

COMMERCIAL & INDUSTRIAL ECF STUDY FOR THE 2025 ASSESSMENT YEAR

I1 - CENTRAL TWP

COMMERCIAL																								
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	Use Code	Land Value	Land Table	Property Class	Building Depr.
H-08-20-100-010	6539 JACKSON RD	04/15/22	\$1,080,000	WD	03-ARM'S LENGTH	\$1,080,000	\$219,600	20.33		\$1,176,511	\$1,014,650	\$65,350	\$294,293	0.222	9,632	\$6.78	11	21.9807		WAREHOUSE/DISTI	\$1,014,650	COM/IND - CENTRA	201	0
H-08-21-400-031	5855 INTERFACE DR	06/26/23	\$8,100,000	CD	03-ARM'S LENGTH	\$8,100,000	\$5,381,300	66.44		\$9,757,839	\$3,234,625	\$4,865,375	\$11,860,389	0.410	96,148	\$50.60	11	3.1644		LIGHT MANUFACTU	\$2,655,400	COM/IND - CENTRA	201	0
H-08-21-430-001	5899 JACKSON RD	10/10/23	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$1,034,200	38.30		\$2,270,190	\$1,070,145	\$1,629,855	\$2,181,900	0.747	13,978	\$116.60	11	30.5124		WAREHOUSE/DISTI	\$948,500	COM/IND - CENTRA	201	0
H-08-21-430-002	5949 JACKSON RD	12/31/21	\$4,940,000	CD	03-ARM'S LENGTH	\$4,940,000	\$3,068,000	62.11		\$6,064,064	\$2,243,290	\$2,696,710	\$6,946,862	0.388	100,977	\$26.71	11	5.3673		LIGHT MANUFACTU	\$2,067,940	COM/IND - CENTRA	201	0
Totals:			\$16,820,000			\$16,820,000	\$9,703,100			\$19,268,604		\$9,257,290	\$21,283,444			\$50.17		0.6912						
										Sale. Ratio =>				E.C.F. =>		Std. Deviation=>	0.220074252							
										Std. Dev. =>	57.69			Ave. E.C.F. =>	0.435	Ave. Variance=>	15.2562	Coefficient of Var=	34.52690045					
USE .435																								

OUTLIERS

H-08-21-200-004	N STAEBLER RD	10/17/22	\$361,600	LC	03-ARM'S LENGTH	\$361,600	\$71,800	19.86		\$868,344	\$852,500	(\$490,900)	\$28,807	(17.041)	1,350	(\$363.63)	11	#VALUE!		WAREHOUSE STOR	\$852,500	COM/IND - CENTRA	201	0
H-08-21-420-002	5910 JACKSON RD	05/06/21	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000	\$710,200	26.30		\$1,435,415	\$1,014,969	\$1,685,031	\$764,447	2.204	3,954	\$426.16	11	#REF!		FAST FOOD RESTAL	\$903,000	COM/IND - CENTRA	201	0
H-08-21-440-002	119 JACKSON INDUSTRIAL	07/21/21	\$1,400,000	CD	03-ARM'S LENGTH	\$1,400,000	\$290,300	20.74		\$837,616	\$420,720	\$799,280	\$757,993	1.292	17,220	\$56.87	11	129.1939		WAREHOUSE STOR	\$397,320	COM/IND - CENTRA	201	0
H-08-20-100-020	6834 JACKSON RD	08/03/21	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$194,500	38.90		\$389,050	\$227,990	\$272,010	\$292,836	0.929	4,687	\$58.03	11	92.8881		WAREHOUSE/DISTI	\$214,550	COM/IND - CENTRA	201	0

INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code	Property Class	Site Characteristics	Access	Water Supply	Sewer	Property Restriction	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownersh	Waterfront Influence	Bottom Character
H-08-21-300-002	6033 JACKSON RD	01/21/22	\$400,000	\$360,900	\$39,100	\$79,749	0.490	RETAIL													
USE .450																					

