

COMMERCIAL LAND VALUE FOR 2026 ASSESSMENT

One acre site value

Date Range 04/01/2023 - 03/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECE Area	Libary/Page	Other Parcels in Sale	Land Table	Class		
14-101.025.11	15908 ALBAIN RD	11/25/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$306,200	44.34	\$251,237	\$16,263	\$32,500	0.0	0.0	1.00	1.00	\$16,263	\$0.57	00001	2024R02747		RESIDENTIAL	401		
14-107.010.20	LENAWEE COUNTY LINE RD-V	01/12/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$14,100	23.50	\$30,399	\$57,811	\$28,210	0.0	0.0	1.03	1.03	\$56,127	\$1.29	00001	2024R00648	14.107.010.30	RESIDENTIAL	402		
14-107.010.30	221 N COUNTY LINE HWY	01/12/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,600	41.00	\$28,210	\$60,000	\$28,210	0.0	0.0	1.03	1.07	\$58,252	\$1.34	00001	2024R00648	14.107.010.20	RESIDENTIAL	401		
14-110.017.10	4149 FORREST AVE	03/26/24	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$118,200	39.87	\$295,688	\$23,054	\$22,242	0.0	0.0	0.46	0.46	\$50,227	\$1.15	00001	2024R05646		RESIDENTIAL	401		
14-113.034.00	15822 IDA CENTER RD	12/08/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,100	39.56	\$204,118	\$24,308	\$23,456	0.0	0.0	0.53	0.53	\$45,864	\$1.05	00001	2023R18078		RESIDENTIAL	401		
14-113.037.00	15874 IDA CENTER RD	05/18/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$103,300	38.98	\$266,036	\$28,032	\$29,068	0.0	0.0	0.80	0.80	\$35,040	\$0.80	00001	2023R07908		RESIDENTIAL	401		
14-119.016.10	4595 S COUNTY LINE HWY	08/16/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$55,400	34.65	\$154,083	\$26,166	\$20,349	0.0	0.0	0.58	0.58	\$45,114	\$1.04	00001	2023R14079		RESIDENTIAL	401		
14-125.029.40	WELLS RD	06/07/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$15,890	112.86	\$39,270	\$14,000	\$33,270	0.0	0.0	1.06	1.06	\$13,270	\$0.30	00001	2024R08511		RESIDENTIAL	402		
14-136.031.40	8623 SUMMERFIELD RD	03/21/25	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$203,600	49.41	\$426,078	\$16,242	\$34,320	0.0	0.0	1.13	1.13	\$14,373	\$0.33	00001	2025R04171		RESIDENTIAL	401		
Totals:											\$1,703,400	\$718,300				7.61	Average							
											\$251,595					7.65	Average							
											\$265,876					7.61	Average							
											\$1,689,119					7.61	Average							
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COMMERCIAL LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-25 acres
 Date Range 04/01/2023 - 03/31/2025
 SALE OUTSIDE OF TOWNSHIP

Parcel Number	Address	Date of Sale	Sale Price	Acres	Cost Per Acre	#DIV/0!	#DIV/0!	Total value	Acres
SEE ONE ACRE SITE VALUE									
TOTALS: 1.00 - 1.50 ACRES			\$0	0.00				\$35,000	1.00 ACRES

08 030 023 50	14650 TUNNICLIFFE RD	01/17/24	\$55,000	2.03	\$27,147			\$42,500	1.50 ACRES
08 030 023 60	14650 TUNNICLIFFE RD	01/17/24	\$55,000	2.03	\$27,147				
14 034 015 40	17110 DIXON RD	07/10/24	\$50,000	2.19	\$22,862				
14 036 001 20	2628 WELLS RD	07/12/24	\$60,000	2.50	\$24,000				
14 130 001 20	O ALCOTT RD	12/21/23	\$54,000	2.53	\$21,344				
TOTALS: 2 ACRES			\$274,000	11.27	\$24,314		\$48,629	\$49,000	2.00 ACRES

14 036 001 30	2580 WELLS RD	12/16/24	\$87,900	3.94	\$22,338				
14 110 026 01	4175 TEAL RD	07/30/24	\$74,900	3.07	\$24,389				
14 111 004 50	16795 ALBAIN RD	12/21/23	\$55,500	3.58	\$15,498				
14 112 002 60	3980 WELLS RD.	11/22/24	\$85,000	3.98	\$21,341				
14 112 002 50	WELLS RD.	01/28/25	\$84,900	3.99	\$21,300				
14 112 002 40	WELLS RD.	02/28/25	\$84,900	3.99	\$21,284				
14 130 004 30	20215 TODD RD	10/16/24	\$40,000	3.06	\$13,072				
TOTALS: 3 ACRES			\$473,100	22.55	\$20,985		\$62,954	\$60,000	3.00 ACRES

