

Comm Large Retail Ann Arbor Comm & office Major ECF

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							
YPSILANTI TWP	K -11-01-300-005	2562 E MICHIGAN	08/27/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$142,700	36.59	\$466,857	\$47,126	\$342,874	\$334,981	1.024	8,316	\$ 41.23	102.356253	Stores - Retail	\$38,979		201				
YPSILANTI TWP	K -11-01-310-002	2839 E MICHIGAN	12/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,100	40.08	\$134,337	\$66,506	\$58,494	\$54,135	1.081	1,425	\$ 41.05	108.052092	Stores - Retail	\$61,725		201				
YPSILANTI TWP	K -11-01-340-029	2537 E MICHIGAN	05/12/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$40,100	38.19	\$119,094	\$31,303	\$73,697	\$70,065	1.052	1,600	\$ 46.06	105.1837579	Stores - Retail	\$31,145		201				
YPSILANTI TWP	K -11-02-275-007	1595 HOLMES	10/12/21	\$2,780,000	WD	03-ARM'S LENGTH	\$2,780,000	\$1,628,500	58.58	\$3,915,528	\$595,616	\$2,184,384	\$2,649,571	0.824	69,801	\$ 31.29	82.44293133	Shopping Centers - Neighborhood	\$330,008		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	93.19052134	Shopping Centers - Mixed w/Residential Units	\$61,643		201				
<b>7 Totals:</b>				<b>\$5,720,000</b>			<b>\$4,020,000</b>	<b>\$2,618,400</b>		<b>\$5,296,466</b>		<b>\$3,215,761</b>	<b>\$3,705,714</b>				<b>76.3324</b>								
								<b>Sale. Ratio =&gt;</b>	<b>45.78</b>									<b>E.C.F. =&gt;</b>	<b>0.868</b>	<b>Std. Deviation=&gt;</b>	<b>0.10</b>				
								<b>Std. Dev. =&gt;</b>	<b>9.92</b>									<b>Ave. E.C.F. =&gt;</b>	<b>0.982</b>	<b>Ave. Variance=&gt;</b>	<b>98.2451</b>	<b>Coefficient of Var=&gt;</b>	<b>100</b>		