20 Acre		\$ 1,060,500	\$36,634	\$ 732,677	\$79,473	\$ 1,589,459		\$ 735,000		
25 Acre		\$ 1,325,625	\$36,634	\$ 915,847	\$79,473	\$ 1,986,823		\$ 915,800		
30 Acre		\$ 1,590,750	\$36,634	\$ 1,099,016	\$79,473	\$ 2,384,188		\$ 1,100,000		
40 Acre		\$ 1,590,750	\$25,457	\$ 1,018,280	\$32,162	\$ 1,286,466		\$ 1,285,000		
50 Acre		\$ 1,590,750	\$29,621	\$ 1,481,067	\$29,115	\$ 1,455,736		\$ 1,456,000		
100 Acre		\$ 1,590,750	\$16,156	\$ 1,615,638	\$15,492	\$ 1,549,171		\$ 1,550,000		

Unit 53-M-COM.COMMERCIAL MONROE

Front Foot																			
Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale		
NORTHFIELD	B-02-005-253-005	9615 MAIN ST	03/15/2021	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$149,200	59.68	\$350,684	\$16,818	0.43	\$ 39,112	132.00	\$ 127.41	NORTHFIELD	COM		
YPSILANTI TWP	K-11-06-378-010	2792 PACKARD	05/21/2020	\$160,000	WD	03-ARM'S LENGTH	\$16,000	\$54,000	33.75	\$145,542	\$75,762	0.30	\$ 252,540	130.00	\$ 582.78	YPSILANTI TWP	COM		
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	\$38,020	0.65	\$ 28,096	195.00	\$ 194.97	75 EAST SIDE COMML 75	COM		
CITY OF YPSILANTI	11-11-04-461-006	615 NORRIS	09/08/2022	\$8,000	PTA	03-ARM'S LENGTH	\$8,000	\$6,600	82.50	\$13,260	\$8,000	0.11	\$ 72,727	52.00	\$ 153.85	CITY OF YPSILANTI	COM		
CITY OF YPSILANTI	11-11-10-345-027	334 ECORSE	02/28/2023	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$21,000	42.00	\$49,205	\$3,312	0.02	\$ 207,000	20.00	\$ 165.60	CITY OF YPSILANTI	COM		
CITY OF YPSILANTI	11-11-15-225-001	740 EMERICK	03/03/2023	\$346,000	PTA	03-ARM'S LENGTH	\$346,000	\$173,000	50.00	\$409,439	\$38,020	0.65	\$ 58,946	195.00	\$ 194.97	CITY OF YPSILANTI	COM		
CITY OF MILAN	19-19-35-481-003	141 COUNTY ST	04/07/2020	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$138,400	44.29	\$377,121	(\$9,669)	0.36	\$ (26,858)	132.00	\$ (73.25)	COMMERCIAL DOWNTOWN	COM		
7							\$1,328,500	\$715,200			\$170,263	2.51	\$631,563	856.00					
															\$	198.91	WEIGHTED AVE		
															\$	192.33	MEAN AVE		

1 Acre																			
Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale		
NORTHFIELD TWP	B-02-29-200-019	WHITMORE LAKE RD	05/17/2021	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,900	57.25	\$45,777	\$40,000	0.99	\$ 40,404	-	-	200.COMM-UNDER 2.0 AC -AWAY FROM HI	COM		
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	\$86,234	1.09	\$ 79,114	-	-	COMMERCIAL OTHER	COM		
PITTSFIELD TWP	L-12-08-400-001	3650 S STATE ST	06/30/2022	\$1,175,000	LC	21-NOT USED/OTHER	\$1,175,000	\$796,100	67.75	\$1,766,277	\$6,738	1.12	\$ 6,016	-	-	WCNEC-COMMERCIAL	L-12-28-301-001, L-12- COM		
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	\$218,835	1.13	\$ 194,520	-	-	COMMERCIAL OTHER	COM		
PITTSFIELD TWP	L-12-27-100-018	6180 MICHIGAN AVE	02/17/2023	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$313,800	55.94	\$658,669	\$224,385	1.31	\$ 171,286	-	-	WCNEC-COMMERCIAL	L-12-28-300-027 COM		
PITTSFIELD TWP	L-12-01-100-001	2080 GOLFSIDE RD	01/28/2022	\$275,000	CD	03-ARM'S LENGTH	\$275,000	\$154,100	56.04	\$265,737	\$275,000	1.33	\$ 206,767	-	-	WCNEC-COMMERCIAL	L-12-33-200-020 COM		
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	(\$18,109)	1.38	\$ (13,122)	-	-	L-12-28-301-002, L-12- COM			
7							\$3,726,000	\$1,975,400			\$833,083	8.35	\$684,985						
															\$	99,830	WEIGHTED AVE		
															\$	13,641	MEAN AVE		

