

RESIDENTIAL 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	Total value	Acreage
SEE ONE ACRE SITE VALUE							
TOTALS: 1.00- 1.50 ACRES			\$0	0.00	#DIV/0!	\$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	14630 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	0 ALCOTT RD	12/21/23	\$54,000	2.53	\$21,344		
TOTALS: 2 ACRES			\$274,000	11.27	\$24,314	\$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	\$84,500	3.99	\$21,300		
14 112 002 40	WELLS RD.	02/28/25	\$84,500	3.99	\$21,284		
14 130 004 30	20215 TODD RD	10/16/24	\$40,000	3.05	\$13,072		
TOTALS: 3 ACRES			\$473,100	22.55	\$20,985	\$62,954	3.00 ACRES
13 128 215 00	S CUSTER RD	07/22/24	\$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	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	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		
14 036 001 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	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	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	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	25 ACRES

RESIDENTIAL 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							
08 030 025 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
	RESIDENTIAL	00001

Acreage	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

RESIDENTIAL	00001
AGRICULTURAL	\$7,000
TILLABLE:	\$7,000
WOODS #1:	\$7,000
WOODS #2:	\$6,400
DITCH/WETLAND	\$3,000
RIVER FLATS	\$3,000
1 ACRE AG BUILD SITE	\$35,000

