

All Properties ECF Analysis

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.	Dev. by Mean (%)	Occupancy	Land Value	Other Parcels in Sale	Property Class
Ypsilanti Township	K-11-10-467-002	1186 ECORSE	04/05/23	\$500,000	WD	03-ARM'S I	\$500,000	\$234,800	46.96	\$468,094	\$147,142	\$352,858	\$216,859	1.627	1,462	\$241.35	13.6128	Markets - Mini-Mart Convenience Store	\$118,716		201
Ypsilanti City	11-11-10-268-005	20 EMERICK ST	4/14/2023	\$155,000	PTA	03-ARM'S I	\$155,000	\$50,400	32.52	\$123,389	\$46,678	\$108,322	\$65,285	1.659	1,800	\$60.18	16.8217	Garages - Service/Fleet Facilities Repair	\$42,887		201
Ypsilanti Township	K-11-06-449-010	2220 WASHTEENAW	04/19/23	\$840,000	WD	03-ARM'S I	\$840,000	\$511,300	60.87	\$788,736	\$448,068	\$391,932	\$256,141	1.530	2,269	\$172.73	3.9139	Restaurants - Fast Food	\$409,827		201
Milan City	19-19-34-405-001	32 S PLATT RD	4/21/2023	\$300,000	PTA	03-ARM'S I	\$300,000	\$120,600	40.20	\$238,278	\$43,291	\$256,709	\$187,906	1.366	1,152	\$222.84	12.4844	Garages - Mini-Lube	\$29,763		201
Ypsilanti Township	K-11-20-301-017	5820 STONY CREEK	04/24/23	\$1,650,000	LC	03-ARM'S I	\$1,650,000	\$753,600	45.67	\$1,554,651	\$882,480	\$767,520	\$466,138	1.647	15,495	\$49.53	15.5551	Country Clubs	\$863,963		201
Northfield Township	B-02-05-254-025	75 BARKER RD	04/25/23	\$110,000	PTA	03-ARM'S I	\$110,000	\$0	0.00	\$175,292	\$86,689	\$23,311	\$126,576	0.184	4,571	\$5.10	130.6834	Garages - Emergency Response, Staffe	\$78,638		201
Northfield Township	B-02-09-200-003	1161 SEVEN MILE RD	04/25/23	\$200,500	WD	03-ARM'S I	\$200,500	\$33,400	16.66	\$360,815	\$357,242	(\$156,742)	\$5,414	(28.953)	708	(\$221.39)	3044.4182	Shed - Utility Light Commercial Buidin	\$357,242		201
Ypsilanti Township	K-11-10-125-012	1180 E CROSS	04/27/23	\$1,200,000	WD	03-ARM'S I	\$1,200,000	\$368,500	30.71	\$926,496	\$118,000	\$1,082,000	\$551,122	1.963	12,630	\$85.67	47.2268	Multiple Residences	\$110,586		201
Salem Township	A-01-08-200-009	8860 PONTIAC TRAIL	05/11/23	\$235,000	WD	03-ARM'S I	\$235,000	\$123,400	52.51	\$291,066	\$195,667	\$39,333	\$91,730	0.429	5,591	\$7.04	106.2208	Warehouses - Storage	\$194,533		201
Saline City	18-12-31-110-007	1213 INDUSTRIAL DR	5/18/2023	\$3,000,000	WD	03-ARM'S I	\$3,000,000	\$996,500	33.22	\$2,929,797	\$725,193	\$2,274,807	\$2,077,523	1.095	31,680	\$71.81	39.6039	Industrial - Flex (Mat) Loft Buildings	\$360,252		201
Ypsilanti Township	K-11-13-252-005	1236 WATSON	05/19/23	\$3,850,000	WD	03-ARM'S I	\$3,850,000	\$1,075,700	27.94	\$2,406,708	\$264,126	\$3,585,874	\$3,017,721	1.188	103,563	\$34.63	30.2728	Industrial - Light Manufacturing	\$207,024		301
Saline City	18-12-30-430-004	1377 TEFFT CT	5/26/2023	\$1,800,000	WD	03-ARM'S I	\$1,800,000	\$565,900	31.44	\$1,633,645	\$326,165	\$1,473,835	\$1,249,980	1.179	18,278	\$80.63	31.1913	Warehouses - Distribution	\$289,217		201
Ypsilanti City	11-11-40-484-006	10 N ADAMS ST	5/30/2023	\$250,000	PTA	03-ARM'S I	\$250,000	\$52,600	21.04	\$125,169	\$55,063	\$194,937	\$100,008	1.949	1,188	\$164.09	45.8214	Restaurants	\$52,244		201
Chelsea City	06-06-12-477-001	515 S MAIN	06/01/23	\$390,000	PTA	03-ARM'S I	\$390,000	\$133,000	34.10	\$241,534	\$84,172	\$305,828	\$112,482	2.719	1,238	\$247.07	122.7912	Medical - Office Buildings	\$79,707		201
