

**COMMERCIAL & INDUSTRIAL ECF STUDY FOR 2026 ASSESSMENTS**

**I1 AND I5 CENTRAL AND EASTERN TOWNSHIP COMMERCIAL & INDUSTRIAL**

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	Property Class
H-08-21-200-027	160 N STAEBLER RD	08/29/24	\$1,375,000	CD	03-ARM'S LENGTH	\$1,375,000	\$738,500	53.71	\$1,329,382	\$594,150	\$780,850	\$1,274,232	0.613	18,640	201
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	\$2,298,373	\$1,439,970	\$1,260,030	\$2,160,300	0.583	13,978	201
H-08-25-450-003	2875 W LIBERTY RD	12/31/24	\$1,500,000	LC	03-ARM'S LENGTH	\$1,500,000	\$531,300	35.42	\$1,651,556	\$1,051,100	\$448,900	\$959,195	0.468	7,300	201
<b>Totals:</b>			<b>\$5,575,000</b>			<b>\$5,575,000</b>	<b>\$2,304,000</b>		<b>\$5,279,311</b>		<b>\$2,489,780</b>	<b>\$4,393,727</b>			
							<b>Sale. Ratio =&gt;</b>	<b>41.33</b>				<b>E.C.F. =&gt;</b>	<b>0.567</b>	<b>COMM</b>	
							<b>Std. Dev. =&gt;</b>	<b>9.83</b>					<b>0.482</b>	<b>IND</b>	

IND ECF IS 15% LESS THAN COMM ECF DUE TO LACK OF SALES DATA

**OUTLIERS**

H-08-21-400-040	5505 ARBOR CHASE DR	02/14/24	\$724,200	CD	03-ARM'S LENGTH	\$724,200	\$348,300	48.09	\$1,848,091	\$865,850	(\$141,650)	\$1,637,068	(0.087)	3,240	201
H-08-21-420-001	5920 JACKSON RD	09/11/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$472,500	63.00	\$1,553,829	\$1,543,467	(\$793,467)	\$20,724	(38.287)	0	201
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	\$10,349,693	\$3,252,531	\$4,847,469	\$12,300,107	0.394	96,148	201
H-08-21-400-035	140 S ZEEB RD	04/27/23	\$3,645,833	CD	03-ARM'S LENGTH	\$3,645,833	\$557,000	15.28	\$1,878,714	\$837,000	\$903,512	\$1,410,300	0.641	4,252	201

**I2 WESTERN TOWNSHIP COMMERCIAL & INDUSTRIAL**

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	Property Class
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	\$434,669	\$236,335	\$523,665	\$474,285	1.104	6,994	201
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	\$3,469,293	\$1,428,000	\$2,040,024	\$5,103,233	0.400	27,433	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	\$376,842	\$261,652	\$138,348	\$341,915	0.405	3,456	201
<b>Totals:</b>			<b>\$4,628,024</b>			<b>\$4,628,024</b>	<b>\$1,815,200</b>		<b>\$4,280,804</b>		<b>\$2,702,037</b>	<b>\$5,919,433</b>			
							<b>Sale. Ratio =&gt;</b>	<b>39.22</b>				<b>E.C.F. =&gt;</b>	<b>0.456</b>	<b>COMM</b>	
							<b>Std. Dev. =&gt;</b>	<b>5.12</b>					<b>0.388</b>	<b>IND</b>	

IND ECF IS 15% LESS THAN COMM ECF DUE TO LACK OF SALES DATA

**I3 AND I4 ANN ARBOR COMMERCIAL & INDUSTRIAL CONDO'S**

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	Property Class
H-08-19-425-008	253 DINO DR #A	10/27/23	\$1,079,700	WD	03-ARM'S LENGTH	\$377,895	\$92,600	24.50	\$336,632	\$68,629	\$309,266	\$629,115	0.492	3,846	307
H-08-21-335-004	6095 JACKSON RD #200	05/23/23	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$166,200	38.56	\$374,513	\$120,584	\$310,416	\$496,926	0.625	5,120	207
H-08-22-375-010	5277 JACKSON RD #D	09/25/24	\$390,000	WD	03-ARM'S LENGTH	\$249,600	\$96,500	38.66	\$299,207	\$172,999	\$76,601	\$246,982	0.310	1,875	207
<b>Totals:</b>			<b>\$1,900,700</b>			<b>\$1,058,495</b>	<b>\$355,300</b>		<b>\$1,010,352</b>		<b>\$696,283</b>	<b>\$1,373,023</b>			
							<b>Sale. Ratio =&gt;</b>	<b>33.57</b>				<b>E.C.F. =&gt;</b>	<b>0.507</b>	<b>COMM &amp; IND</b>	
							<b>Std. Dev. =&gt;</b>	<b>8.15</b>							

**OUTLIERS**

H-08-22-375-009	5277 JACKSON RD #C	09/25/24	\$390,000	WD	03-ARM'S LENGTH	\$179,041	\$81,900	45.74	\$234,832	\$184,553	(\$5,512)	\$98,393	(0.056)	1,875	207
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