RESIDENTIAL ECF STUDY FOR 2026 ASSESSMENT
Duplex / Mobile home

Parcel Number	Owner Address	Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col. 9	Col. 10	Col. 11	Col. 12	Col. 13	Col. 14	Col. 15	Col. 16	Col. 17	Col. 18	Col. 19	Col. 20	Col. 21	Col. 22	Col. 23	Col. 24	Col. 25	Col. 26	Col. 27	Col. 28	Col. 29	Col. 30	Col. 31	Col. 32	Col. 33	Col. 34	Col. 35	Col. 36	Col. 37	Col. 38	Col. 39	Col. 40	Col. 41	Col. 42	Col. 43	Col. 44	Col. 45	Col. 46	Col. 47	Col. 48	Col. 49	Col. 50	Col. 51	Col. 52	Col. 53	Col. 54	Col. 55	Col. 56	Col. 57	Col. 58	Col. 59	Col. 60	Col. 61	Col. 62	Col. 63	Col. 64	Col. 65	Col. 66	Col. 67	Col. 68	Col. 69	Col. 70	Col. 71	Col. 72	Col. 73	Col. 74	Col. 75	Col. 76	Col. 77	Col. 78	Col. 79	Col. 80	Col. 81	Col. 82	Col. 83	Col. 84	Col. 85	Col. 86	Col. 87	Col. 88	Col. 89	Col. 90	Col. 91	Col. 92	Col. 93	Col. 94	Col. 95	Col. 96	Col. 97	Col. 98	Col. 99	Col. 100
14-035-021-00	16455 DIXON RD	12/8/2023	5377,000	5130,300	34.56	537,013	526,975	5200,760	1,488	574,875	00001	4,861.5	545,000	RESIDENTIAL	401	60	Single Family																																																																																				
14-035-027-00	15100 DIXON RD	1/31/2024	5370,000	5142,800	39.00	537,013	530,710	5239,975	1,528	574,875	00001	4,861.5	549,000	RESIDENTIAL	401	61	Single Family																																																																																				
14-035-054-50	2756 SUMMERFIELD RD	4/16/2024	5420,000	5104,300	48.29	544,868	529,197	5243,955	1,140	573,322	00001	4,861.5	511,000	RESIDENTIAL	401	73	Single Family																																																																																				
14-035-060-20	2705 WELLS RD	8/23/2024	5325,000	5177,000	54.46	537,013	527,749	5243,955	1,024	573,322	00001	4,861.5	518,000	RESIDENTIAL	401	45	Single Family																																																																																				
14-035-060-30	2705 WELLS RD	8/23/2024	5325,000	5177,000	54.46	537,013	527,749	5243,955	1,024	573,322	00001	4,861.5	518,000	RESIDENTIAL	401	45	Single Family																																																																																				
14-101-025-11	15028 ALMAN RD	11/13/2024	5235,000	5164,200	44.34	526,790	518,620	5182,992	1,248	519,945	00001	4,861.5	535,000	RESIDENTIAL	401	70	Single Family																																																																																				
14-102-019-00	16055 DIA WEST RD	10/13/2023	599,634	563,600	63.83	519,974	571,861	5105,920	0,679	580,922	00001	4,861.5	524,745	RESIDENTIAL	401	58	Single Family																																																																																				
14-102-019-01	16055 DIA WEST RD	3/23/2025	594,000	560,200	29.79	520,773	528,196	5140,843	2,020	580,922	00001	4,861.5	550,700	RESIDENTIAL	401	58	Single Family																																																																																				
14-102-025-10	16133 MALIBU RD ST	12/29/2023	5272,000	5147,100	54.08	538,686	520,104	5200,104	0,858	514,117	00001	4,861.5	525,000	RESIDENTIAL	401	58	Single Family																																																																																				
14-102-025-11	16133 MALIBU RD ST	12/29/2023	5272,000	5147,100	54.08	538,686	520,104	5200,104	0,858	514,117	00001	4,861.5	525,000	RESIDENTIAL	401	58	Single Family																																																																																				
14-106-024-01	2020 DEERFIELD RD	11/22/2024	5201,000	5277,400	38.51	520,655	509,187	5141,360	1,216	516,652	00001	4,861.5	527,345	RESIDENTIAL	401	54	Single Family																																																																																				
14-107-010-25	209 N COUNTY LINE HWY	6/6/2023	5245,000	5108,200	44.16	543,934	520,066	5181,081	1,098	518,778	00001	4,861.5	533,600	RESIDENTIAL	401	75	Single Family																																																																																				
14-107-014-00	173 N COUNTY LINE HWY	12/20/2024	5190,000	508,100	51.63	5219,923	519,946	5119,946	1,056	586,200	00001	4,861.5	555,100	RESIDENTIAL	401	45	Single Family																																																																																				
14-110-017-10	4149 FORREST AVE	3/26/2024	5295,500	5128,200	39.87	529,399	516,953	5117,735	1,133	519,248	00001	4,861.5	528,000	RESIDENTIAL	401	64	Single Family																																																																																				
14-110-025-10	15100 PETERSBURG RD	12/2/2024	5123,500	5123,500	59.03	514,679	510,988	568,463	1,025	551,633	00001	4,861.5	550,500	RESIDENTIAL	401	36	Single Family																																																																																				
14-110-039-30	4131 SYLVANIA PETERSBURG RD	2/9/2024	5555,000	5164,200	29.59	540,814	580,787	5474,213	1,576	521,139	00001	4,861.5	528,885	RESIDENTIAL	401	74	Single Family																																																																																				
14-110-039-40	4664 TEAL RD	2/9/2024	5220,000	5103,600	47.09	5274,534	518,571	5144,210	1,132	568,888	00001	4,861.5	5130,640	RESIDENTIAL	401	54	Single Family																																																																																				
14-110-042-00	17786 LULL RD	5/5/2024	5555,000	5134,200	24.18	545,694	510,669	5282,380	1,136	520,247	00001	4,861.5	577,288	RESIDENTIAL	401	78	Single Family																																																																																				
14-110-042-01	17786 LULL RD	5/5/2024	5555,000	5134,200	24.18	545,694	510,669	5282,380	1,136	520,247	00001	4,861.5	577,288	RESIDENTIAL	401	78	Single Family																																																																																				
14-113-014-00	15555 LULL RD	10/22/2024	5339,900	5131,700	38.75	526,115	577,992	5144,710	1,810	516,633	00001	4,861.5	553,360	RESIDENTIAL	401	45	Single Family																																																																																				
14-113-019-00	5035 SUMMERFIELD RD	10/16/2023	5179,000	504,600	47.26	5212,480	563,082	571,993	0,833	501,100	00001	4,861.5	511,000	RESIDENTIAL	401	45	Single Family																																																																																				
14-113-019-01	5035 SUMMERFIELD RD	12/9/2023	5259,000	504,600	39.36	5259,970	527,652	5259,970	1,128	518,138	00001	4,861.5	525,000	RESIDENTIAL	401	58	Single Family																																																																																				
14-113-019-02	5035 SUMMERFIELD RD	12/9/2023	5259,000	504,600	39.36	5259,970	527,652	5259,970	1,128	518,138	00001	4,861.5	525,000	RESIDENTIAL	401	58	Single Family																																																																																				
14-113-037-00	15874 DIA CENTER RD	5/18/2023	5265,000	5103,300	38.98	526,272	522,126	5173,383	1,381	5140,025	00001	4,861.5	531,304	RESIDENTIAL	401	51	Single Family																																																																																				
14-115-011-00	5431 SYLVANIA PETERSBURG	9/14/2023	5314,000	5132,200	42.10	518,972	518,742	5143,215	1,266	593,533	00001	4,861.5	511,000	RESIDENTIAL	401	51	Single Family																																																																																				
14-115-011-01	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-02	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-03	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-04	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-05	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-06	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-07	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-08	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-09	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-10	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-11	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-12	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-13	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-14	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-15	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-16	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-17	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-18	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-19	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-20	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-21	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-22	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-23	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5	571,600	RESIDENTIAL	401	45	Single Family																																																																																				
14-115-011-24	5400 TEAL RD	9/21/2023	5401,000	5147,800	36.86	546,942	520,423	5232,292	0,921	515,125	00001	4,861.5																																																																																									