1.5 Acre																			
Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale		
PITTSFIELD TWP	L-12-01-200-018	2045 HOGBACK RD	12/13/2022	\$650,000	LC	03-ARM'S LENGTH	\$650,000	\$402,600	61.94	\$867,456	\$113,824	1.55	\$ 73,435	-	-	WCNEC-COMMERCIAL	COM		
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	\$109,317	1.71	\$ 63,928	-	-	WCNEC-COMMERCIAL	COM		
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	(\$31,158)	1.72	\$ (18,115)	-	-	COMMERCIAL OTHER	COM		
SALINE	18-12-31-490-002	1020 E MICHIGAN AVE	04/23/2021	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$742,000	61.83	\$1,484,042	\$17,829	1.80	\$ 9,905	-	-	COMMERCIAL GENERAL	COM		
PITTSFIELD TWP	L-12-14-200-012	3460 E ELLSWORTH RD	11/01/2021	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$460,600	37.60	\$1,610,367	(\$119,784)	1.81	\$ (66,179)	-	-	WCCOM-COMM	COM		
NORTHFIELD TWP	B-02-05-223-007	9893 MAIN ST	08/27/2020	\$415,000	LC	03-ARM'S LENGTH	\$415,000	\$210,100	50.63	\$450,170	\$205,702	1.85	\$ 111,190	-	-	201.COMMERCIAL-HIGHWAY-UNDER 2.0 AC	COM		
6							\$5,905,000	\$3,307,800			\$295,730	10.44	\$174,164						
															\$	28,327	WEIGHTED AVE		
															\$	87,559	MEAN AVE		

2 & 2.5 ACRE																			
Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale		
NORTHFIELD TWP	B-02-09-200-004	1349 SEVEN MILE RD	06/03/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$61,300	23.58	\$127,663	\$209,210	2.03	\$ 103,059	-	-	202.COMMERCIAL-2.0 AC - 15.0 AC	COM		
PITTSFIELD TWP	L-12-14-400-010	3773 MORGAN RD	10/14/2021	\$200,000	QC	08-ESTATE	\$200,000	\$241,500	120.75	\$635,325	(\$144,530)	2.03	\$ (71,197)	-	-	WCCOM-COMM	COM		
PITTSFIELD TWP	L-12-08-310-012	1161 OAK VALLEY DR	04/25/2022	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$957,100	50.37	\$2,118,932	\$107,260	2.12	\$ 50,594	-	-	WCNEC-COMMERCIAL	COM		
3							\$2,360,000	\$1,259,900			\$171,940	6.18	\$82,456						
															\$	27,822	WEIGHTED AVE		
															\$	76,827	MEAN AVE		

3 Acre																			
Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale		
YPSILANTI TWP	K-11-30-200-051	5010 TEXTILE	07/13/2022	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$62,500	83.33	\$149,180	\$75,000	3.09	\$ 24,272	-	-	COMM TEXTILE RD & SOUTH- 212	COM		
SALINE	18-12-31-210-018	830 WOODLAND DR EAST	12/28/2021	\$798,000	WD	03-ARM'S LENGTH	\$798,000	\$574,700	72.02	\$1,149,367	(\$3,785)	3.38	\$ (1,119)	-	-	INDUSTRIAL	COM		
SALINE	18-12-30-430-015	1328 WOODLAND DR EAST	04/05/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$1,043,600	834.88	\$390,226	\$125,000	3.41	\$ 36,646	-	-	INDUSTRIAL	IND		
SALINE	18-12-31-480-013	BEACH CT	01/25/2022	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$193,500	89.58	\$387,048	\$216,000	3.77	\$ 57,371	-	-	INDUSTRIAL	COM		
PITTSFIELD TWP	L-12-17-105-016	727 W ELLSWORTH RD	12/16/2021	\$3,300,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$381,249	\$128,400	3.89	\$902,383	\$66,504	2.67	\$ 24,917	-	-	WCNEC-COMMERCIAL	COM		
5							\$1,595,249	\$2,002,700			\$478,719	16.32	\$142,086						
															\$	29,340	WEIGHTED AVE		
															\$	11,899	MEAN AVE		

4 Acre																			
Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale		
SALINE	18-12-31-205-016	WOODLAND DR EAST	10/27/2021	\$270,000	MLC	03-ARM'S LENGTH	\$270,000	\$217,400	80.52	\$434,727	\$270,000	4.23	\$ 63,845	-	-	INDUSTRIAL	COM		
PITTSFIELD TWP	L-12-16-103-043	1050 HIGHLAND DR	04/08/2021	\$3,543,889	WD	03-ARM'S LENGTH	\$3,543,889	\$925,800	26.12	\$3,402,707	\$669,200	4.36	\$ 153,416	-	-	WCCM4-COMMERCIAL	L-12-27-200-015, L-12- COM		

CITY OF YPSILANTI	11-11-39-335-006	535 S MANSFIELD	11/25/2022	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$2,181,489	4.47	\$	488,138	-	-	62. INDUSTRIAL	IND
PITTSFIELD TWP	L-12-20-101-011	5405 DATA CT	03/17/2023	\$2,764,999	CD	03-ARM'S LENGTH	\$2,764,999	\$3,130,800	113.23	\$6,999,453	(\$3,699,882)	4.60	\$	(804,322)	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-16-101-022	4220 VARSITY DR	04/08/2021	\$3,543,889	WD	03-ARM'S LENGTH	\$3,543,889	\$917,500	25.89	\$3,351,751	\$754,597	4.67	\$	161,515	-	-	WCCM4-COMMERCIAL	L-12-27-200-015, L-12-
PITTSFIELD TWP	L-12-28-210-001	HARWOOD DR	12/16/2021	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$301,600	79.37	\$563,348	\$380,000	4.68	\$	81,197	-	-	WCNEC-COMMERCIAL	COM

