

INDUSTRIAL 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 \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollar\$/Sq.Ft.	ECE Area	Libary/Page	Other Parcels in Sale	Land Table	Class			
34-104 025 11	15808 ALBAIN RD	11/15/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$104,200	44.94	\$251,257	\$16,285	\$35,500	0.0	0.0	1.00	1.00	\$16,285	\$0.37	00001 2024R012407			RESIDENTIAL	401			
14-107 010 20	LENAWEE COUNTY LINE RD-V	01/12/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$14,100	23.50	\$30,399	\$37,811	\$28,210	0.0	0.0	1.03	1.03	\$56,127	\$1.29	00001 2024R006648	14.107 010 30		RESIDENTIAL	402			
14-107 010 30	Z21.N COUNTY LINE HWY	01/12/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$24,600	41.00	\$28,210	\$60,000	\$28,210	0.0	0.0	1.03	1.07	\$58,252	\$1.34	00001 2024R006648	14.107 010 20		RESIDENTIAL	401			
14-110 017 10	4149 FORREST AVE	09/26/24	\$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 2024R03646			RESIDENTIAL	401			
14-113 034 00	15822 IDA CENTER RD	12/09/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$84,100	39.56	\$204,118	\$24,308	\$23,436	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	4585 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	\$15,800	112.86	\$38,270	\$14,000	\$33,270	0.0	0.0	1.06	1.06	\$13,270	\$0.30	00001 2024R08511			RESIDENTIAL	401			
14-136 031 40	8623 SUMMERFIELD RD	03/21/25	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$201,600	49.41	\$426,078	\$16,242	\$34,320	0.0	0.0	1.13	1.13	\$14,373	\$0.33	00001 2025R04171			RESIDENTIAL	401			
Total:											7.61	7.65	Average	\$251,595	0.0	Average	\$1,689,119	\$265,876	\$251,595	0.0	Average	per Net Acres=>	34,919.36	per SqFt=>	\$0.80

\$35,000 one acre site value

INDUSTRIAL 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	\$48,629	\$49,000
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
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	\$78,000
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
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	\$111,000
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	\$60,000	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
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	MORCOCO 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
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

INDUSTRIAL 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
14 032 009 00	BRAGG RD		12/12/23	\$160,000	20.00	\$8,000.00
14 128 003 03	TODD RD VAC		09/05/24	\$260,000	60.16	\$4,321.81
14 132 008 00	GOETZ RD		01/09/25	\$380,000	40.00	\$9,500.00
OUTSIDE OF TOWNSHIP						
08 030 025 00	TUNNICLIFFE RD-VACANT		04/23/24	\$450,000	59.79	\$7,526.22
Total Sale Price				\$1,410,000.00		
Total Acres:					199.951	
Ave. Price/Ac/Group Sale						\$7,469.60
Ave. Price/Ac/Ind Acre						\$7,051.73
14 124 027 00				\$167,000	26.18	\$6,378.92
						Cost per Acre / Average Sale
						Total Sale Price / Total Acres Sold
						mostly wooded

APPLIED TO: NEIGHBORHOOD LAND TABLE

INDUSTRIAL 00100

Acres	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

INDUSTRIAL	00100
AGRICULTURAL	\$7,000
TILLABLE:	\$7,000
WOODS #1:	\$7,000
WOODS #2:	\$6,400
DITCH/WETLAND	\$3,000
RIVER FLATS	\$3,000

INDUSTRIAL 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											0.91				
											0.915				

0.915 rounded

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

APPLIED TO:

