

2025 City of Westland Commercial ECF Neighborhood Summary

Table Number	Table Name	2024 ECF	RECCOMENDED ON LIST	2025 ECF	TYPE OF PROPERTIES INCLUDED
800	COMMERCIAL	0.875	0.958	0.958	VACANT, EXEMPT, MALL, BOWLING, MINI STORAGE, MOTEL, SKATING RINK, ANCHOR AT MALL
APT	APARTMENTS/ROW HOUSES/MULTI	1.340	1.470	1.470	INCLUDES MOBILE HOME
AUT	AUTO RELATED	1.420	1.505	1.505	
BIG BOX	BIG BOX RETAIL	1.050	1.080	1.080	TYPICALLY DISCOUNT OR WHS GREATER THAN 20,000 SF
OFF	OFFICE	1.135	1.207	1.205	INCLUDES BEAUTY/MEDICAL/MORTUARY/DAY CARE
RES	RESTAURANT	1.040	1.093	1.093	INCLUDES BARS AND FAST FOOD
RET	RETAIL	1.305	1.333	1.333	

2025 City of Westland Commercial ECF Neighborhood Summary

800 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	Other Parcels in Sale	Land Table		
56 020 99 0007 711	35500 CENTRAL CITY	09/22/23	\$4,500,000	PTA	03-ARM'S LENGTH	\$4,500,000	\$903,500	20.08	\$1,939,268	\$778,459	\$3,721,541	\$1,326,639	2.805	64,450	\$57.74	800	176.4851				COMM IN TIFA/DDA AREAS		
46 055 02 0148 005	30950 FIVE MILE	09/11/23	\$1,680,000	CD	03-ARM'S LENGTH	\$1,680,000	\$536,300	31.92	\$2,059,275	\$640,356	\$1,039,644	\$1,456,796	0.714	35,823	\$29.02	00001	32.6738		BOWL		LIVONIA		
35 013 01 0051 301	1740 MIDDLEBELT	10/26/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$192,400	76.96	\$407,484	\$88,577	\$161,423	\$327,420	0.493	5,173	\$31.20	00001	54.7374		FRATERNAL		GARDEN CITY		
56 036 99 0003 001	34250 FORD	03/01/24	\$1,600,000	WD	19-MULTI PARCEL ARM'S LI	\$1,600,000	\$1,264,400	79.03	\$2,506,397	\$387,620	\$1,212,380	\$2,263,651	0.536	32,849	\$36.91	00005	50.4803		HEALTH CLUB	56 036 99 0002 000	COMM IN TIFA/DDA AREAS		
56 020 99 0007 712	35600 CENTRAL CITY	01/24/23	\$1,300,000	PTA	03-ARM'S LENGTH	\$1,300,000	\$539,700	41.52	\$1,082,610	\$612,987	\$687,013	\$536,712	1.280	21,595	\$31.81	800	23.9651				COMM IN TIFA/DDA AREAS		
56 036 99 0003 001	34250 FORD	03/01/24	\$1,250,000	PTA	03-ARM'S LENGTH	\$1,250,000	\$1,090,800	87.26	\$2,232,545	\$364,383	\$885,617	\$2,135,042	0.415	33,296	\$26.60	800	62.5588		HEALTH CLUB		COMM IN TIFA/DDA AREAS		
6 Totals:			\$10,580,000	0		\$10,580,000	\$4,527,100		\$10,227,579	\$7,707,618	\$8,046,259				\$35.55		8.2476						
									Sale. Ratio =>	42.79				E.C.F. =>	0.958				Std. Deviation=>		0.919205713		
									Ave. E.C.F. =>	28.38					1.040				Ave. Variance=>		66.8168	Coefficient of Var=>	64.22286088