Ypsilanti Township	K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S I	\$218,000	\$164,300	75.37	\$271,320	\$184,115	\$33,885	\$67,081	0.505	2,400	\$14.12	98.5863	Warehouses - Storage	\$184,115		201
Dexter City	08-08-06-458-509	2820 BAKER RD	06/09/23	\$485,000	WD	03-ARM'S I	\$485,000	\$334,700	69.01	\$501,328	\$29,063	\$455,937	\$445,533	1.023	4,287	\$99.40	46.7648	Medical - Office Buildings	\$29,063		201
Ypsilanti Township	K-11-10-108-001	1396 E MICHIGAN	06/14/23	\$310,000	LC	19-MULTIF	\$310,000	\$144,000	46.45	\$294,054	\$35,950	\$274,050	\$194,063	1.412	4,598	\$59.60	7.8831	Restaurants - Fast Food	\$31,051	K-11-10-108-010	301
Manchester City	16-16-11-226-001	505 TERRITORIAL RD	07/10/23	\$595,000	WD	19-MULTIF	\$595,000	\$205,300	34.50	\$437,060	\$74,382	\$520,618	\$607,501	0.857	14,126	\$36.86	63.4017	Office Buildings	\$50,508	16-16-11-201-006	201
Ypsilanti Township	K-11-02-374-021	1439 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S I	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	49.3777	Apartment	\$40,712	K-11-02-374-022	202
Ypsilanti Township	K-11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S I	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	49.3777	Barber/Beauty Salons	\$40,712	K-11-02-374-021	201
Saline City	18-12-31-230-003	601 WOODLAND DR E	7/28/2023	\$1,350,000	PTA	03-ARM'S I	\$1,350,000	\$383,000	28.37	\$1,366,779	\$622,287	\$727,713	\$702,161	1.036	9,960	\$76.22	45.4609	Medical - Office Buildings	\$520,315		201
Ypsilanti City	11-11-40-183-010	308 PERRIN ST	7/28/2023	\$470,000	PTA	03-ARM'S I	\$470,000	\$196,600	41.83	\$555,329	\$94,100	\$375,900	\$455,309	0.826	5,746	\$65.42	66.5407	Stores - Retail	\$93,090		201
Salem Township	A-01-14-100-012	7811 CHUBB RD	07/31/23	\$2,230,000	WD	03-ARM'S I	\$2,230,000	\$697,550	31.28	\$1,466,318	\$220,966	\$2,009,034	\$1,465,120	1.371	13,150	\$152.78	11.9758	Garages - Service/Fleet Service Facility	\$132,830		301
Saline City	18-18-02-401-004	900 W MICHIGAN AVE	8/1/2023	\$4,525,000	WD	03-ARM'S I	\$4,525,000	\$1,297,700	28.68	\$3,521,385	\$77,388	\$3,797,612	\$2,657,794	1.429	24,551	\$154.68	6.2141	Auto Dealerships - Complete	\$498,609		201
Dexter City	08-08-07-125-018	2362 BISHOP CIRCLE EAST	08/18/23	\$1,900,000	WD	03-ARM'S I	\$1,900,000	\$499,900	26.31	\$1,847,883	\$188,320	\$1,711,680	\$2,175,050	0.787	18,954	\$90.31	70.4039	Fraternal Buildings	\$188,320		301
Ypsilanti City	11-11-40-483-012	127 N WASHINGTON ST	9/8/2023	\$160,000	WD	03-ARM'S I	\$160,000	\$47,000	29.38	\$110,559	\$30,154	\$129,846	\$114,700	1.132	1,586	\$81.87	35.8951	Office Buildings	\$30,025		201
Saline City	18-12-31-480-029	1400 E MICHIGAN AVE	9/13/2023	\$13,587,052	PTA	03-ARM'S I	\$13,587,052	\$4,038,000	29.72	\$11,015,186	\$746,983	\$12,840,069	\$9,804,261	1.310	140,284	\$91.53	18.1358	Warehouses - High Rise Mini Warehouse	\$543,337		201
Ypsilanti City	11-11-39-481-016	454 S HURON ST	9/21/2023	\$400,000	PTA	03-ARM'S I	\$400,000	\$175,500	43.88	\$453,700	\$40,250	\$359,750	\$408,144	0.881	3,760	\$95.68	60.9571	Markets - Convenience	\$35,300		201
Milan City	53 040 246 00	625 E MAIN ST	10/13/2023	\$1,900,000	PTA	03-ARM'S I	\$1,900,000	\$719,200	37.85	\$1,513,027	\$238,131	\$1,571,869	\$1,704,886	0.922	38,400	\$40.93	56.9021	Warehouses - Distribution	\$272,620		301
Milan City	19-19-35-454-004	13 W MAIN ST	11/1/2023	\$244,000	PTA	03-ARM'S I	\$244,000	\$87,700	35.94	\$199,690	\$58,836	\$185,164	\$131,762	1.405	2,319	\$79.85	8.5709	Stores - Retail	\$10,560		201