ECF	NEIGHBORHOOD	CODE	STRUCTURES
0.915	Industrial	00100	Industrial

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

Parcel Number	Street Address	Sale Date	Sale Price	Sale Price	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land \$ Yrd	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Despr.	Building Occupancy
14 035 054 50	209 N COUNTY LINE HWY	6/6/2024	\$245,000	\$245,000	WD	\$245,000	\$108,200	41.16	\$439,124	\$43,934	\$201,966	\$183,081	1.098	1,470	\$136.78	'00001	2.2241	C	\$33,600		RESIDENTIAL	401	75	Single Family
14 113 003 30	4986 WELLS RD	7/30/2024	\$475,000	\$475,000	WD	\$475,000	\$164,200	29.59	\$432,291	\$84,960	\$390,040	\$283,382	1.381	1,936	\$201.47	'00001	26.0774	C	\$77,288		RESIDENTIAL	401	78	Single Family
14 113 005 10	15317 LULU RD	1/18/2024	\$280,000	\$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
14 124 007 70	14815 IDA CENTER RD	8/17/2023	\$275,000	\$275,000	WD	\$275,000	\$143,200	52.07	\$377,662	\$65,178	\$209,827	\$249,986	0.839	1,920	\$109.28	'00001	28.1141	C	\$46,140		RESIDENTIAL	401	80	Single Family
Totals:			\$1,275,000	\$1,275,000		\$1,275,000	\$555,300	41.55	\$1,367,197	\$1,367,197	\$1,028,847	\$914,496			\$144.72		0.8379							
APPLIED TO:																								
ECF	1.220	NEIGHBORHOOD	00100	STRUCTURES	Residential	PERCENT GOOD	100-81%																	
APPLIED TO:																								
ECF	1.260	NEIGHBORHOOD	00100	STRUCTURES	Residential	PERCENT GOOD	70-61%																	

APPLIED TO: ECF 1.220 NEIGHBORHOOD 00100 STRUCTURES Residential PERCENT GOOD 100-81%

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

Parcel Number	Street Address	Sale Date	Sale Price	Sale Price	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land \$ Yrd	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Despr.	Building Occupancy
14 035 054 50	2756 SUMMERFIELD RD	4/16/2024	\$420,000	\$420,000	WD	\$420,000	\$202,800	48.29	\$441,888	\$143,803	\$278,197	\$243,925	1.140	1,606	\$173.22	'00001	9.1783	C	\$11,055		RESIDENTIAL	401	73	Single Family
14 110 039 30	4131 SYLVANIA PETERSBURG RD	2/9/2024	\$555,000	\$555,000	WD	\$555,000	\$164,200	29.59	\$450,814	\$80,787	\$474,213	\$300,834	1.576	2,142	\$221.39	'00001	34.4213	C	\$38,285		RESIDENTIAL	401	74	Single Family
14 113 003 30	4986 WELLS RD	7/30/2024	\$475,000	\$475,000	WD	\$475,000	\$164,200	29.59	\$432,291	\$84,960	\$390,040	\$283,382	1.381	1,936	\$201.47	'00001	14.9135	C	\$77,288		RESIDENTIAL	401	78	Single Family
14 113 005 10	15317 LULU RD	1/18/2024	\$280,000	\$280,000	WD	\$280,000	\$108,900	38.89	\$293,120	\$51,981	\$228,019	\$196,047	1.163	1,736	\$131.35	'00098	6.9031	CD	\$49,000		AGRICULTURAL LAND	401	78	Single Family
14 119 016 01	4563 S COUNTY LINE HWY	12/1/2023	\$540,000	\$540,000	WD	\$540,000	\$214,700	39.76	\$585,345	\$243,349	\$337,651	\$283,598	1.133	2,824	\$119.44	'00098	9.8829	CD	\$193,541		AGRICULTURAL LAND	401	73	Single Family
14 124 024 50	34882 TODD RD	9/19/2025	\$3,000,000	\$3,000,000	WD	\$3,000,000	\$1,750,000	53.94	\$3,952,533	\$49,120	\$2,869,660	\$2,950,392	0.998	2,950	\$1,013.66	'00001	23.9584	C	\$65,120		RESIDENTIAL	401	72	Single Family
Totals:			\$2,600,000	\$2,600,000		\$2,600,000	\$1,060,600	40.91	\$2,578,671	\$1,060,600	\$1,495,000	\$1,497,208			\$113.66		1.1488							
APPLIED TO:																								
ECF	1.245	NEIGHBORHOOD	00100	STRUCTURES	Residential	PERCENT GOOD	80-71%																	
APPLIED TO:																								
ECF	1.260	NEIGHBORHOOD	00100	STRUCTURES	Residential	PERCENT GOOD	70-61%																	