APT APARTMENTS/ROW HOUSES/MULTI																							
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	Other Parcels in Sale	Land Table		
35 006 02 0612 000	30537 KRAUTER	02/28/23	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$524,800	0.292	\$1,314,042	\$124,980	\$1,675,020	\$966,717	1.733	15,286	\$109.58	00004	30.1579		MULTIPLE RESIDENCES		EQUAL COMM		
55 002 01 1258 300	3200 NIAGARA	03/08/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,100	0.537	\$568,775	\$65,835	\$234,165	\$408,894	0.573	7,020	\$33.36	00004	85.8431		MULTIPLE RESIDENCES		EQUAL COMM		
55 017 04 0019 000	4077 COLUMBUS	06/26/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$77,100	0.309	\$181,849	\$33,501	\$216,399	\$120,608	1.794	2,322	\$93.20	00004	36.3122		MULTIPLE RESIDENCES		EQUAL COMM		
56 034 02 0001 000	6930 YALE	06/30/22	\$545,000	PTA	03-ARM'S LENGTH	\$545,000	\$185,200	33.98	\$419,703	\$67,221	\$477,779	\$263,046	1.816	6,450	\$74.07	APT	38.5221		APARTMENTS		COMM IN TIFA/DDA AREAS		
56 074 01 0612 301	33019 ALAMO	02/15/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$43,200	33.23	\$123,568	\$36,328	\$93,672	\$69,348	1.351	2,168	\$43.21	APT	8.0357		APARTMENTS		73-74 QUADS		
56 074 01 0644 301	33027 ALAMO	11/12/21	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$42,800	41.55	\$99,414	\$26,613	\$76,387	\$57,870	1.320	2,171	\$35.19	APT	11.1134		APARTMENTS		73-74 QUADS		
6 Totals:			\$3,127,900			\$3,127,900	\$1,034,200		\$2,707,351	\$2,773,422	\$1,886,484				\$64.77		3.9044						
								Sale. Ratio =>	33.06					E.C.F. =>	1.470	Std. Deviation=>			0.47474525				
								Std. Dev. =>	19.86					Ave. E.C.F. =>	1.431	Ave. Variance=>			34.9974	Coefficient of Var=>		24.45473625	

AUT AUTO RELATED																								
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	Other Parcels in Sale	Land Table			
56 001 99 0005 000	8405 N INKSTER	12/27/22	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$192,900	38.58	\$424,942	\$92,000	\$408,000	\$256,109	1.593	1,428	\$285.71	AUT	10.3780		GAR GAS STATION		GENERAL COMMERCIAL			
56 002 99 0079 000	8008 N MIDDLEBELT	08/25/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$164,300	82.15	\$359,626	\$102,399	\$97,601	\$181,146	0.539	669	\$145.89	AUT	95.0492		GAR GAS STATION		GENERAL COMMERCIAL			
56 015 01 0010 003	7730 N WAYNE	07/06/22	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$262,400	27.62	\$627,112	\$82,848	\$867,152	\$383,285	2.262	1,694	\$511.90	AUT	77.3134		GAR GAS STATION		COMM IN TIFA/DDA AREAS			
56 028 99 0005 004	38300 FORD	12/27/23	\$961,903	PTA	03-ARM'S LENGTH	\$961,903	\$413,400	42.98	\$854,071	\$245,423	\$716,480	\$428,625	1.672	7,124	\$100.57	AUT	18.2287		CAR WASH		COMM IN TIFA/DDA AREAS			
56 032 03 0743 000	35529 FORD	01/31/23	\$403,600	PTA	19-MULTI PARCEL ARM'S LI	\$403,600	\$142,600	35.33	\$300,408	\$86,906	\$316,694	\$164,232	1.928	4,386	\$72.21	AUT	43.9040		AUTO CENTER	56 032 03 0748 000	COMM IN TIFA/DDA AREAS			
56 038 01 0021 305	33000 FORD	02/09/22	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$352,300	45.46	\$809,933	\$210,852	\$564,148	\$460,832	1.224	13,616	\$41.43	AUT	26.5094		AUTO CENTER		COMM IN TIFA/DDA AREAS			
56 041 01 0844 006	34043 FORD	12/28/23	\$759,775	PTA	19-MULTI PARCEL ARM'S LI	\$759,775	\$358,200	47.15	\$793,744	\$235,323	\$524,452	\$393,254	1.334	9,491	\$55.26	AUT	15.5669		AUTO CENTER	56 041 01 0844 005	COMM IN TIFA/DDA AREAS			
56 045 99 0009 001	35425 FORD	09/15/22	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$190,100	30.42	\$599,937	\$79,668	\$545,332	\$366,387	1.488	1,776	\$307.06	AUT	0.0884		GAR GAS STATION		COMM IN TIFA/DDA AREAS			
56 072 99 0003 702	31350 MICHIGAN	09/02/22	\$991,036	PTA	03-ARM'S LENGTH	\$991,036	\$467,100	47.13	\$1,021,841	\$251,877	\$739,159	\$542,228	1.363	4,661	\$158.58	AUT	12.6102		AUTO		GENERAL COMMERCIAL			
9 Totals:			\$6,166,314			\$6,166,314	\$2,543,300		\$5,791,614		\$4,779,018	\$3,176,098			\$186.51		1.5392							
								Sale. Ratio =>	41.25					E.C.F. =>	1.505					Std. Deviation=>	0.48066821			
								Std. Dev. =>	15.95					Ave. E.C.F. =>	1.489					Ave. Variance=>	33.2942			
																				Coefficient of Var=>	22.35577938			