Ypsilanti Township	K-11-11-331-009	1425 ECORSE	11/03/23	\$150,000	PTA	03-ARM'S I	\$150,000	\$130,400	86.93	\$276,362	\$75,770	\$74,230	\$154,302	0.481	3,320	\$22.36	100.9929	Bars (Taverns)	\$68,620		201
Saline City	18-13-36-428-017	7641 N ANN ARBOR ST	11/10/2023	\$335,000	WD	03-ARM'S I	\$335,000	\$0	0.00	\$232,526	\$50,689	\$284,311	\$173,239	1.641	3,112	\$91.36	15.0149	Stores - Retail	\$42,872		201
Ypsilanti City	11-11-39-426-021	432 HARRIET ST	11/27/2023	\$50,000	PTA	03-ARM'S I	\$50,000	\$38,500	77.00	\$89,909	\$26,165	\$23,835	\$62,925	0.379	576	\$41.38	111.2216	Barber/Beauty Salons	\$26,165		201
Ypsilanti Township	K-11-06-303-004	2751 WASHTEENAW	11/28/23	\$820,000	WD	19-MULTIF	\$820,000	\$373,900	45.60	\$761,550	\$342,085	\$477,915	\$310,255	1.540	3,741	\$127.75	4.9393	Automotive Centers	\$291,463	K-11-06-303-003	201
Ypsilanti Township	K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S I	\$70,000	\$66,200	94.57	\$128,418	\$13,189	\$56,811	\$88,638	0.641	1,987	\$28.59	85.0065	Stores - Retail	\$12,287		201
Ypsilanti City	11-11-40-410-003	320 N WASHINGTON ST	12/11/2023	\$640,000	PTA	03-ARM'S I	\$640,000	\$347,200	54.25	\$725,177	\$166,532	\$473,468	\$796,925	0.594	9,811	\$48.26	89.6881	Mortuaries (Funeral Homes)	\$158,532		201
Chelsea City	06-06-13-140-027	910 S MAIN	12/27/23	\$765,288	PTA	03-ARM'S I	\$765,288	\$328,904	42.98	\$1,012,900	\$325,804	\$439,484	\$491,134	0.895	4,920	\$89.33	59.6164	Garages - Service/Repair Shed	\$287,679		201
Ypsilanti Township	K-11-03-484-003	1293 E CROSS	02/09/24	\$225,000	LC	03-ARM'S I	\$225,000	\$108,900	48.40	\$221,307	\$99,021	\$125,979	\$94,066	1.339	2,542	\$49.56	15.1740	Warehouses - Storage	\$93,856		201
Ypsilanti City	11-11-37-235-009	580 S MANSFIELD AVE	2/21/2024	\$1,000,000	PTA	03-ARM'S I	\$1,000,000	\$364,200	36.42	\$1,007,420	\$73,462	\$926,538	\$1,531,078	0.605	15,590	\$59.43	88.5846	Industrial - Light Manufacturing	\$73,462		301
Ypsilanti Township	K-11-10-125-014	1133 E MICHIGAN	02/28/24	\$1,800,000	PTA	03-ARM'S I	\$1,800,000	\$988,300	54.91	\$2,038,172	\$317,505	\$1,482,495	\$1,323,590	1.120	21,307	\$69.58	37.0944	Automotive Centers	\$277,972		201
Ypsilanti Township	K-11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	WD	03-ARM'S I	\$685,000	\$742,300	108.36	\$846,998	\$652,286	\$32,714	\$146,400	0.223	6,461	\$5.06	126.7544	Barber/Beauty Salons	\$615,824		201
Northfield Township	B-02-05-365-001	9275 BROOKSIDE DR	03/11/24	\$469,000	PTA	03-ARM'S I	\$469,000	\$99,300	21.17	\$265,199	\$77,440	\$391,560	\$268,227	1.460	3,220	\$121.60	3.1192	Multiple Residences	\$77,440		201
Dexter City	08-08-07-125-004	2555 BISHOP CIRCLE WEST	03/13/24	\$2,600,000	CD	03-ARM'S I	\$2,600,000	\$1,556,900	59.88	\$2,774,147	\$856,856	\$1,743,144	\$2,512,832	0.694	63,576	\$27.42	79.7303	Industrial - Light Manufacturing	\$856,856		301
Dexter City	08-08-06-129-017	7954 ANN ARBOR ST	03/15/24	\$600,000	WD	03-ARM'S I	\$600,000	\$302,800	50.47	\$663,814	\$268,207	\$331,793	\$373,214	0.889	3,481	\$95.32	60.1985	Restaurants	\$268,207		201
Milan City	19-19-36																				

Northfield Township	B-02-05-254-001	9589 MAIN ST	04/07/25	\$1,300,000	PTA	19-MULTI F	\$1,300,000	\$758,900	58.38	\$1,539,425	\$295,377	\$1,004,623	\$1,777,211	0.565	20,212	\$49.70	92.5719	Markets	\$234,634	B-02-05-254-022	201