6 \$13,677,777 \$6,011,800 \$555,404 27.01 \$143,788

\$ 20,561 WEIGHTED AVE

\$ 72,521 MEAN AVE

5 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale	
YPSILANTI TWP	K-11-36-100-033	7130 RAWSONVILLE	08/23/2022	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$311,890	5.00	\$	62,403	-	-	COMM TEXTILE RD & SOUTH- 212	COM
YPSILANTI TWP	K-11-25-400-014	6630 RAWSONVILLE	10/15/2021	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$614,751	\$318,170	6.03	\$	52,765	-	-	COMM TEXTILE RD & SOUTH- 212	COM
PITTSFIELD TWP	L-12-01-100-030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARM'S LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$320,911	6.60	\$	48,623	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-21-300-012	5801 S STATE ST	02/10/2021	\$385,000	CD	03-ARM'S LENGTH	\$385,000	\$293,300	76.18	\$547,395	\$385,000	5.00	\$	77,000	-	-	WCCM4-COMMERCIAL	COM
CITY OF MILAN	53 040 246 00	625 E MAIN ST	10/13/2023	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$719,200	37.85	\$1,449,876	\$722,673	5.14	\$	140,598	-	-	INDUSTRIAL MONROE	IND
PITTSFIELD TWP	L-12-20-101-002	650 AVIS DR	03/09/2021	\$3,890,000	WD	03-ARM'S LENGTH	\$3,890,000	\$2,156,800	55.44	\$5,368,696	(\$912,590)	5.15	\$	(177,202)	-	-	WCCM4-COMMERCIAL	COM
PITTSFIELD TWP	L-12-20-101-021	710 AVIS DR	09/29/2022	\$4,185,868	CD	03-ARM'S LENGTH	\$4,185,868	\$2,821,400	67.40	\$6,254,828	(\$1,438,658)	5.28	\$	(272,473)	-	-	WCNEC-COMMERCIAL	COM
YPSILANTI TWP	K-11-01-340-040	2625 E MICHIGAN	01/13/2021	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$562,100	31.67	\$1,939,038	\$190,962	5.31	\$	35,963	-	-	COMM EAST SIDE - 210	COM
PITTSFIELD TWP	L-12-27-100-012	MICHIGAN AVE	09/07/2023	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$415,100	39.16	\$830,167	\$1,060,000	5.33	\$	198,874	-	-	WCNEC-COMMERCIAL	COM
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	(\$625,150)	5.65	\$	(110,646)	-	-	COM	COM
YPSILANTI TWP	K-11-13-330-006	2574 STATE	10/08/2020	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$184,300	61.43	\$348,738	\$225,564	5.92	\$	38,076	-	-	COMM EAST SIDE - 210	K-11-13-382-004
PITTSFIELD TWP	L-12-16-101-026	4370 VARSITY DR	04/08/2021	\$4,574,444	WD	03-ARM'S LENGTH	\$4,574,444	\$1,397,200	30.54	\$5,012,638	\$267,249	5.95	\$	44,916	-	-	COM	COM
PITTSFIELD TWP	L-12-01-100-030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARM'S LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$320,911	6.60	\$	48,623	-	-	WCNEC-COMMERCIAL	COM

13 \$32,299,129 \$16,071,700 \$1,146,932 72.96 \$187,519

\$ 15,720 WEIGHTED AVE

\$ 55,513 MEAN AVE

7 - 20 ACRES

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale	
PITTSFIELD TWP	L-12-01-100-030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARM'S LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$320,911	6.60	\$	48,623	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-21-310-013	5690 HINES DR	06/20/2022	\$11,050,000	WD	03-ARM'S LENGTH	\$11,050,000	\$5,317,900	48.13	\$13,270,999	(\$1,023,108)	12.41	\$	(82,442)	-	-	L-12-28-301-002, L-12-	COM
PITTSFIELD TWP	L-12-01-100-045	4585 WASHTENAW AVE	09/21/2022	\$9,151,375	CD	19-MULTI PARCEL ARM'S LENGTH	\$9,151,375	\$4,767,900	52.10	\$10,517,736	\$1,311,518	12.88	\$	101,826	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-28-210-012	TEXTILE RD	02/17/2021	\$1,400,000	CD	03-ARM'S LENGTH	\$1,400,000	\$843,600	60.26	\$1,575,820	\$1,400,000	18.53	\$	75,553	-	-	WCCM4-COMMERCIAL	COM
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	(\$550,742)	19.79	\$	(27,829)	-	-	WCNEC-COMMERCIAL	COM
NORTHFIELD TWP	B-02-31-100-010	587 W NORTHFIELD CHURCH RD	06/05/2019	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$132,600	63.14	\$280,689	\$210,000	20.26	\$	10,365	-	-	601.DEVELOPMENTAL-ANN ARBOR	COM
SALINE	18-12-31-490-003	930 E MICHIGAN AVE	03/23/2022	\$4,300,000	WD	03-ARM'S LENGTH	\$4,300,000	\$3,085,900	71.77	\$6,171,895	(\$1,140,566)	8.10	\$	(140,811)	-	-	COMMERCIAL GENERAL	COM
PITTSFIELD TWP	L-12-16-102-038	1665 HIGHLAND DR	04/08/2021	\$7,087,778	WD	03-ARM'S LENGTH	\$7,087,778	\$2,183,700	30.81	\$7,158,097	\$831,037	8.17	\$	101,718	-	-	WCCM4-COMMERCIAL	L-12-27-200-015, L-12-
SALINE	18-12-31-205-015	905 WOODLAND DR EAST	02/19/2021	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$680,900	61.90	\$1,361,737	\$252,271	9.83	\$	25,663	-	-	INDUSTRIAL	IND