BIG BOX		BIG BOX RETAIL																				
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	Other Parcels in Sale	Land Table	
46 109 03 0818 001	34039 SCHOOLCRAFT	07/29/21	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$428,000	43.67	\$936,734	\$195,154	\$784,846	\$840,794	0.933	23,616	\$33.23	LIVONIA	12.6787		WAREHOUSE		LIVONIA	
46 125 99 0013 001	36163 PLYMOUTH	07/10/23	\$2,900,000	WD	03-ARM'S LENGTH	\$2,900,000	\$1,187,700	0.410	\$2,651,104	\$902,387	\$1,997,613	\$1,795,397	1.113	36,445	\$54.81	00001	5.2385		SHOP NBHD		LIVONIA	
56 057 03 0271 002	890 S WAYNE	10/31/22	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$519,900	33.54	\$1,291,913	\$222,820	\$1,327,180	\$1,169,686	1.135	17,388	\$76.33	WESTLAND	7.4402		SHOPPING CENTERS		WESTLAND	
3 Totals:			\$5,430,000			\$5,430,000	\$2,135,600		\$4,879,751		\$4,109,639	\$3,805,877			\$54.79		1.9569					
								Sale. Ratio =>	39.33			E.C.F. =>	1.080	Std. Deviation=>			0.251676673					
								Std. Dev. =>	22.63			Ave. E.C.F. =>	1.060	Ave. Variance=>			8.4524	Coefficient of Var=>	7.972165973			