Milan City	19-19-35-184-003	335 E LEWIS AVE	7/11/2025	\$450,000	PTA	03-ARM'S I	\$450,000	\$293,800	65.29	\$611,707	\$86,500	\$383,500	\$419,390	0.914	5,670	\$67.64	57.6577	Apartment	\$66,500		201
Milan City	19-19-35-453-024	14 W MAIN ST	8/22/2025	\$115,000	PTA	03-ARM'S I	\$115,000	\$76,600	66.61	\$152,031	\$12,250	\$102,750	\$121,338	0.847	1,248	\$82.33	64.4192	Medical - Dental Clinics	\$12,250		201
Saline City	18-18-01-113-024	114 E MICHIGAN AVE	9/19/2025	\$1,200,000	PTA	03-ARM'S I	\$1,200,000	\$550,300	45.86	\$1,124,428	\$177,686	\$1,022,314	\$905,107	1.129	7,031	\$145.40	36.1505	Banks - Branch	\$164,666		201
Augusta Township	T-20-06-381-005	8965 STONEY CREEK RD	10/01/25	\$300,000	WD	03-ARM'S I	\$300,000	\$248,600	82.87	\$496,039	\$79,587	\$220,413	\$469,295	0.470	8,352	\$26.39	102.1331	Stores - Retail	\$57,165		201
Totals:				\$79,877,687			\$79,867,187	\$35,183,850		\$80,445,129		\$65,083,239	\$67,977,790			\$76.31					31.6142
								Sale. Ratio =>	44.05				E.C.F. =>	0.957		Std. Deviation=>	3.44528701				
								Std. Dev. =>	26.05				Ave. E.C.F. =>	0.641		Ave. Variance=>	92.5244	Coefficient of Var=>	144.2814631		

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. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Occupancy	Land Value	Other Parcels in Sale	Property Class
Augusta Township	T-20-06-381-005	8965 STONEY CREEK RD	10/01/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$248,600	82.87	\$496,039	\$79,587	\$220,413	\$469,295	0.470	8,352	\$26.39	5.9062	Stores - Retail	\$57,165		201
Chelsea City	06-06-13-140-027	910 S MAIN	12/27/23	\$765,288	PTA	03-ARM'S LENGTH	\$765,288	\$328,900	42.98	\$1,012,090	\$325,804	\$439,484	\$491,134	0.895	4,920	\$89.33		Garages - Service/Repair Shed	\$27,679		201
Chelsea City	06-06-13-380-031	1625 COMMERCE PARK	09/30/24	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$483,100	56.84	\$886,152	\$304,407	\$545,593	\$614,303	0.888	8,525	\$64.00		Convention Centers	\$291,049		201
Dexter City	08-08-06-129-017	7954 ANN ARBOR ST	03/15/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$302,800	50.47	\$663,814	\$268,207	\$331,793	\$373,214	0.889	3,481	\$95.32		Restaurants	\$268,207		201
Dexter City	08-08-06-280-014	3045 BAKER RD	05/13/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$394,600	52.61	\$578,418	\$161,908	\$588,092	\$392,934	1.497	4,774	\$123.19		Office Buildings	\$161,908		201
Dexter City	08-08-06-455-001	2810 BAKER RD	04/26/24	\$5,300,000	WD	03-ARM'S LENGTH	\$5,300,000	\$745,300	14.06	\$1,282,625	\$1,282,625	\$4,017,375	\$1	1.000	1	\$1.00		Fitness Centers	\$1,282,625		201
Dexter City	08-08-06-458-507	2820 BAKER RD	04/19/24	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$284,500	53.18	\$540,899	\$38,750	\$496,250	\$473,725	1.048	3,077	\$161.26		Medical - Office Buildings	\$38,750		201
Dexter City	08-08-06-458-509	2820 BAKER RD	06/09/23	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$334,700	69.01	\$501,328	\$29,603	\$455,937	\$445,533	1.023	4,587	\$99.40		Medical - Office Buildings	\$29,603		201
Dexter City	08-08-07-125-004	2555 BISHOP CIRCLE WEST	03/13/24	\$2,600,000	CD	03-ARM'S LENGTH	\$2,600,000	\$1,556,900	59.88	\$2,774,147	\$856,856	\$1,743,144	\$2,512,832	0.694	63,576	\$27.42		Industrial - Light Manufacturing	\$856,856		201