I2 WESTERN TWP

COMMERCIAL																								
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	Use Code	Land Value	Other Parcels In Sal	Land Table	Property Class
H-08-19-400-022	300 DINO DR	04/05/23	\$3,468,024	CD	03-ARM'S LENGTH	\$3,468,024	\$1,344,700	38.77		\$3,836,984	\$1,142,400	\$2,325,624	\$5,181,892	0.449	27,433	\$84.77	12	4.4561		OFFICE BUILDING	\$1,142,400		COM/IND - WESTER	201
H-08-20-205-008	42 ENTERPRISE DR	07/11/23	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$187,200	46.80		\$463,224	\$288,946	\$111,054	\$335,150	0.331	3,456	\$32.13	12	7.2881		OFFICE BUILDING	\$276,000		COM/IND - WESTER	201
H-08-20-218-001	65 ENTERPRISE DR	12/22/22	\$600,000	LC	03-ARM'S LENGTH	\$300,000	\$180,600	60.20		\$437,002	\$138,720	\$161,280	\$372,853	0.433	4,834	\$33.36	12	2.8320		INDUSTRIAL COND	\$128,160	H-08-20-218-002	COM/IND - WESTER	201
Totals:			\$4,468,024			\$4,168,024	\$1,712,500			\$4,737,210		\$2,597,958	\$5,889,895			\$50.09		3.6850						
										Sale. Ratio =>	41.09			E.C.F. =>	0.441	Std. Deviation=>	0.063637074							
										Std. Dev. =>	10.82			Ave. E.C.F. =>	0.404	Ave. Variance=>	4.8587	Coefficient of Var=	12.01951802					
USE .400																								

OUTLIERS

H-08-19-100-060	153 KOUCAR DR	11/03/22	\$461,500	AFF	03-ARM'S LENGTH	\$461,500	\$63,300	13.72		\$391,200	\$391,200	\$70,300	\$0	#DIV/0!	0	#DIV/0!	12	#DIV/0!			\$391,200		COM/IND - WESTER	201
H-08-06-200-026	8256 DEXTER-CHELSEA RD	01/31/24	\$760,000	MLC	03-ARM'S LENGTH	\$760,000	\$283,300	37.28		\$395,028	\$152,708	\$607,292	\$466,000	1.303	6,994	\$86.83	12	#VALUE!		WAREHOUSE/DISTI	\$124,100		COM/IND - BAKER F	201
H-08-19-100-007	180 DINO DR	10/22/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$154,300	24.49		\$446,419	\$241,200	\$388,800	\$394,652	0.985	6,000	\$64.80	12	98.5172		LIGHT MANUFACTU	\$223,200		COM/IND - WESTER	201

INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code	Property Class	Site Characteristics	Access	Water Supply	Sewer	Property Restriction	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownersh	Waterfront Influence	Bottom Character
H-08-19-100-035	7830 JACKSON RD	12/29/22	\$1,221,000	\$468,200	\$752,800	\$1,567,714	0.480	WAREHOUSE STORAGE	301												
USE .420																					

I3 ANN ARBOR COMMERCIAL CONDO

I4 DEXTER COMMERCIAL CONDO

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	Use Code	Land Value	Land Table	Property Class	
H-08-21-335-004	6095 JACKSON RD	05/23/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$166,200	38.56	\$527,350	\$152,767	\$278,233	\$589,894	0.472	5,120	\$54.34	13	13.9572		INDUSTRIAL COND		\$134,750	COM/IND - CENTRA	207
H-08-26-229-001	180 LITTLE LAKE DR	10/28/22	\$323,750	WD	03-ARM'S LENGTH	\$323,750	\$153,000	47.26	\$284,178	\$67,200	\$256,550	\$341,698	0.751	1,700	\$150.91	13	13.9572		SMALL OFFICE		\$60,000	COM/IND - EASTERI	207
Totals:			\$754,750			\$754,750	\$319,200		\$811,528		\$534,783	\$931,592			\$102.63		3.7185						
								Sale. Ratio =>	42.29	E.C.F. =>				0.574	Std. Deviation=>		0.197384816						
								Std. Dev. =>	6.15	Ave. E.C.F. =>				0.611	Ave. Variance=>		13.9572	Coefficient of Var=	22.83434226				
														USE .500	ANN ARBOR								
														USE .450	DEXTER								