APPLIED TO: ECF 1.245 NEIGHBORHOOD 00100 STRUCTURES Residential PERCENT GOOD 80-71%

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

Parcel Number	Street Address	Sale Date	Sale Price	Sale Price	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land \$ Yrd	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Despr.	Building Occupancy
14 035 027 00	16190 DIXON RD	1/31/2024	\$370,000	\$370,000	WD	\$370,000	\$144,300	39.00	\$368,134	\$69,290	\$301,710	\$239,975	1.258	2,090	\$144.36	'00001	2.7942	C	\$49,000		RESIDENTIAL	401	61	Single Family
14 036 040 20	2706 WELLS RD	8/23/2024	\$325,000	\$325,000	WD	\$325,000	\$177,000	54.46	\$387,661	\$147,051	\$177,949	\$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	\$335,000	WD	\$335,000	\$104,200	44.34	\$264,799	\$36,029	\$198,941	\$182,992	1.087	1,248	\$159.41	'00001	19.7965	C	\$35,000		RESIDENTIAL	401	70	Single Family
14 104 006 10	990 DENNISON RD	9/20/2024	\$335,000	\$335,000	WD	\$335,000	\$137,500	38.06	\$342,976	\$96,623	\$238,377	\$197,082	1.210	1,692	\$140.36	'00001	7.5590	CD	\$78,443		RESIDENTIAL	401	65	Single Family
14 110 017 10	4149 FORREST AVE	3/26/2024	\$296,000	\$296,000	WD	\$296,000	\$118,200	39.87	\$297,999	\$26,023	\$269,977	\$216,716	1.246	1,692	\$159.57	'00001	3.9286	C	\$23,953		RESIDENTIAL	401	66	Single Family
14 110 030 00	4355 SYLVANIA PETERSBURG	6/28/2023	\$224,500	\$224,500	WD	\$224,500	\$76,800	31.99	\$131,301	\$4,095	\$180,445	\$117,796	1.332	1,390	\$130.53	'00001	2.4972	C	\$28,000		RESIDENTIAL	401	64	Single Family
14 119 016 10	4563 S COUNTY LINE HWY	12/1/2023	\$540,000	\$540,000	WD	\$540,000	\$214,700	39.76	\$585,345	\$243,349	\$337,651	\$283,598	1.133	2,824	\$119.44	'00098	9.8829	CD	\$193,541		AGRICULTURAL LAND	401	64	Single Family
14 119 016 10	4563 S COUNTY LINE HWY	8/16/2023	\$189,000	\$189,000	WD	\$189,000	\$58,400	34.65	\$152,649	\$26,170	\$134,250	\$104,383	1.281	1,008	\$133.66	'00001	0.5606	D	\$24,440		RESIDENTIAL	401	69	Single Family
14 119 016 10	4695 S COUNTY LINE HWY	5/14/2024	\$183,000	\$183,000	WD	\$183,000	\$69,400	34.10	\$155,649	\$26,170	\$134,250	\$104,383	1.281	1,008	\$133.66	'00001	0.5606	D	\$21,915		RESIDENTIAL	401	69	Single Family
14 125 004 10	13383 TODD RD	5/24/2024	\$395,000	\$395,000	WD	\$395,000	\$124,400	31.49	\$339,765	\$125,816	\$219,184	\$171,159	1.573	1,754	\$125.47	'00001	28.7591	CD	\$117,400		RESIDENTIAL	401	69	Single Family
14 136 031 40	8623 SUMMERFIELD RD	3/21/2025	\$408,000	\$408,000	WD	\$408,000	\$201,600	49.41	\$428,708	\$48,459	\$359,541	\$304,199	1.182	2,053	\$175.13	'00001	10.3195	BC	\$36,950		RESIDENTIAL	401	64	Single Family
Totals:			\$3,416,500	\$3,416,500		\$3,416,500	\$1,371,300	40.13	\$3,394,203	\$48,459	\$2,706,348	\$2,146,925			\$150.48		2.4548							
APPLIED TO:																								
ECF	1.260	NEIGHBORHOOD	00100	STRUCTURES	Residential	PERCENT GOOD	70-61%																	
APPLIED TO:																								
ECF	1.260	NEIGHBORHOOD	00100	STRUCTURES	Residential	PERCENT GOOD	70-61%																	