Dexter City	08-08-07-125-018	2362 BISHOP CIRCLE EAST	08/18/23	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$499,900	26.31	\$1,847,883	\$188,320	\$1,711,680	\$2,175,050	0.787	18,954	\$90.31		Fraternal Buildings	\$188,320		301
Saline City	18-12-30-430-045	1422 WOODLAND DR EAST	6/27/2024	\$1,650,000	CD	03-ARM'S LENGTH	\$1,650,000	\$763,900	46.30	\$1,472,500	\$656,343	\$993,657	\$801,964	1.239	34,956	\$28.43		Industrial - Light Manufacturing	\$476,501		301
Manchester City	16-16-11-226-001	505 TERRITORIAL RD	07/10/23	\$595,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$595,000	\$205,300	34.50	\$437,060	\$74,382	\$520,618	\$607,501	0.857	14,126	\$36.86		Office Buildings	\$50,508	16-16-11-201-006	301
Manchester City	16-16-12-130-004	750 HOGAN RD	07/25/24	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$598,900	37.43	\$1,226,440	\$221,727	\$1,378,273	\$1,682,936	0.819	19,570	\$70.43		Industrial - Light Manufacturing	\$177,612		301
Milan City	19-19-35-184-003	335 E LEWIS AVE	7/11/2025	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$293,800	65.29	\$611,707	\$66,500	\$383,500	\$419,390	0.914	5,670	\$67.64		Apartment	\$66,500		201
Milan City	19-19-35-380-010	250 W MAIN ST	8/25/2025	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$86,700	43.35	\$183,810	\$41,641	\$158,359	\$122,138	1.297	7,626	\$20.77		Sheds - Lumber Yard Horizontal Storage Shed (3 Walls)	\$34,670		201
Milan City	19-19-35-453-001	33 TOLAN ST	12/30/2022	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$272,200	181.47	\$476,333	\$61,387	\$88,613	\$388,162	0.228	10,986	\$8.07		Shopping Centers - Neighborhood	\$61,387		201
Milan City	19-19-35-453-024	14 W MAIN ST	8/22/2025	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$76,600	66.61	\$152,031	\$12,250	\$102,750	\$121,338	0.847	1,248	\$82.33		Medical - Dental Clinics	\$12,250		201
Milan City	19-19-35-454-004	13 W MAIN ST	11/1/2023	\$244,000	PTA	03-ARM'S LENGTH	\$244,000	\$87,700	35.94	\$199,690	\$58,836	\$185,164	\$131,762	1.405	2,319	\$79.85		Stores - Retail	\$10,560		201
Milan City	19-19-35-454-007	25 W MAIN ST	12/18/2024	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$97,700	45.44	\$205,189	\$10,250	\$204,750	\$169,218	1.210	3,478	\$58.87		Stores - Retail	\$10,250		201
Milan City	19-19-35-455-012	9 WABASH ST	12/7/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$331,000	169.74	\$300,579	\$36,816	\$158,184	\$246,738	0.641	4,598	\$34.40		Clubhouses	\$36,816		201
Milan City	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	\$163,602	\$33,862	\$216,138	\$121,365	1.781	984	\$219.65		Barber/Beauty Salons	\$31,680		201
Milan City	19-19-36-255-001	1132 DEXTER ST	4/19/2024	\$850,000	PTA	03-ARM'S LENGTH	\$850,000	\$408,900	48.11	\$808,569	\$123,069	\$726,931	\$641,254	1.134	3,592	\$202.38		Laundry/Dry Cleaners	\$59,268		201
Milan City	19-19-36-255-004	1000 DEXTER ST	12/31/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$480,200	96.04	\$1,058,638	\$213,573	\$286,427	\$778,862	0.368	4,510	\$63.51		Restaurants	\$86,860		201
Milan City	19-19-36-255-004	1000 DEXTER ST	2/3/2023	\$1,230,000	PTA	03-ARM'S LENGTH	\$1,230,000	\$441,900	35.93	\$960,396	\$205,730	\$1,024,270	\$774,016	1.323	4,510	\$227.11		Restaurants	\$78,012		201
Milan City	19-19-36-255-006	1180 DEXTER ST	8/17/2022	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$84,800	16.96	\$323,029	\$80,000	\$420,000	\$249,260	1.685	1,961	\$214.18		Restaurants - Fast Food	\$80,000		201