13 128 215 00	S CUSTER RD	07/21/24	\$59,500	5.00	\$11,900				
14 111 012 11	LULU RD VAC	06/09/25	\$100,000	5.60	\$17,873				
15 021 024 82	SYLVANIA PETERSBURG	04/30/24	\$83,000	5.03	\$16,501				
TOTALS: 5 ACRES			\$159,500	10.60	\$15,054		\$75,271	\$78,000	5.00 ACRES

08 030 006 54	13961 TODD RD	01/12/24	\$87,500	6.25	\$13,993				
14 111 012 11	LULU RD VAC	06/09/25	\$100,000	5.60	\$17,873				
14 136 025 10	SUMMERFIELD RD VACANT	07/18/23	\$81,000	8.98	\$9,017				
TOTALS: 6-9 ACRES			\$268,500	20.83	\$12,889		\$90,226	\$92,000	7.00 ACRES

08 023 019 04	LEWIS AVE-VACANT	01/17/25	\$110,000	10.28	\$10,697				
08 023 019 05	6615 LEWIS AVE	10/27/23	\$90,000	11.06	\$8,140				
14 031 005 00	2814 BRAGG RD	08/16/24	\$130,055	12.70	\$10,241				
14 035 001 10	WELLS RD	07/18/24	\$145,000	10.17	\$14,258				
14 112 002 20	ALBAIN RD	11/15/24	\$125,000	10.00	\$12,500				
TOTALS: 10 ACRES			\$600,055	54.21	\$11,069		\$110,693	\$111,000	10 ACRES

08 023 019 05	6615 LEWIS AVE	10/27/23	\$90,000	11.06	\$8,140				
08 024 001 03	MINX RD-VACANT	01/26/24	\$80,000	10.01	\$7,992				
14 033 015 20	PETERSBURG RD VAC	05/16/24	\$150,000	13.28	\$11,293				
TOTALS: 12-19 AC			\$320,000	34.35	\$9,316		\$139,746	\$136,000	15 ACRES

14 032 008 00	BRAGG RD VACANT	12/15/23	\$155,000	20.00	\$7,750				
14 032 009 00	BRAGG RD VACANT	12/15/23	\$165,000	20.00	\$8,250				
14 124 027 00	6420 WELLS RD	05/09/24	\$167,000	26.18	\$6,379				
14 125 029 50	MOROCCO RD. VAC	10/24/23	\$179,900	20.00	\$8,995				
TOTALS: 20 AC PLUS			\$666,900	86.18	\$7,738		\$154,769	\$155,000	20 ACRES

13 460 029 15	N CUSTER RD	08/30/24	\$187,500	23.63	\$7,935				
14 124 027 00	6420 WELLS RD	05/09/24	\$167,000	26.18	\$6,379				
TOTALS: 25 AC PLUS			\$354,500	49.81	\$7,117		\$177,926	\$175,000	25 ACRES

COMMERCIAL LAND VALUE FOR 2026 ASSESSMENT

Vacant land 1-25 acres

Date Range 04/01/2023 - 03/31/2025

SALE OUTSIDE OF TOWNSHIP

Parcel Number	Address	Partner Parcel(s) thru sale	Date of Sale	Sale Price	Total Acres Sold	Cost per Acre	
14 032 008 00	BRAGG RD VACANT		12/15/23	\$160,000	20.00	\$8,000.00	100% tillable
14 032 009 00	BRAGG RD		12/12/23	\$160,000	20.00	\$8,000.00	100% tillable
14 128 003 03	TODD RD VAC		09/05/24	\$260,000	60.16	\$4,321.81	100% tillable
14 132 008 00	GOETZ RD		01/09/25	\$380,000	40.00	\$9,500.00	100% tillable
OUTSIDE OF TOWNSHIP							
08 030 026 00	TUNNICLIFFE RD-VACANT		04/23/24	\$450,000	59.79	\$7,526.22	100% tillable
Total Sale Price				\$1,410,000.00			
Total Acres:					199.951		
Ave. Price/Ac/Group Sale						\$7,469.60	Cost per Acre / Average Sale
Ave. Price/Ac/Ind Acre						\$7,051.73	Total Sale Price / Total Acres Sold
14.124.027.00	WELLS RD		05/09/24	\$167,000	26.18	\$6,378.92	mostly wooded