H-08-22-375-008	5277 JACKSON RD	05/26/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$91,100	26.79		\$155,918	\$75,530	\$264,470	\$126,595	2.089	1,875	\$141.05	13	#REF!		SMALL OFFICE	\$70,200	COM/IND - EASTERI	207
H-08-26-229-006	180 LITTLE LAKE DR	04/21/23	\$365,500	WD	03-ARM'S LENGTH	\$365,500	\$152,400	41.70		\$289,562	\$72,000	\$293,500	\$342,617	0.857	1,700	\$172.65	13	#REF!		SMALL OFFICE	\$60,000	COM/IND - EASTERI	207

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Use Code	Property Class	Site Characteristics	Access	Water Supply	Sewer	Property Restriction	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownersh	Waterfront Influence	Bottom Character	
INDUSTRIAL CONDOMINIUMS																						
H-08-19-155-002	7879 JACKSON RD	10/31/2022	\$120,000	\$15,229	\$104,771	\$249,959	0.419		307													
H-08-19-155-003	7879 JACKSON RD	10/27/2022	\$396,000	\$111,778	\$284,222	\$561,188	0.506		307													
H-08-19-425-005	237 DINO DR	2/9/2023	\$732,000	\$221,055	\$510,945	\$968,418	0.528		307													
								USE .470	ANN ARBOR													
								USE .440	DEXTER													

I5 EASTERN TWP

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	Use Code	Land Value	Land Table	Property Class
H-08-26-110-006	78 JACKSON PLAZA	06/30/21	\$2,775,000	WD	03-ARM'S LENGTH	\$2,775,000	\$877,600	31.63		\$2,207,203	\$932,000	\$1,843,000	\$3,036,198	0.607	41,373	\$44.55	15	13.1157		LIGHT MANUFACTU	\$894,200	COM/IND - EASTERI	201

H-08-26-225-002	110 PARKLAND PLAZA	08/18/22	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$1,238,800	61.94	\$2,227,529	\$958,507	\$1,041,493	\$3,021,481	0.345	20,972	\$49.68	15	13.1157	OFFICE BUILDING	\$901,000	COM/IND - EASTERI	201
Totals:			\$4,775,000			\$4,775,000	\$2,118,400		\$4,434,732		\$2,884,493	\$8,057,879			\$47.10		0.0919				
								Sale, Ratio =>	44.32	E.C.F. =>			0.476	Std. Deviation=>			0.185483328				
								Std. Dev. =>	21.44	Ave. E.C.F. =>			0.478	Ave. Variance=>			13.1157	Coefficient of Var=		27.56241878	

USE .480
USE .410

COMMERCIAL
INDUSTRIAL

OUTLIERS

H-08-21-400-035	140 S ZEEB RD	04/27/23	\$3,845,833	CD	03-ARM'S LENGTH	\$3,845,833	\$557,000	15.28	\$1,430,547	\$845,351	\$2,800,482	\$1,393,324	2.010	4,252	\$858.83	15	200.9929	RESTAURANT/CATE	\$653,800	COM/IND - EASTERI	201
H-08-21-400-040	5505 ARBOR CHASE DR	02/14/24	\$724,200	CD	03-ARM'S LENGTH	\$724,200	\$348,300	46.09	\$615,600	\$615,600	\$108,600	\$0	#DIV/0!	3,240	\$33.52	15	#DIV/0!	FAST FOOD RESTA	\$615,600	COM/IND - EASTERI	201
H-08-23-400-029	3530 JACKSON RD	01/18/22	\$8,500,000	WD	03-ARM'S LENGTH	\$8,500,000	\$1,088,300	11.86	\$3,500,697	\$2,180,955	\$6,319,015	\$3,142,171	2.011	34,950	\$180.80	15	201.1034	AUTO DEALERSHIP	\$1,816,400	COM/IND - EASTERI	201
H-08-21-100-028	323 N ZEEB RD	08/03/21	\$8,800,000	WD	03-ARM'S LENGTH	\$8,800,000	\$4,938,600	56.12	\$5,574,886	\$1,369,633	\$7,430,867	\$10,012,507	0.742	70,320	\$105.67	15	74.2109	HOTEL/MOTEL	\$1,060,200	COM/IND - EASTERI	201

LOW SALES IN THE TOWNSHIP FOR INDUSTRIAL. FLUCTUATED UP OR DOWN AFTER SALE REVIEW