9 \$42,585,809 \$23,118,400 \$1,611,321 116.57 \$112,667

\$ 13,823 WEIGHTED AVE

\$ 37,143 MEAN AVE

25 - 40 ACRES

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale	
NORTHFIELD TWP	B-02-31-100-010	587 W NORTHFIELD CHURCH RD	06/05/2019	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$132,600	63.14	\$280,689	\$210,000	20.26	\$	10,365	-	-	601.DEVELOPMENTAL-ANN ARBOR	COM
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	03/03/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	\$	6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
NORTHFIELD TWP	B-02-26-200-009	E NORTH TERRITORIAL RD	05/13/2022	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$325,800	72.40	\$682,316	\$450,000	59.11	\$	7,613	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	COM

3 \$ 1,145,000 \$ 748,400 \$ 1,001,254 130.72 \$ 24,624

\$ 7,660 WEIGHTED AVE

\$ 8,208 MEAN AVE

Unit 53 - M IND. INDUSTRIAL MONROE

1 - 30 ACRE

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale	
CITY OF YPSILANTI	11-11-04-461-006	615 NORRIS	9/8/2022	\$8,000	PTA	03-ARM'S LENGTH	\$8,000	\$6,600	82.50	\$13,260	\$8,000	0.11	\$	4,792	-	-	62. INDUSTRIAL	IND
CITY OF YPSILANTI	11-11-04-461-002	12 E FOREST	2/28/2023	\$650,000	PTA	03-ARM'S LENGTH	\$650,000	\$239,400	36.83	\$525,094	\$227,306	2.56	\$	111,514	-	-	62. INDUSTRIAL	IND
CITY OF YPSILANTI	11-11-37-226-010	112 S MANSFIELD	9/12/2022	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$132,500	30.46	\$278,748	\$279,772	3.09	\$	134,513	-	-	62. INDUSTRIAL	IND
SALINE	18-12-30-430-015	1328 WOODLAND DR EAST	4/5/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$1,043,600	834.88	\$390,226	\$125,000	3.41	\$	148,583	-	-	INDUSTRIAL	IND
CITY OF MILAN	53 040 246 00	625 E MAIN ST	10/13/2023	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$719,200	37.85	\$1,449,876	\$722,673	5.14	\$	140,598	-	-	INDUSTRIAL MONROE	IND
SALINE	18-12-31-210-025	960 WOODLAND DR EAST	3/1/2023	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$291,442	9.42	\$	30,955	-	-	INDUSTRIAL	IND
SALINE	18-12-31-205-015	905 WOODLAND DR EAST	2/19/2021	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$680,900	61.90	\$1,361,737	\$252,271	9.83	\$	25,663	-	-	INDUSTRIAL	IND
NORTHFIELD TWP	B-02-06-200-022	777 W EIGHT MILE RD	6/14/2019	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$931,700	93.17	\$2,089,171	(\$153,745)	19.67	\$	(7,816)	-	-	301.INDUSTRIAL	IND

CITY OF YPSILANTI	11-11-37-226-013	663 S MANSFIELD	3/2/2022	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$369,000	36.90	\$812,690	\$303,430	2.90	126,455	-	-	62. INDUSTRIAL	IND
							9	\$ 9,018,000	\$ 5,823,600		\$ 2,056,149	56.13	\$ 715,256			\$ 36,634	WEIGHTED AVE
																\$ 79,473	MEAN AVE

40 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	3/3/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
VAN BUREN TWP	83-118-99-0007-72	50521 W Huron River Dr	8/31/2021	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$131,200	18.74	\$1,410,080	\$700,000	41.23	16,978	-	-	COMMERCIAL GENERAL	COM
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	3/3/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
NORTHFIELD TWP	B-02-26-200-009	E NORTH TERRITORIAL RD	5/13/2022	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$325,800	72.40	\$682,316	\$450,000	59.11	7,613	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	COM
YPSILANTI TWP	K-11-26-400-001	6680 BUNTON	12/14/2020	\$1,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$745,100	49.67	\$1,627,059	\$1,266,590	80.04	15,824	-	-	COMM TEXTILE RD & SOUTH- 2: K-11-26-400-002	COM
YPSILANTI TWP	K-11-38-280-012	1476 SEAVER	2/11/2022	\$10,500,000	WD	03-ARM'S LENGTH	\$10,500,000	\$2,934,400	27.95	\$6,818,689	\$5,026,013	36.09	139,263	-	-	INDUST THROUGH OUT TWP - 300	IND
							6	\$ 14,120,000	\$ 4,716,500		\$ 8,125,111	319.17	\$ 192,970			\$ 25,457	WEIGHTED AVE
																\$ 32,162	MEAN AVE