Milan City	19-19-36-255-010	1200 DEXTER ST	3/21/2023	\$1,090,000	PTA	03-ARM'S LENGTH	\$1,090,000	\$566,600	51.06	\$1,100,937	\$121,723	\$968,277	\$938,843	1.031	5,253	\$184.33		Markets - Mini-Mart Convenience Stores	\$59,580		201
Milan City	19-19-36-255-015	900 DEXTER ST	8/12/2022	\$2,089,425	PTA	03-ARM'S LENGTH	\$2,089,425	\$84,900	4.06	\$1,235,495	\$107,428	\$1,91,997	\$1,055,254	1.878	10,905	\$181.75		Stores - Discount	\$71,196		201
Milan City	53 040 225 10	385 REDMAN DR	4/9/2024	\$4,700,000	PTA	03-ARM'S LENGTH	\$4,700,000	\$597,100	12.70	\$1,175,522	\$76,560	\$4,623,440	\$1,831,603	2.524	34,270	\$134.91		Warehouses - Mini	\$64,007		201
Milan City	53 045 001 00	201 SQUIRES DR	4/9/2024	\$2,650,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$2,650,000	\$346,400	13.07	\$62,672	\$87,742	\$2,562,258	\$974,883	2.628	30,600	\$83.73		Warehouses - Mini	\$61,932	53 045 003 00	201
Milan City	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	\$1,513,027	\$328,131	\$1,571,869	\$1,704,886	0.922	38,400	\$40.93		Warehouses - Distribution	\$272,620		301
Northfield Township	B-02-05-254-001	9589 MAIN ST	04/07/25	\$1,300,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$1,300,000	\$758,900	58.38	\$1,539,425	\$295,377	\$1,004,623	\$1,777,211	0.565	20,212	\$49.70		Markets	\$234,634	B-02-05-254-022	201
Northfield Township	B-02-05-254-025	75 BARKER RD	04/25/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$0	0.00	\$175,292	\$86,689	\$23,311	\$126,576	0.184	4,571	\$5.10		Garages - Emergency Response, Staffed	\$78,638		201
Northfield Township	B-02-05-328-018	9429 MAIN ST	02/13/25	\$350,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$339,500	\$130,600	38.47	\$265,710	\$98,841	\$240,659	\$238,384	1.010	2,948	\$81.63		Residential	\$97,386	DefaultsForReal	201
Northfield Township	B-02-05-365-001	9275 BROOKSIDE DR	09/08/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$99,300	24.83	\$265,199	\$77,440	\$322,560	\$268,227	1.203	3,220	\$100.17		Multiple Residences	\$77,440		201
Northfield Township	B-02-05-365-001	9275 BROOKSIDE DR	03/11/24	\$469,000	PTA	03-ARM'S LENGTH	\$469,000	\$99,300	21.17	\$265,199	\$77,440	\$391,560	\$268,227	1.460	3,220	\$121.60		Multiple Residences	\$77,440		201
Northfield Township	B-02-06-105-003	9885 MAIN ST	12/28/22	\$1,150,000	PTA	03-ARM'S LENGTH	\$1,150,000	\$338,100	29.40	\$798,412	\$438,448	\$711,552	\$374,963	1.898	2,691	\$264.42		Markets - Convenience	\$407,006		201
Northfield Township	B-02-06-105-012	148 BARKER RD	09/10/24	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$122,100	28.07	\$284,434	\$105,643	\$329,357	\$255,416	1.289	2,900	\$113.57		Shopping Centers - Neighborhood	\$95,928		201
Northfield Township	B-02-06-105-015	126 BARKER RD	01/04/22	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$66,800	60.73	\$151,779	\$84,555	\$25,445	\$96,034	0.265	1,490	\$17.08		Residential	\$82,280		201
Northfield Township	B-02-08-250-016	8505 MAIN ST	09/30/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$204,900	26.27	\$470,119	\$244,683	\$535,317	\$322,051	1.662	7,150	\$74.87		Office Buildings	\$224,530		201
Northfield Township	B-02-09-200-003	1161 SEVEN MILE RD	04/25/23	\$200,500	WD	03-ARM'S LENGTH	\$200,500	\$33,400	16.66	\$360,815	\$357,242	(\$156,742)	\$5,414	(28.953)	708	(\$221.39)		Shed - Utility Light Commercial Building	\$357,242		201