APPLIED TO: NEIGHBORHOOD LAND TABLE

COMMERCIAL 00099

Acresage	Total Value	Value per Acre
1	\$35,000	\$35,000
1.5	\$42,500	\$28,333
2	\$49,000	\$24,500
2.5	\$55,000	\$22,000
3	\$60,000	\$20,000
4	\$70,000	\$17,500
5	\$78,000	\$15,600
7	\$92,000	\$13,143
10	\$111,000	\$11,100
15	\$136,000	\$9,067
20	\$155,000	\$7,750
25	\$175,000	\$7,000
30	\$210,000	\$7,000
40	\$280,000	\$7,000
50	\$350,000	\$7,000
100	\$700,000	\$7,000

COMMERCIAL	00099
AGRICULTURAL	\$7,000
TILLABLE:	\$7,000
WOODS #1:	\$7,000
WOODS #2:	\$6,400
DITCH/WETLAND	\$3,000
RIVER FLATS	\$3,000

COMMERCIAL ECF STUDY FOR 2026 ASSESSMENT
Commercial Structures

Parcel Number	Last Year or New	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Impr.	Bldr. Residual	Cost Man. \$	E.C.F.	ECF Area	Occupancy	Other Parcels in Sale	Land Table
08 045 008 10	Last Year	LEWIS AVE-VACANT	4/28/23	\$ 170,000	WD	03-ARMY'S LENGTH	\$ 170,000	\$ 25,900	\$ 144,100	\$ 155,000	0.93	00045	Zorn Garage repair/wth house	08 055 001 00	COMMERCIAL
14 102 007 00	Last Year	16015 IDA WEST RD	1/12/24	\$ 140,000	WD	03-ARMY'S LENGTH	\$ 140,000	\$ 26,000	\$ 114,000	\$ 155,000	0.74	00099	Restaurant		COMMERCIAL
14 103 017 10	Last Year	17562 IDA WEST RD	1/16/24	\$ 855,000	WD	03-ARMY'S LENGTH	\$ 855,000	\$ 104,000	\$ 751,000	\$ 588,000	1.28	00099	Petersburg Self Storage with Residence on parcel		COMMERCIAL
15 011 004 20	Last Year	5325 ST ANTHONY RD	4/9/24	\$ 214,500	WD	03-ARMY'S LENGTH	\$ 214,500	\$ 146,000	\$ 68,500	\$ 108,000	0.63	00099	Golf Driving Range		COMMERCIAL
42 040 715 00	Last Year	140 YPSILANTI ST	2/16/24	\$ 170,000	WD	03-ARMY'S LENGTH	\$ 170,000	\$ 41,600	\$ 128,400	\$ 136,600	0.94	00038	Tanning salon		COMMERCIAL
Total										\$ 1,206,000	1.06				
										\$ 1,142,600	1.050				

After analysis, comparable business in surrounding townships were verified and used

APPLIED TO:

ECF	NEIGHBORHOOD	CODE	STRUCTURES
1.050	Commercial	00099	Commercial

COMMERCIAL ECF STUDY FOR 2026 ASSESSMENT
Residential Structures 100-81%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Aid. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Degr.	Building Occupancy
14 035 020 25	208 N COUNTY LINE HWY	6/7/2024	\$245,000	WD	\$245,000	\$108,200	44.16	\$269,124	\$43,934	\$201,066	\$183,081	1,098	1,470	\$136.78	'00001	2.2241	C	\$33,600		RESIDENTIAL	401	75	Single Family
14 113 002 30	4986 WELLS RD	7/9/2024	\$475,000	WD	\$475,000	\$195,000	41.05	\$432,291	\$84,960	\$390,040	\$282,382	1,361	1,936	\$240.47	'00001	26.0774	C	\$77,288		RESIDENTIAL	401	78	Single Family
14 113 005 10	13717 LULU RD	1/18/2024	\$280,000	WD	\$280,000	\$108,900	38.89	\$293,120	\$51,981	\$228,019	\$196,047	1,163	1,736	\$131.35	'00098	4.2608	CD	\$49,000		AGRICULTURAL LAND	401	78	Single Family
14 124 002 70	14815 IDA CENTER RD	8/1/2023	\$275,000	WD	\$275,000	\$143,200	52.07	\$372,662	\$65,178	\$209,822	\$249,886	0.839	1,920	\$146.32	'00001	-28.1141	C	\$46,140		RESIDENTIAL	401	80	Single Family
Total:			\$1,275,000		\$1,275,000	\$555,900	43.55	\$1,367,197	\$1,028,947	\$311,496				\$146.72	0.223124124	0.8379							
							Std. Dev. =>																
							Ave. E.C.F. =>	1.129							15.1891								13.53905919
							Std. Dev. =>	1.120															