APPLIED TO: ECF 1.260 NEIGHBORHOOD 00100 STRUCTURES Residential PERCENT GOOD 70-61%

INDUSTRIAL ECF STUDY FOR 2026 ASSESSMENT
Residential Structures 60-51%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst./Adj. Sale	Cur. Appraisal	Land Area	Blfg. Residual	Cost Min.	E.C.F.	Floor Area	S/Sq.Ft.	EG Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Property Class	Building Dep.	Building Occupancy	
14 035 002 00	16455 DIXON RD	12/8/2023	\$377,000	WD	03-ARMS LENGTH	\$377,000	\$130,300	34.56	\$372,013	\$111,025	\$265,975	\$200,760	1.325	1,488	\$178.75	'00001	0.5388	C	\$85,000	14 102 019 20, 14 102 019 30, 14 102 019 10	RESIDENTIAL 401	60	Single Family	
14 102 019 00	16552 BALDROAD ST	3/31/2023	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$131,300	29.79	\$241,100	\$88,004	\$281,996	\$140,840	2.002	1,480	\$216.92	'00001	6.1993	C	\$50,700		RESIDENTIAL 401	54	Single Family	
14 106 054 01	20220 DEERFIELD RD	11/27/2024	\$201,000	WD	03-ARMS LENGTH	\$201,000	\$77,800	45.31	\$226,655	\$39,407	\$141,333	\$104,380	1.779	1,318	\$106.88	'00001	55.1624	CD	\$25,000		RESIDENTIAL 401	54	Single Family	
14 113 014 00	15555 LULU RD	10/22/2024	\$339,900	WD	03-ARMS LENGTH	\$339,900	\$131,700	38.75	\$266,115	\$77,992	\$261,908	\$144,710	1.810	1,332	\$196.63	'00001	47.9974	C	\$53,860	14 113 012 20	RESIDENTIAL 401	53	Single Family	
14 113 014 00	15555 LULU RD	10/22/2024	\$339,900	WD	03-ARMS LENGTH	\$339,900	\$131,700	38.75	\$266,115	\$77,992	\$261,908	\$144,710	1.810	1,332	\$196.63	'00001	47.9974	C	\$53,860	14 113 012 20	RESIDENTIAL 401	53	Single Family	
14 113 035 00	15830 DA CENTER RD	12/8/2023	\$254,900	WD	03-ARMS LENGTH	\$254,900	\$84,100	39.56	\$205,920	\$27,652	\$177,348	\$139,240	1.581	1,128	\$157.22	'00001	3.6915	C	\$25,228		RESIDENTIAL 401	58	Single Family	
14 113 035 00	15830 DA CENTER RD	12/8/2023	\$254,900	WD	03-ARMS LENGTH	\$254,900	\$84,100	39.56	\$205,920	\$27,652	\$177,348	\$139,240	1.581	1,128	\$157.22	'00001	3.6915	C	\$25,228		RESIDENTIAL 401	58	Single Family	
14 115 017 00	1874 DA CENTER RD	5/18/2023	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$103,300	38.98	\$248,272	\$48,774	\$214,126	\$173,383	1.281	1,886	\$140.05	'00001	4.9079	C	\$31,304		RESIDENTIAL 401	58	Single Family	
14 115 017 00	1874 DA CENTER RD	5/18/2023	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$103,300	38.98	\$248,272	\$48,774	\$214,126	\$173,383	1.281	1,886	\$140.05	'00001	4.9079	C	\$31,304		RESIDENTIAL 401	58	Single Family	
14 122 008 00	7395 DA CENTER RD	7/14/2023	\$395,000	WD	03-ARMS LENGTH	\$395,000	\$148,100	53.95	\$257,685	\$98,661	\$156,339	\$143,215	1.266	1,398	\$93.53	'00001	40.2270	C	\$11,000		RESIDENTIAL 401	57	Single Family	
14 122 008 00	7395 DA CENTER RD	7/14/2023	\$395,000	WD	03-ARMS LENGTH	\$395,000	\$148,100	53.95	\$257,685	\$98,661	\$156,339	\$143,215	1.266	1,398	\$93.53	'00001	40.2270	C	\$11,000		RESIDENTIAL 401	57	Single Family	
14 135 035 00	7935 MORRISFIELD RD	10/17/2023	\$213,000	WD	03-ARMS LENGTH	\$213,000	\$72,300	38.94	\$146,692	\$33,568	\$180,432	\$124,710	1.447	1,310	\$137.73	'00001	32.4053	C	\$35,000		RESIDENTIAL 401	53	Single Family	