50 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	3/3/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
VAN BUREN TWP	83-118-99-0007-72	50521 W Huron River Dr	8/31/2021	\$700,000	PTA	03-ARM'S LENGTH	\$700,000	\$131,200	18.74	\$1,410,080	\$700,000	41.23	16,978	-	-	COMMERCIAL GENERAL	COM
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	3/3/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
PITTSFIELD TWP	L-12-14-400-009	3727 E MORGAN RD	08/19/2022	\$11,231,111	CD	19-MULTI PARCEL ARM'S LENGTH	\$11,231,111	\$246,200	2.19	\$2,164,245	\$7,000,000	57.86	120,982	-	-	WCNEC-COMMERCIAL L-12-28-301-002, L-12-	COM
NORTHFIELD TWP	B-02-26-200-009	E NORTH TERRITORIAL RD	5/13/2022	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$325,800	72.40	\$682,316	\$450,000	59.11	7,613	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	COM
YPSILANTI TWP	K-11-26-400-001	6680 BUNTON	12/14/2020	\$1,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$745,100	49.67	\$1,627,059	\$1,266,590	80.04	15,824	-	-	COMM TEXTILE RD & SOUTH- 2: K-11-26-400-002	COM
							6	\$ 14,851,111	\$ 2,028,300		\$ 10,099,098	340.94	\$ 174,688			\$ 29,621	WEIGHTED AVE
																\$ 29,115	MEAN AVE

100 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	3/3/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	3/3/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
NORTHFIELD TWP	B-02-26-200-009	E NORTH TERRITORIAL RD	5/13/2022	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$325,800	72.40	\$682,316	\$450,000	59.11	7,613	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	COM
PITTSFIELD TWP	L-12-20-400-013	TEXTILE RD	04/11/2023	\$5,215,000	WD	03-ARM'S LENGTH	\$5,215,000	\$1,683,400	32.28	\$3,366,872	\$2,500,000	61.38	40,730	-	-	WCCOM-COMM	COM
YPSILANTI TWP	K-11-26-400-001	6680 BUNTON	12/14/2020	\$1,500,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$745,100	49.67	\$1,627,059	\$1,266,590	80.04	15,824	-	-	COMM TEXTILE RD & SOUTH- 2: K-11-26-400-002	COM
							5	\$ 8,135,000	\$ 3,334,300		\$ 4,899,098	303.23	\$ 77,459			\$ 16,156	WEIGHTED AVE
																\$ 15,492	MEAN AVE

Unit 19 - COMOT.COMMERCIAL/INDUSTRIAL WASHTENAW

A Frontage

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
CHELSEA	06-06-12-182-009	114 N MAIN	12/15/2021	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$378,900	48.89	\$431,153	\$89,223	0.05	\$ 1,784,460	20.20	\$ 4,416.98	CHELSEA	COM
NORTHFIELD	B-02-005-253-005	9615 MAIN ST	03/15/2021	\$250,000	LC	03-ARM'S LENGTH	\$250,000	\$149,200	59.68	\$350,684	\$16,818	0.43	\$ 39,112	132.00	\$ 127.41	NORTHFIELD	COM
YPSILANTI TWP	K-11-06-378-010	2792 PACKARD	05/21/2020	\$160,000	WD	03-ARM'S LENGTH	\$16,000	\$54,000	33.75	\$145,542	\$75,762	0.30	\$ 252,540	130.00	\$ 582.78	YPSILANTI TWP	COM
CITY OF YPSILANTI	11-11-04-461-006	615 NORRIS	09/08/2022	\$8,000	PTA	03-ARM'S LENGTH	\$8,000	\$6,600	82.50	\$13,260	\$8,000	0.11	\$ 72,727	52.00	\$ 153.85	CITY OF YPSILANTI	COM
CITY OF YPSILANTI	11-11-10-345-027	334 ECORSE	02/28/2023	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$21,000	42.00	\$49,205	\$3,312	0.02	\$ 207,000	20.00	\$ 165.60	CITY OF YPSILANTI	COM
CITY OF YPSILANTI	11-11-15-225-001	740 EMERICK	03/03/2023	\$346,000	PTA	03-ARM'S LENGTH	\$346,000	\$173,000	50.00	\$409,439	\$38,020	0.65	\$ 58,946	195.00	\$ 194.97	CITY OF YPSILANTI	COM
CITY OF MILAN	19-19-34-405-001	32 S PLATT RD	04/21/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$120,600	40.20	\$226,988	\$104,207	0.19	\$ 548,458	34.51	\$ 3,019.62	COMMERCIAL DOWNTOWN	COM
CITY OF MILAN	19-19-34-405-007	533 W MAIN ST	02/16/2023	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$151,300	18.91	\$374,803	\$516,461	0.72	\$ 717,307	167.42	\$ 3,084.82	COMMERCIAL DOWNTOWN	COM
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	(\$382,625)	0.22	\$ (1,739,205)	127.89	\$ (2,991.83)	COMMERCIAL DOWNTOWN	COM
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	\$192,582	(\$19,643)	0.46	\$ (42,795)	20.50	\$ (958.20)	COMMERCIAL DOWNTOWN	COM
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	\$157,289	\$118,685	0.15	\$ 791,233	66.00	\$ 1,798.26	COMMERCIAL DOWNTOWN	COM
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	(\$25,684)	0.05	\$ (475,630)	23.50	\$ (1,092.94)	COMMERCIAL DOWNTOWN	COM
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	(\$52,998)	0.10	\$ (540,796)	42.51	\$ (1,246.72)	COMMERCIAL DOWNTOWN	COM
CITY OF MILAN	19-19-35-481-003	141 COUNTY ST	04/07/2020	\$312,500	PTA	03-ARM'S LENGTH	\$312,500	\$138,400	44.29	\$377,121	(\$9,669)	0.36	\$ (26,858)	132.00	\$ (73.25)	COMMERCIAL DOWNTOWN	COM
							14	\$4,002,500	\$1,970,200		\$479,869	3.80	\$1,646,499	1,163.53			
																\$ 412.43	WEIGHTED AVE
																\$ 512.95	MEAN AVE