Northfield Township	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	\$2,308,584	\$1,024,903	(\$24,903)	\$2,139,468	(0.012)	80,547	(\$0.31)		Industrial - Light Manufacturing	\$94,921		301
Salem Township	A-01-08-200-009	8860 PONTIAC TRAIL	05/11/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,400	52.51	\$291,066	\$195,667	\$39,333	\$91,730	0.429	5,591	\$7.04		Warehouses - Storage	\$194,533		201
Salem Township	A-01-15-100-001	8810 SIX MILE RD	03/05/21	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000	\$732,850	44.42	\$1,686,520	\$1,235,137	\$414,863	\$434,022	0.956	22,210	\$18.68		Clubhouses	\$852,465		201
Salem Township	A-01-25-200-017	6282 GOTTFREDSON RD	12/30/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$317,300	48.82	\$572,856	\$377,890	\$272,110	\$187,467	1.452	4,614	\$58.97		Warehouses - Storage	\$307,193		201
Salem Township	A-01-26-100-013	6141 GOTTFREDSON RD	12/30/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$344,200	76.49	\$665,000	\$287,364	\$162,636	\$363,112	0.448	3,224	\$50.45		Office Buildings	\$235,881		201
Salem Township	A-01-27-300-003	8070 NORTH TERRITORIAL	08/05/24	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$238,700	45.47	\$517,180	\$209,862	\$315,138	\$295,498	1.066	16,251	\$19.39		Stores - Warehouse Discount			

Ypsilanti City	11-11-39-426-021	432 HARRIET ST	1/17/2025	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$39,200	78.40	\$89,909	\$26,165	\$23,835	\$62,925	0.379	576	\$41.38	37.8784	Barber/Beauty Salons	\$26,165	201
Ypsilanti City	11-11-39-481-016	454 S HURON ST	9/21/2023	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$175,500	43.88	\$453,700	\$40,250	\$359,750	\$408,144	0.881	3,760	\$95.68	88.1429	Markets - Convenience	\$35,300	201
Ypsilanti City	11-11-40-183-010	308 PERRIN ST	7/28/2023	\$470,000	PTA	03-ARM'S LENGTH	\$470,000	\$196,600	41.83	\$555,329	\$94,100	\$375,900	\$455,309	0.826	5,746	\$65.42	82.5593	Stores - Retail	\$93,090	201
Ypsilanti City	11-11-40-410-003	320 N WASHINGTON ST	12/11/2023	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$347,200	54.25	\$725,177	\$166,532	\$473,468	\$796,925	0.594	9,811	\$48.26	59.4119	Mortuaries (Funeral Homes)	\$158,532	201
Ypsilanti City	11-11-40-484-021	25 N WASHINGTON ST	11/27/2024	\$575,300	WD	03-ARM'S LENGTH	\$575,300	\$216,400	37.62	\$438,300	\$57,777	\$517,523	\$542,828	0.953	6,084	\$85.06	95.3383	Office Buildings	\$56,159	201
Ypsilanti City	11-11-40-485-030	61 N HURON ST	3/17/2025	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$281,300	46.88	\$593,614	\$53,718	\$546,282	\$770,179	0.709	10,296	\$53.06	70.9292	Office Buildings	\$52,868	201
Ypsilanti City	11-11-37-226-009	624 S MANSFIELD AVE	12/11/2024	\$790,718	PTA	03-ARM'S LENGTH	\$790,718	\$372,000	47.05	\$901,596	\$144,843	\$645,875	\$1,240,578	0.521	16,600	\$38.91	52.0624	Office Buildings	\$93,593	301
Ypsilanti City	11-11-37-230-011	575 S MANSFIELD AVE	1/8/2025	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$464,700	33.19	\$1,162,928	\$75,219	\$1,324,781	\$1,783,129	0.743	22,540	\$58.77	74.2953	Industrial - Light Manufacturing	\$63,719	301
Ypsilanti City	11-11-37-235-009	580 S MANSFIELD AVE	2/21/2024	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$364,200	36.42	\$1,007,420	\$73,462	\$926,538	\$1,531,078	0.605	15,590	\$59.43	60.5154	Industrial - Light Manufacturing	\$73,462	301