APPLIED TO:
ECF
1245

NEIGHBORHOOD
Commercial

CODE
00099

STRUCTURES
Residential

PERCENT GOOD
100-81%

COMMERCIAL ECF STUDY FOR 2026 ASSESSMENT
Residential Structures 80-71%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Aid. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Degr.	Building Occupancy	
14 035 054 50	2756 SUMMERFIELD RD	4/16/2024	\$420,000	WD	\$420,000	\$202,800	48.29	\$441,868	\$141,803	\$278,197	\$243,955	1,140	1,606	\$173.22	'00001	9.1793	C	\$111,055		RESIDENTIAL	401	73	Single Family	
14 110 039 30	4131 SYLVANIA PETERSBURG RD	2/9/2024	\$555,000	WD	\$555,000	\$164,200	29.59	\$450,814	\$80,787	\$474,113	\$300,834	1,576	2,142	\$221.39	'00001	34.4213	C	\$28,985		RESIDENTIAL	401	78	Single Family	
14 113 002 30	4986 WELLS RD	7/9/2024	\$475,000	WD	\$475,000	\$195,000	41.05	\$432,291	\$84,960	\$390,040	\$282,382	1,361	1,936	\$240.47	'00001	26.0774	C	\$77,288		RESIDENTIAL	401	78	Single Family	
14 113 005 10	13717 LULU RD	1/18/2024	\$280,000	WD	\$280,000	\$108,900	38.89	\$293,120	\$51,981	\$228,019	\$196,047	1,163	1,736	\$131.35	'00098	4.2608	CD	\$49,000		AGRICULTURAL LAND	401	78	Single Family	
14 119 016 01	4563 S COUNTY LINE HWY	12/1/2023	\$540,000	WD	\$540,000	\$214,700	39.76	\$585,345	\$42,149	\$297,151	\$262,598	1,133	2,624	\$113.43	'00098	6.9331	CD	\$69,000		AGRICULTURAL LAND	401	78	Single Family	
14 124 024 50	14882 TODD RD	9/19/2023	\$330,000	WD	\$330,000	\$178,000	53.94	\$359,233	\$95,120	\$263,859	\$297,352	0.938	2,230	\$122.82	'00001	33.1924	C	\$93,120		RESIDENTIAL	401	73	Single Family	
Total:			\$2,600,000		\$2,600,000	\$869,600	40.91	\$2,376,671	\$1,027,408	\$1,349,263	\$1,587,208	1.244			0.298978808									
							Std. Dev. =>																	
							Ave. E.C.F. =>	1.245							16.4449								13.346931227	
							Std. Dev. =>	1.245																