OFF OFFICE																													
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	Other Parcels in Sale	Land Table								
56 007 01 0583 006	30765 ANN ARBOR TRAIL	06/10/22	\$525,000	PTA	19-MULTI PARCEL ARM'S LI	\$525,000	\$281,800	53.68	\$567,844	\$76,252	\$448,748	\$390,350	1.150	7,114	\$63.08	OFF	11.2335	1.0 STORY	OFFICE BUILDINGS	56 007 01 0583 007	GENERAL COMMERCIAL								
56 034 01 0003 001	7107 N WAYNE	10/13/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$207,600	51.90	\$437,735	\$55,401	\$344,599	\$336,858	1.023	5,354	\$64.36	OFF	23.8961		OFFICE BUILDINGS		COMM IN TIFA/DDA AREAS								
56 041 01 0843 007	34215 FORD	01/28/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$117,700	47.08	\$261,169	\$121,944	\$128,056	\$120,022	1.067	1,925	\$66.52	OFF	19.4998		OFFICE BUILDINGS		COMM IN TIFA/DDA AREAS								
56 043 02 0243 300	400 N WAYNE	03/31/22	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$282,700	53.34	\$651,047	\$190,332	\$339,668	\$397,168	0.855	4,471	\$75.97	OFF	40.6715		MED OFC		COMM IN TIFA/DDA AREAS								
56 045 01 0313 000	36313 FORD	09/13/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$95,700	35.44	\$205,764	\$46,207	\$223,793	\$137,549	1.627	1,592	\$140.57	OFF	36.5064		BARBER/BEAUTY		COMM IN TIFA/DDA AREAS								
56 045 02 0001 000	35551 FORD	01/11/24	\$599,999	PTA	03-ARM'S LENGTH	\$599,999	\$201,200	33.53	\$408,607	\$136,032	\$463,967	\$240,154	1.932	5,161	\$89.90	OFF	67.0014		OFFICE BUILDINGS		COMM IN TIFA/DDA AREAS								
56 054 99 0013 702	38979 CHERRY HILL	09/12/23	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$288,000	54.86	\$598,143	\$122,164	\$402,836	\$419,365	0.961	5,200	\$77.47	OFF	30.1354		MED OFC		GENERAL COMMERCIAL								
56 060 02 0175 000	1638 S WAYNE	12/14/23	\$562,000	PTA	19-MULTI PARCEL ARM'S LI	\$562,000	\$175,400	31.21	\$375,890	\$44,763	\$517,237	\$273,024	1.894	4,607	\$112.27	OFF	63.2534		OFFICE BUILDINGS	56 060 02 0176 000	COMM IN TIFA/DDA AREAS								
56 062 01 0169 006	315 S WAYNE	02/22/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$187,500	50.00	\$383,768	\$146,783	\$228,717	\$208,797	1.093	2,041	\$111.82	OFF	16.8933		MED OFC		COMM IN TIFA/DDA AREAS								
56 067 99 0022 701	1651 S VENJO	02/09/24	\$480,000	VD	03-ARM'S LENGTH	\$480,000	\$175,700	36.60	\$354,620	\$129,269	\$350,731	\$198,547	1.766	3,677	\$95.39	OFF	50.4547				GENERAL COMMERCIAL								
56 068 03 0101 303	1678 S MERRIMAN	04/22/22	\$412,500	PTA	19-MULTI PARCEL ARM'S LI	\$412,500	\$247,100	59.90	\$493,571	\$296,394	\$280,530	\$131,970	0.946	4,102	\$68.39	OFF	31.5464		MED OFC	56 068 03 0123 001	GENERAL COMMERCIAL								
56 069 01 0332 000	917 S MERRIMAN	05/11/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$102,100	44.39	\$230,555	\$38,961	\$191,039	\$168,805	1.132	2,000	\$95.52	OFF	13.0228		MED OFC		GENERAL COMMERCIAL								
56 075 09 0031 000	2505 S WAYNE	01/23/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,200	40.15	\$135,270	\$27,266	\$102,734	\$93,107	1.103	1,576	\$65.19	OFF	15.8542		OFFICE BUILDINGS		COMM IN TIFA/DDA AREAS								
56 075 99 0007 002	2401 S WAYNE	10/10/23	\$1,000,000	PTA	19-MULTI PARCEL ARM'S LI	\$1,000,000	\$500,600	50.06	\$1,030,006	\$214,619	\$785,381	\$702,920	1.117	7,754	\$101.29	OFF	14.4628		MORTUARY	56 075 09 0001 000, 5	COMM IN TIFA/DDA AREAS								
14 Totals:			\$6,289,499			\$6,289,499	\$2,915,300		\$6,133,989	\$4,807,536	\$3,983,061	\$87.70				5.4945													
								Sale. Ratio =>	46.35									E.C.F. =>	1.207										
								Std. Dev. =>	9.04									Ave. E.C.F. =>	1.262										
																Std. Deviation=>	0.371266363												
																								Coefficient of Var=>	24.58978893				

2025 City of Westland Commercial Land Value Neighborhood Summary

TABLE	2024 \$/Sq Ft	WEIGHTED AVG	MEAN AVG	MEDIAN	2025 \$/Sq Ft	# of Sales	COMMENTS?
801. COMM IN TIFA/DDA AREAS	\$ 4.25	\$ 5.45	\$ 4.54	\$ 3.76	\$ 4.25	31	
802. GENERAL COMMERCIAL	\$ 3.00	\$ 3.95	\$ 2.78	\$ 2.64	\$ 3.15	22	
806. COMMERCIAL SE 1/4	\$ 1.50	\$ 1.26	\$ 1.65	\$ 1.96	\$ 1.65	5	USED CITY OF INKSTER AND WAYNE SALES TO ASSIST