1 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
NORTHFIELD TWP	B-02-29-200-019	WHITMORE LAKE RD	05/17/2021	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,900	57.25	\$45,777	\$40,000	0.99	\$ 40,404	-	-	200.COMM-UNDER 2.0 AC -AWAY FROM HI	COM
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	\$86,234	1.09	\$ 79,114	-	-	COMMERCIAL OTHER	COM
PITTSFIELD TWP	L-12-08-400-001	3650 S STATE ST	06/30/2022	\$1,175,000	LC	21-NOT USED/OTHER	\$1,175,000	\$796,100	67.75	\$1,766,277	\$6,738	1.12	\$ 6,016	-	-	WCNEC-COMMERCIAL	L-12-28-301-001, L-12- COM
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	\$218,835	1.13	\$ 194,520	-	-	COMMERCIAL OTHER	COM
PITTSFIELD TWP	L-12-27-100-018	6180 MICHIGAN AVE	02/17/2023	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$313,800	55.94	\$658,669	\$224,385	1.31	\$ 171,286	-	-	WCNEC-COMMERCIAL	L-12-28-300-027 COM
PITTSFIELD TWP	L-12-01-100-001	2080 GOLFSIDE RD	01/28/2022	\$275,000	CD	03-ARM'S LENGTH	\$275,000	\$154,100	56.04	\$265,737	\$275,000	1.33	\$ 206,767	-	-	WCNEC-COMMERCIAL	L-12-33-200-020 COM
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	(\$18,109)	1.38	\$ (13,122)	-	-	WCNEC-COMMERCIAL	L-12-28-301-002, L-12- COM
							7	\$3,726,000	\$1,975,400		\$833,083	8.35	\$684,985				
																\$ 99,830	WEIGHTED AVE
																\$ 13,641	MEAN AVE

1.5 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
PITTSFIELD TWP	L-12-01-200-018	2045 HOGBACK RD	12/13/2022	\$650,000	LC	03-ARM'S LENGTH	\$650,000	\$402,600	61.94	\$867,456	\$113,824	1.55	\$ 73,435	-	-	WCNEC-COMMERCIAL	COM
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	\$109,317	1.71	\$ 63,928	-	-	WCNEC-COMMERCIAL	COM
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	(\$31,158)	1.72	\$ (18,115)	-	-	COMMERCIAL OTHER	COM
SALINE	18-12-31-490-002	1020 E MICHIGAN AVE	04/23/2021	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$742,000	61.83	\$1,484,042	\$17,829	1.80	\$ 9,905	-	-	COMMERCIAL GENERAL	COM
PITTSFIELD TWP	L-12-14-200-012	3460 E ELLSWORTH RD	11/01/2021	\$1,225,000	WD	03-ARM'S LENGTH	\$1,225,000	\$460,600	37.60	\$1,610,367	(\$119,784)	1.81	\$ (66,179)	-	-	WCCOM-COMM	COM
NORTHFIELD TWP	B-02-05-223-007	9893 MAIN ST	08/27/2020	\$415,000	LC	03-ARM'S LENGTH	\$415,000	\$210,100	50.63	\$450,170	\$205,702	1.85	\$ 111,190	-	-	201.COMMERCIAL-HIGHWAY-UNDER 2.0 AC	COM
							6	\$5,905,000	\$3,307,800		\$295,730	10.44	\$174,164				
																\$ 28,327	WEIGHTED AVE
																\$ 87,559	MEAN AVE

2 & 2.5 ACRE

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
NORTHFIELD TWP	B-02-09-200-004	1349 SEVEN MILE RD	06/03/2022	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$61,300	23.58	\$127,663	\$209,210	2.03	\$ 103,059	-	-	202.COMMERCIAL-2.0 AC - 15.0 AC	COM
PITTSFIELD TWP	L-12-14-400-010	3773 MORGAN RD	10/14/2021	\$200,000	QC	08-ESTATE	\$200,000	\$241,500	120.75	\$635,325	(\$144,530)	2.03	\$ (71,197)	-	-	WCCOM-COMM	COM
PITTSFIELD TWP	L-12-08-310-012	1161 OAK VALLEY DR	04/25/2022	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$957,100	50.37	\$2,118,932	\$107,260	2.12	\$ 50,594	-	-	WCNEC-COMMERCIAL	COM
							3	\$2,360,000	\$1,259,900		\$171,940	6.18	\$82,456				
																\$ 27,822	WEIGHTED AVE
																\$ 76,827	MEAN AVE