14 135 035 00	7935 MORRISFIELD RD	10/17/2023	\$213,000	WD	03-ARMS LENGTH	\$213,000	\$72,300	38.94	\$146,692	\$33,568	\$180,432	\$124,710	1.447	1,310	\$137.73	'00001	32.4053	C	\$35,000		RESIDENTIAL 401	53	Single Family	
14 134 003 00	20365 MORRISFIELD RD	9/18/2023	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$116,600	40.15	\$465,922	\$83,126	\$246,874	\$255,803	0.965	2,644	\$93.37	'00001	36.5114	C	\$38,200		RESIDENTIAL 401	60	Single Family	
14 140 015 00	3870 MCNEIL DR	1/8/2025	\$4,109,800	WD	03-ARMS LENGTH	\$4,109,800	\$1,632,800	39.73	\$4,057,237	\$25,586	\$2,349,369	\$1,766,652	1.610	1,428	\$142.43	'00001	27.9816	C	\$25,886		RESIDENTIAL 401	53	Single Family	
Totals:			\$4,109,800			\$4,109,800	\$1,632,800	39.73	\$4,057,237	\$25,586	\$2,349,369	\$1,766,652	1.610	1,428	\$142.43		1.2007		\$25,886					
APPLIED TO:																								
ECF	NEIGHBORHOOD	CODE	STRUCTURES	PERCENT GOOD																				
1.320	Industrial	00100	Residential	60-51%																				
APPLIED TO:																								
1.345	Industrial	00100	Residential	50-0%																				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asst. when Sold	Asst./Adj. Sale	Cur. Appraisal	Land Area	Blfg. Residual	Cost Min.	E.C.F.	Floor Area	S/Sq.Ft.	EG Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Property Class	Building Dep.	Building Occupancy	
14 107 014 00	178 N COUNTY LINE HWY	12/20/2024	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$98,100	51.63	\$219,923	\$63,393	\$146,607	\$119,946	1.056	1,486	\$86.20	'00001	24.8151	D	\$55,100		RESIDENTIAL 401	45	Single Family	
14 113 014 00	15555 LULU RD	10/22/2024	\$339,900	WD	03-ARMS LENGTH	\$339,900	\$131,700	38.75	\$266,115	\$77,992	\$261,908	\$144,710	1.810	1,332	\$196.63	'00001	50.6198	C	\$53,860	14 113 012 20	RESIDENTIAL 401	53	Single Family	
14 113 019 00	5035 SUMMERFIELD RD	10/16/2023	\$179,000	WD	03-ARMS LENGTH	\$179,000	\$84,600	47.26	\$212,480	\$115,918	\$63,082	\$73,993	0.853	1,259	\$50.10	'00001	45.1144	D	\$11,000		RESIDENTIAL 401	45	Single Family	
14 116 014 10	18750 DA CENTER RD	7/28/2023	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$73,400	38.63	\$179,338	\$48,441	\$141,559	\$100,304	1.411	1,196	\$118.36	'00001	10.7616	CD	\$47,570		RESIDENTIAL 401	45	Single Family	
14 124 020 00	6985 SUMMERFIELD RD	7/3/2024	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$112,200	56.10	\$247,698	\$37,671	\$162,229	\$103,336	1.006	1,720	\$94.38	'00001	29.7529	C	\$35,000		RESIDENTIAL 401	57	Single Family	
14 136 025 00	8885 SUMMERFIELD RD	7/18/2023	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$104,600	39.47	\$255,258	\$6,646	\$184,410	\$176,652	1.080	1,428	\$131.17	'00001	30.6140	C	\$25,886		RESIDENTIAL 401	48	Single Family	
14 140 015 00	3870 MCNEIL DR	1/8/2025	\$4,073,900	WD	03-ARMS LENGTH	\$4,073,900	\$1,611,600	37.68	\$4,056,046	\$25,586	\$2,349,369	\$1,766,652	1.610	1,428	\$138.44		4.0594		\$25,886					
Totals:			\$4,073,900			\$4,073,900	\$1,611,600	37.68	\$4,056,046	\$25,586	\$2,349,369	\$1,766,652	1.610	1,428	\$138.44		0.346692298		\$25,886					
APPLIED TO:																								
ECF	NEIGHBORHOOD	CODE	STRUCTURES	PERCENT GOOD																				
1.345	Industrial	00100	Residential	50-0%																				