APPLIED TO:
ECF
1245

NEIGHBORHOOD
Commercial

CODE
00099

STRUCTURES
Residential

PERCENT GOOD
80-71%

COMMERCIAL ECF STUDY FOR 2026 ASSESSMENT
Residential Structures 70-61%

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Aid. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Min. \$	E.C.F.	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Degr.	Building Occupancy	
14 035 027 60	16190 DIXON RD	1/17/2024	\$370,000	WD	\$370,000	\$144,300	39.00	\$386,134	\$68,290	\$301,710	\$239,875	1,258	2,090	\$144.36	'00001	2.7342	C	\$49,000		RESIDENTIAL	401	61	Single Family	
14 038 040 20	2768 WELLS RD	8/31/2024	\$325,000	WD	\$325,000	\$177,000	54.46	\$387,661	\$147,051	\$177,849	\$192,488	0.924	1,447	\$122.98	'00001	36.0654	C	\$78,000		RESIDENTIAL	401	63	Single Family	
14 101 025 11	15008 ALBAIN RD	11/15/2024	\$335,000	WD	\$335,000	\$104,200	44.34	\$264,799	\$36,059	\$198,941	\$188,992	1.087	1,248	\$159.41	'00001	19.7965	C	\$35,000		RESIDENTIAL	401	70	Single Family	
14 104 005 10	990 DENNISON RD	9/20/2024	\$335,000	WD	\$335,000	\$127,500	38.06	\$344,976	\$96,623	\$238,377	\$197,082	1,210	2,160	\$110.36	'00001	7.5590	CD	\$29,343		RESIDENTIAL	401	69	Single Family	
14 110 017 10	4149 FOREST AVE	3/26/2024	\$296,500	WD	\$296,500	\$118,200	39.87	\$297,399	\$26,503	\$269,997	\$216,716	1,246	1,692	\$159.57	'00001	3.9286	C	\$33,953		RESIDENTIAL	401	64	Single Family	
14 110 030 00	4358 SYLVANIA PETERSBURG	6/28/2023	\$224,500	WD	\$224,500	\$76,300	33.99	\$191,301	\$44,055	\$147,645	\$117,796	1.532	1,420	\$103.96	'00001	2.7825	C	\$49,240		RESIDENTIAL	401	64	Single Family	
14 110 032 20	4865 S COUNTY LINE HWY	6/16/2023	\$189,900	WD	\$189,900	\$85,400	44.96	\$195,649	\$25,170	\$134,720	\$104,383	1.291	1,008	\$133.66	'00001	0.5606	D	\$21,915		RESIDENTIAL	401	69	Single Family	
14 119 016 10	4865 S COUNTY LINE HWY	5/14/2024	\$183,000	WD	\$183,000	\$62,400	34.10	\$155,649	\$25,170	\$134,720	\$104,383	1.291	1,008	\$133.66	'00001	22.6906	D	\$17,400		RESIDENTIAL	401	69	Single Family	
14 124 004 10	15553 TODD RD	5/7/2024	\$395,000	WD	\$395,000	\$124,400	31.49	\$339,765	\$125,816	\$269,184	\$171,159	1.573	1,754	\$153.47	'00001	28.7591	CD	\$117,400		RESIDENTIAL	401	69	Single Family	
14 136 031 40	8623 SUMMERFIELD RD	3/21/2025	\$468,000	WD	\$468,000	\$201,600	49.41	\$428,708	\$48,459	\$359,541	\$304,199	1.182	2,053	\$175.13	'00001	10.3195	BC	\$36,850		RESIDENTIAL	401	64	Single Family	
Total:			\$3,416,900		\$3,416,900	\$1,371,300	40.13	\$3,394,203	\$2,146,925	\$2,706,358	\$2,146,925				0.196099805									
							Std. Dev. =>																	
							Ave. E.C.F. =>	1.285							14.6184								11.37595959	
							Std. Dev. =>	1.280																

APPLIED TO:
ECF
1260

NEIGHBORHOOD
Commercial

CODE
00099

STRUCTURES
Residential

PERCENT GOOD
70-61%

COMMERCIAL ECF STUDY FOR 2026 ASSESSMENT
Industrial Structures

Parcel Number	Last Year or New	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Impr.	Bldg. Residual	Cost (Man. \$)	E.C.F.	ECF Area	Occupancy	Other Parcels in Sale	Land Table
01 034 035 10	Last Year	9200 TELEGRAPH RD	4/7/23	\$ 600,000	WD	03-ARM'S LENGTH	\$ 600,000	\$ 122,000	\$ 478,000	\$ 673,000	0.71	01201	Garage/repair shop for semis		COMMERCIAL & INDUSTRIAL
02 018 049 00	New	9411 SUMMERFIELD	3/3/25	\$ 154,000	WD	03-ARM'S LENGTH	\$ 154,000	\$ 61,000	\$ 93,000	\$ 106,173	0.88	199	Vacant Light Ind		INDUSTRIAL
02 036 046 40	New	130 REED	2/1/25	\$ 883,000	WD	03-ARM'S LENGTH	\$ 883,000	\$ 112,000	\$ 771,000	\$ 700,000	1.10	199	Light Ind		INDUSTRIAL
Total							\$ 1,342,000	\$ 1,479,173	\$ 1,342,000	\$ 1,479,173	0.91				3

0.915 rounded

After analysis, comparable business in other townships were verified and used

APPLIED TO:

ECF	NEIGHBORHOOD	CODE	STRUCTURES
0.915	Commercial	00099	Industrial