3 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
YPSILANTI TWP	K-11-30-200-051	5010 TEXTILE	07/13/2022	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$62,500	83.33	\$149,180	\$75,000	3.09	\$ 24,272	-	-	COMM TEXTILE RD & SOUTH- 212	COM
SALINE	18-12-31-210-018	830 WOODLAND DR EAST	12/28/2021	\$798,000	WD	03-ARM'S LENGTH	\$798,000	\$574,700	72.02	\$1,149,367	(\$3,785)	3.38	\$ (1,119)	-	-	INDUSTRIAL	COM
SALINE	18-12-30-430-015	1328 WOODLAND DR EAST	04/05/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$1,043,600	834.88	\$390,226	\$125,000	3.41	\$ 36,646	-	-	INDUSTRIAL	IND
SALINE	18-12-31-480-013	BEACH CT	01/25/2022	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$193,500	89.58	\$387,048	\$216,000	3.77	\$ 57,371	-	-	INDUSTRIAL	COM
PITTSFIELD TWP	L-12-17-105-016	727 W ELLSWORTH RD	12/16/2021	\$3,300,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$381,249	\$128,400	3.89	\$902,383	\$66,504	2.67	\$ 24,917	-	-	WCNEC-COMMERCIAL	COM
							5	\$1,595,249	\$2,002,700		\$478,719	16.32	\$142,086				

\$ 29,340 WEIGHTED AVE
 \$ 11,899 MEAN AVE

4 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
SALINE	18-12-31-205-016	WOODLAND DR EAST	10/27/2021	\$270,000	MLC	03-ARM'S LENGTH	\$270,000	\$217,400	80.52	\$434,727	\$270,000	4.23	\$ 63,845	-	-	INDUSTRIAL	COM
PITTSFIELD TWP	L-12-16-103-043	1050 HIGHLAND DR	04/08/2021	\$3,543,889	WD	03-ARM'S LENGTH	\$3,543,889	\$925,800	26.12	\$3,402,707	\$669,200	4.36	\$ 153,416	-	-	WCCM4-COMMERCIAL	L-12-27-200-015, L-12-
CITY OF YPSILANTI	11-11-39-335-006	535 S MANSFIELD	11/25/2022	\$3,175,000	PTA	03-ARM'S LENGTH	\$3,175,000	\$518,700	16.34	\$1,172,271	\$2,181,489	4.47	\$ 488,138	-	-	62. INDUSTRIAL	IND
PITTSFIELD TWP	L-12-20-101-011	5405 DATA CT	03/17/2023	\$2,764,999	CD	03-ARM'S LENGTH	\$2,764,999	\$3,130,800	113.23	\$6,999,453	(\$3,699,882)	4.60	\$ (804,322)	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-16-101-022	4220 VARSITY DR	04/08/2021	\$3,543,889	WD	03-ARM'S LENGTH	\$3,543,889	\$917,500	25.89	\$3,351,751	\$754,597	4.67	\$ 161,515	-	-	WCCM4-COMMERCIAL	L-12-27-200-015, L-12-
PITTSFIELD TWP	L-12-28-210-001	HARWOOD DR	12/16/2021	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$301,600	79.37	\$563,348	\$380,000	4.68	\$ 81,197	-	-	WCNEC-COMMERCIAL	COM

6 \$13,677,777 \$6,011,800 \$555,404 27.01 \$143,788

\$ 20,561 WEIGHTED AVE
 \$ 72,521 MEAN AVE

5 Acre

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
YPSILANTI TWP	K-11-36-100-033	7130 RAWSONVILLE	08/23/2022	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$169,900	36.93	\$442,169	\$311,890	5.00	\$ 62,403	-	-	COMM TEXTILE RD & SOUTH- 212	COM
YPSILANTI TWP	K-11-25-400-014	6630 RAWSONVILLE	10/15/2021	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$614,751	\$318,170	6.03	\$ 52,765	-	-	COMM TEXTILE RD & SOUTH- 212	COM
PITTSFIELD TWP	L-12-01-100-030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARM'S LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$320,911	6.60	\$ 48,623	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-21-300-012	5801 S STATE ST	02/10/2021	\$385,000	CD	03-ARM'S LENGTH	\$385,000	\$293,300	76.18	\$547,395	\$385,000	5.00	\$ 77,000	-	-	WCCM4-COMMERCIAL	COM
CITY OF MILAN	53 040 246 00	625 E MAIN ST	10/13/2023	\$1,900,000	PTA	03-ARM'S LENGTH	\$1,900,000	\$719,200	37.85	\$1,449,876	\$722,673	5.14	\$ 140,598	-	-	INDUSTRIAL MONROE	IND
PITTSFIELD TWP	L-12-20-101-002	650 AVIS DR	03/09/2021	\$3,890,000	WD	03-ARM'S LENGTH	\$3,890,000	\$2,156,800	55.44	\$5,368,696	(\$912,590)	5.15	\$ (177,202)	-	-	WCCM4-COMMERCIAL	COM
PITTSFIELD TWP	L-12-20-101-021	710 AVIS DR	09/29/2022	\$4,185,868	CD	03-ARM'S LENGTH	\$4,185,868	\$2,821,400	67.40	\$6,254,828	(\$1,438,658)	5.28	\$ (272,473)	-	-	WCNEC-COMMERCIAL	COM
YPSILANTI TWP	K-11-01-340-040	2625 E MICHIGAN	01/13/2021	\$1,775,000	WD	03-ARM'S LENGTH	\$1,775,000	\$562,100	31.67	\$1,939,038	\$190,962	5.31	\$ 35,963	-	-	COMM EAST SIDE - 210	COM
PITTSFIELD TWP	L-12-27-100-012	MICHIGAN AVE	09/07/2023	\$1,060,000	WD	03-ARM'S LENGTH	\$1,060,000	\$415,100	39.16	\$830,167	\$1,060,000	5.33	\$ 198,874	-	-	WCNEC-COMMERCIAL	COM
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	(\$625,150)	5.65	\$ (110,646)	-	-	WCNEC-COMMERCIAL	COM
YPSILANTI TWP	K-11-13-330-006	2574 STATE	10/08/2020	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$184,300	61.43	\$348,738	\$225,564	5.92	\$ 38,076	-	-	COMM EAST SIDE - 210	K-11-13-382-004
PITTSFIELD TWP	L-12-16-101-026	4370 VARSITY DR	04/08/2021	\$4,574,444	WD	03-ARM'S LENGTH	\$4,574,444	\$1,397,200	30.54	\$5,012,638	\$267,249	5.95	\$ 44,916	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-01-100-030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARM'S LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$320,911	6.60	\$ 48,623	-	-	WCNEC-COMMERCIAL	COM