INDUSTRIAL ECF STUDY FOR 2026 ASSESSMENT
Residential Structures 50-0%

INDUSTRIAL ECF STUDY FOR 2026 ASSESSMENT
Agricultural Structures

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land A Yrd	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Destr.	Building Occupancy																						
14 035 002 00	16455 DIXON RD	12/8/2023	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$130,300	34.56	\$377,013	\$356,188	\$20,812	\$15,825	1.315	0	#DIV/0!	'00001	36.5125	C	\$85,000		RESIDENTIAL	401	60	Single Family																						
14 035 027 00	16390 DIXON RD	1/31/2024	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$144,300	39.00	\$368,134	\$372,598	\$17,402	\$15,536	1.120	0	#DIV/0!	'00001	56.4151	C	\$49,000		RESIDENTIAL	401	61	Single Family																						
14 113 014 00	15555 LULU RD	10/22/2024	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$131,700	38.75	\$266,115	\$242,572	\$97,328	\$23,543	4.134	0	#DIV/0!	'00001	244.5793	C	\$53,860	14 113 012 20	RESIDENTIAL	401	53	Single Family																						
14 113 035 00	15830 IGA 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	58	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	\$297,180	\$16,820	\$21,742	0.774	0	#DIV/0!	'00001	91.0642	CD	\$111,000		RESIDENTIAL	401	24	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	\$26,328	\$80,270	0.258	0	#DIV/0!	'00001	45.1084	C	\$111,000		RESIDENTIAL	401	41	Single Family																						
14 119 016 01	4583 S COUNTY LINE HWY	12/17/2023	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$174,700	39.76	\$325,015	\$292,456	\$32,559	\$32,456	1.008	0	#DIV/0!	'00001	17.6136	C	\$193,841		AGRICULTURAL LAND	401	73	Single Family																						
14 122 008 00	15395 IGA CENTER RD	2/27/2023	\$294,800	WD	03-ARM'S LENGTH	\$294,800	\$113,800	42.93	\$292,015	\$292,586	\$52,441	\$29,452	1.615	0	#DIV/0!	'00001	6.9136	C	\$56,600		RESIDENTIAL	401	57	Single Family																						
Totals:																							\$2,941,800	\$2,841,800	\$1,138,900	Sale Ratio =>	38.54	\$2,880,236	\$287,282	\$249,778	1.178	Std. Deviations=>	1.46570269	115.5087	1.185	rounded	115.5087	60.8802	68.58130275							

APPLIED TO:
ECF 1.185

NEIGHBORHOOD CODE STRUCTURES
Industrial 00.00 Agricultural

INDUSTRIAL ECF STUDY FOR 2026 ASSESSMENT

Commercial Structures

Parcel Number	Last Year on New	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Impr.	Bldg. Residual	Cost (Min. \$)	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-ARM'S LENGTH	\$ 170,000	\$ 25,900	\$ 144,100	\$ 155,000	0.93	00045	Zorn Garage repair/wth house	08 055 001 00	COMMERCIAL
14 103 017 10	Last Year	16015 IDA 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
15 011 004 20	Last Year	17562 IDA 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
42 040 715 00	Last Year	5325 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
		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	1.06				
										\$ 1,427,600	1.050				5

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

APPLIED TO:

ECF 1.050 NEIGHBORHOOD Industrial CODE 00100 STRUCTURES Commercial