RESIDENTIAL ECF STUDY FOR 2026 ASSESSMENT
Agricultural Structures

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ad. When Sold	Asd/Adj Sale	Cur. Asprml	Land + Yrld	Bldr. Residual	Cost Min. S	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	
14 035 003 00	16465 DIXON RD	12/8/2023	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,300	34.56	\$372,013	\$356,188	\$20,812	\$15,825	1.315	0	#DIV/0!	'00001	36.9125	C	\$85,000		RESIDENTIAL	401		60 Single Family	
14 035 027 00	16590 DIXON RD	1/31/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$144,300	39.00	\$368,134	\$352,598	\$17,402	\$15,536	1.120	0	#DIV/0!	'00001	56.4151	C	\$49,000		RESIDENTIAL	401		51 Single Family	
14 113 014 00	15555 LULU RD	10/22/2024	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$117,700	38.75	\$266,115	\$242,572	\$97,238	\$23,543	4.134	0	#DIV/0!	'00001	244.9793	C	\$53,360	14 113 012 20	RESIDENTIAL	401		58 Single Family	
14 113 035 00	15630 IDA CENTER RD	9/28/2023	\$254,500	WD	03-ARM'S LENGTH	\$254,500	\$84,800	33.27	\$221,787	\$210,188	\$44,712	\$11,599	3.855	0	#DIV/0!	'00001	217.0556	C	\$25,005		RESIDENTIAL	401		64 Single Family	
14 115 012 00	5431 SYLVANIA PETERSBURG	9/14/2023	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$132,200	42.10	\$318,922	\$287,180	\$16,820	\$21,742	0.774	0	#DIV/0!	'00001	91.0642	CD	\$111,000		RESIDENTIAL	401		64 Single Family	
14 115 030 15	5400 TEAL RD	9/21/2023	\$401,000	WD	03-ARM'S LENGTH	\$401,000	\$147,800	36.86	\$460,942	\$380,672	\$20,238	\$80,270	0.253	0	#DIV/0!	'00001	143.1014	C	\$71,600		RESIDENTIAL	401		73 Single Family	
14 119 016 01	4563 S COUNTY LINE HWY	12/1/2023	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$247,700	39.76	\$565,345	\$522,534	\$17,466	\$42,811	0.408	0	#DIV/0!	'00098	17.6	CD	\$55,000		AGRICULTURAL LAND	401		57 Single Family	
14 122 008 00	17595 IDA CENTER RD	2/21/2025	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$149,100	42.93	\$325,038	\$292,586	\$22,414	\$32,452	1.815	0	#DIV/0!	'00391	50.9336	C	\$58,800		RESIDENTIAL	401		57 Single Family	
Totals:			\$2,944,800			\$2,944,800	\$1,133,900	38.54	\$2,898,296	\$2,872,824	\$26,472	\$245,178	1.178	0	#DIV/0!	1.496570289	50.5802								
APPLIED TO:								38.54																	
ECF	NEIGHBORHOOD	CODE	STRUCTURES					3.88																	
1.135	Residential	00001	Agricultural																						

Avg. E.C.F. => 1.184 Avg. Variance => 115.5087 Coefficient of Var => 68.38130275

Std. Dev. => 1.185 rounded

RESIDENTIAL 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.	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Occupancy	Other Parcels in Sale	Land Table
08 045 008 10	Last Year	LERVIS AVE-VACANT	4/28/23	\$ 170,000	WD	03-ARM'S LENGTH	\$ 170,000	\$ 25,900	\$ 144,100	\$ 155,000	0.93	00045	Zern Garage repair/with house	08 055 001 00	COMMERCIAL
14 102 007 00	Last Year	16015 DA WEST RD	1/12/24	\$ 140,000	WD	03-ARM'S LENGTH	\$ 140,000	\$ 26,000	\$ 114,000	\$ 155,000	0.74	00099	Restaurant		COMMERCIAL
14 103 017 10	Last Year	17562 DA WEST RD	1/16/24	\$ 855,000	WD	03-ARM'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	5925 ST ANTHONY RD	4/9/24	\$ 214,500	WD	03-ARM'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-ARM'S LENGTH	\$ 170,000	\$ 41,600	\$ 128,400	\$ 136,600	0.94	00098	Tanning salon		COMMERCIAL
Total							\$ 1,206,000	\$ 1,142,600	\$ 1,050	rounded					

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

APPLIED TO:
ECF **1.050** NEIGHBORHOOD CODE 00001 STRUCTURES Commercial

RESIDENTIAL 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
01 094 035 30	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	Garages/repair shop for semis		COMMERCIAL & INDUSTRIAL
02 016 049 00	New	9411 SUMMERFIELD	9/3/25	\$ 154,000	WD	03-ARM'S LENGTH	\$ 154,000	\$ 61,000	\$ 93,000	\$ 106,173	0.88	189	Vacant Light Ind		INDUSTRIAL
02 096 046 40	New	130 REED	2/1/25	\$ 883,000	WD	03-ARM'S LENGTH	\$ 883,000	\$ 112,000	\$ 771,000	\$ 700,000	1.10	189	Light Ind		INDUSTRIAL
Total							\$ 1,942,000	\$ 1,479,173	\$ 0.915	rounded					

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

APPLIED TO:
ECF **0.915** NEIGHBORHOOD CODE 00001 STRUCTURES Industrial