13 \$32,299,129 \$16,071,700 \$1,146,932 72.96 \$187,519

\$ 15,720 WEIGHTED AVE
 \$ 55,513 MEAN AVE

7 - 20 ACRES

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
PITTSFIELD TWP	L-12-01-100-030	4972 CLARK RD	12/27/2021	\$16,097,750	CD	19-MULTI PARCEL ARM'S LENGTH	\$6,036,656	\$3,184,100	19.78	\$7,127,752	\$320,911	6.60	\$ 48,623	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-21-310-013	5690 HINES DR	06/20/2022	\$11,050,000	WD	03-ARM'S LENGTH	\$11,050,000	\$5,317,900	48.13	\$13,270,999	(\$1,023,108)	12.41	\$ (82,442)	-	-	WCNEC-COMMERCIAL	L-12-28-301-002, L-12-
PITTSFIELD TWP	L-12-01-100-045	4585 WASHTEAW AVE	09/21/2022	\$9,151,375	CD	19-MULTI PARCEL ARM'S LENGTH	\$9,151,375	\$4,767,900	52.10	\$10,517,736	\$1,311,518	12.88	\$ 101,826	-	-	WCNEC-COMMERCIAL	COM
PITTSFIELD TWP	L-12-28-210-012	TEXTILE RD	02/17/2021	\$1,400,000	CD	03-ARM'S LENGTH	\$1,400,000	\$843,600	60.26	\$1,575,820	\$1,400,000	18.53	\$ 75,553	-	-	WCCM4-COMMERCIAL	COM
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	(\$550,742)	19.79	\$ (27,829)	-	-	WCNEC-COMMERCIAL	COM
NORTHFIELD TWP	B-02-31-100-010	587 W NORTHFIELD CHURCH RD	06/05/2019	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$132,600	63.14	\$280,689	\$210,000	20.26	\$ 10,365	-	-	601.DEVELOPMENTAL-ANN ARBOR	COM
SALINE	18-12-31-490-003	930 E MICHIGAN AVE	03/23/2022	\$4,300,000	WD	03-ARM'S LENGTH	\$4,300,000	\$3,085,900	71.77	\$6,171,895	(\$1,140,566)	8.10	\$ (140,811)	-	-	COMMERCIAL GENERAL	COM
PITTSFIELD TWP	L-12-16-102-038	1665 HIGHLAND DR	04/08/2021	\$7,087,778	WD	03-ARM'S LENGTH	\$7,087,778	\$2,183,700	30.81	\$7,158,097	\$831,037	8.17	\$ 101,718	-	-	WCCM4-COMMERCIAL	L-12-27-200-015, L-12-
SALINE	18-12-31-205-015	905 WOODLAND DR EAST	02/19/2021	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$680,900	61.90	\$1,361,737	\$252,271	9.83	\$ 25,663	-	-	INDUSTRIAL	IND

9 \$42,585,809 \$23,118,400 \$1,611,321 116.57 \$112,667

\$ 13,823 WEIGHTED AVE
 \$ 37,143 MEAN AVE

25 - 40 ACRES

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	\$ / AC	Front Foot	\$ / FF	Land Table	Other Parcels in Sale
NORTHFIELD TWP	B-02-31-100-010	587 W NORTHFIELD CHURCH RD	06/05/2019	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$132,600	63.14	\$280,689	\$210,000	20.26	\$ 10,365	-	-	601.DEVELOPMENTAL-ANN ARBOR	COM
NORTHFIELD TWP	B-02-28-100-002	NOLLAR RD	03/03/2022	\$485,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$485,000	\$290,000	59.79	\$619,355	\$341,254	51.35	\$ 6,646	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	DEV
NORTHFIELD TWP	B-02-26-200-009	E NORTH TERRITORIAL RD	05/13/2022	\$450,000	MLC	03-ARM'S LENGTH	\$450,000	\$325,800	72.40	\$682,316	\$450,000	59.11	\$ 7,613	-	-	603.DEVELOPMENTAL-W LK & DXT & SL	COM

3 \$ 1,145,000 \$ 748,400 \$ 1,001,254 130.72 \$ 24,624

\$ 7,660 WEIGHTED AVE
 \$ 8,208 MEAN AVE