Ypsilanti Township	K-11-01-340-035	2727 E MICHIGAN	03/12/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$329,700	146.53	\$697,215	\$213,381	\$11,619	\$372,180	0.031	12,890	\$0.90	3.1219	Office Buildings	\$174,857	201
Ypsilanti Township	K-11-02-326-002	1510 HOLMES	06/09/23	\$86,840	WD	03-ARM'S LENGTH	\$86,840	\$87,800	101.11	\$140,536	\$49,646	\$37,194	\$69,915	0.532	1	\$37194.00	53.1986	User-Defined	\$28,482	201
Ypsilanti Township	K-11-02-374-021	1439 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	99.7223	Apartment	\$40,712	K-11-02-374-022 202
Ypsilanti Township	K-11-02-374-022	1453 E MICHIGAN	07/13/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$87,900	56.71	\$182,915	\$46,165	\$108,835	\$109,138	0.997	2,050	\$53.09	99.7223	Barber/Beauty Salons	\$40,712	K-11-02-374-021 201
Ypsilanti Township	K-11-02-383-007	1601 E MICHIGAN	11/30/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$66,200	94.57	\$128,418	\$13,189	\$56,811	\$88,638	0.641	1,987	\$28.59	64.0935	Stores - Retail	\$12,287	201
Ypsilanti Township	K-11-02-480-007	86 S WIARD	11/18/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$133,000	147.78	\$268,019	\$142,721	(\$52,721)	\$96,383	(0.547)	2,400	(\$21.97)	54.6994	Garages - Service/Fleet Facilities Repair	\$142,721	201
Ypsilanti Township	K-11-04-100-072	943 WRAY	06/01/23	\$218,000	MLC	03-ARM'S LENGTH	\$218,000	\$164,300	75.37	\$271,320	\$184,115	\$33,885	\$67,081	0.505	2,400	\$14.12	50.5137	Warehouses - Storage	\$184,115	201
Ypsilanti Township	K-11-06-379-015	2540 PACKARD	04/13/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$124,900	64.05	\$266,208	\$69,981	\$125,019	\$136,080	0.919	1,845	\$67.76	91.8719	Office Buildings	\$62,907	201
Ypsilanti Township	K-11-10-386-005	954 ECORSE	12/30/24	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$176,300	97.94	\$264,195	\$18,053	\$161,947	\$189,340	0.855	4,599	\$35.21	85.5324	Stores - Retail	\$18,053	201
Ypsilanti Township	K-11-11-331-009	1425 ECORSE	11/03/23	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$130,400	86.93	\$276,362	\$75,770	\$74,230	\$154,302	0.481	3,320	\$22.36	48.1071	Bars (Taverns)	\$68,620	201
Ypsilanti Township	K-11-15-205-014	741 EMERICK	04/19/24	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$137,700	98.36	\$188,571	\$42,576	\$97,424	\$112,304	0.868	2,350	\$41.46	86.7504	Stores - Retail	\$37,571	201
Ypsilanti Township	K-11-24-100-002	2111 RAWSONVILLE	02/29/24	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$742,300	108.36	\$846,998	\$652,286	\$32,714	\$146,400	0.223	6,461	\$5.06	22.3456	Barber/Beauty Salons	\$615,824	201
Ypsilanti Township	K-11-39-253-003	1145 W MICHIGAN	01/21/25	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$248,000	72.94	\$456,129	\$347,184	(\$7,184)	\$75,551	(0.095)	6,864	(\$1.05)	9.5088	Warehouses - Storage		201
Ypsilanti Township	K-11-10-380-025	979 ECORSE	12/27/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$110,300	58.05	\$220,129	\$52,143	\$137,857	\$129,220	1.067	2,980	\$46.26	106.6839	Markets - Mini-Mart Dairy Sales	\$39,414	201

Totals: \$83,357,975 \$83,087,475 \$37,849,450 \$84,200,187 \$64,009,014 \$73,130,035 \$474.11 46.4670

Sale. Ratio => 45.55 E.C.F. => 0.875 Std. Deviation=> 3.269926196

Std. Dev. => 34.88 Ave. E.C.F. => 0.411 Ave. Variance=> 124.4501 Coefficient of Var=> 303.0885915

1.491
1.491