2025 City of Westland Commercial Land Value Neighborhood Summary

801. COMM IN TIFA/DDA AREAS

Parcel Number	Street Address	Sale Date	Sale Price	0	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Sq Ft	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Use Code	Class
56 014 99 0030 700	8017 N WAYNE	05/09/22	\$780,000	PTA	03-ARM'S LENGTH	\$780,000	\$382,200	49.00	\$892,792	\$55,676	0.91	39,639.60	\$1.40	RET		COMM IN TIFA/DDA AREAS	SHOP COMMUT	201
56 015 01 0010 003	7730 N WAYNE	07/06/22	\$950,000	PTA	03-ARM'S LENGTH	\$950,000	\$262,400	27.62	\$627,112	\$385,277	0.67	29,359.44	\$13.12	AUT		COMM IN TIFA/DDA AREAS	GAR GAS STATI	201
56 020 99 0007 711	35500 CENTRAL CITY	09/22/23	\$4,500,000	PTA	03-ARM'S LENGTH	\$4,500,000	\$903,500	20.08	\$1,939,268	\$3,293,847	3.96	172,497.60	\$19.10	800		COMM IN TIFA/DDA AREAS		201
56 020 99 0007 712	35600 CENTRAL CITY	01/24/23	\$1,300,000	PTA	03-ARM'S LENGTH	\$1,300,000	\$539,700	41.52	\$1,082,610	\$777,408	3.03	131,769.00	\$5.90	800		COMM IN TIFA/DDA AREAS		201
56 028 99 0005 004	38300 FORD	12/27/23	\$961,903	PTA	03-ARM'S LENGTH	\$961,903	\$413,400	42.98	\$854,071	\$332,580	1.21	52,881.84	\$6.29	AUT		COMM IN TIFA/DDA AREAS	CAR WASH	201
56 029 99 0008 718	36101 WARREN	09/28/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$205,300	35.70	\$392,594	\$575,000	1.84	80,150.40	\$7.17	800		COMM IN TIFA/DDA AREAS	RESTAURANTS	202
56 032 01 0101 000	35966 FORD	10/11/23	\$145,000	PTA	19-MULTI PARCEL A	\$145,000	\$52,400	36.14	\$107,426	\$96,447	0.78	33,889.68	\$2.85	RET	56 032 01 0104 000, 56 032 01 0105 000	COMM IN TIFA/DDA AREAS	STORES	201
56 032 03 0743 000	35522 FORD	01/31/23	\$403,600	PTA	19-MULTI PARCEL A	\$403,600	\$142,600	35.33	\$300,408	\$172,506	0.42	18,295.20	\$9.43	AUT	56 032 03 0748 000	COMM IN TIFA/DDA AREAS	AUTO CENTER	201
56 034 01 0003 001	7107 N WAYNE	10/13/22	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$207,600	51.90	\$437,735	\$10,954	0.26	11,456.28	\$0.96	OFF		COMM IN TIFA/DDA AREAS	OFFICE BUILDIN	201
56 034 01 0016 303	35253 WARREN	12/19/22	\$1,000,000	PTA	03-ARM'S LENGTH	\$1,000,000	\$506,200	50.62	\$1,086,703	\$102,130	1.02	44,431.20	\$2.30	RET		COMM IN TIFA/DDA AREAS	SHOP COMMUT	201
56 034 02 0001 000	6930 YALE	06/30/22	\$545,000	PTA	03-ARM'S LENGTH	\$545,000	\$185,200	33.98	\$419,703	\$188,241	0.68	29,620.80	\$6.36	APT		COMM IN TIFA/DDA AREAS	APARTMENTS	201
56 036 01 0005 000	33760 FORD	02/28/23	\$160,000	PTA	19-MULTI PARCEL A	\$160,000	\$55,700	34.81	\$117,949	\$79,819	0.20	8,886.24	\$8.98	RET	56 036 01 0006 000, 56 036 01 0007 000	COMM IN TIFA/DDA AREAS	STORES	201
56 036 01 0026 300	33610 FORD	08/25/22	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$146,100	48.70	\$325,663	\$15,251	0.22	9,626.76	\$1.58	RET		COMM IN TIFA/DDA AREAS	MARKET CONV	201
56 036 99 0001 002	5750 N WILDWOOD	02/16/22	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$117,300	78.20	\$268,205	(\$54,520)	0.34	14,984.64	(\$3.64)	RET		COMM IN TIFA/DDA AREAS	MARKET CONV	201
56 036 99 0002 000	34250 FORD	03/01/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$173,600	49.60	\$347,119	\$350,000	1.88	81,675.00	\$4.29	800		COMM IN TIFA/DDA AREAS	COM VAC	202
56 036 99 0003 001	34250 FORD	03/01/24	\$1,250,000	PTA	03-ARM'S LENGTH	\$1,250,000	\$1,090,800	87.26	\$2,232,545	(\$707,072)	1.49	64,817.28	(\$10.91)	800		COMM IN TIFA/DDA AREAS	HEALTH CLUB	201
56 038 01 0021 305	33000 FORD	02/09/22	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$352,300	45.46	\$809,933	\$156,491	1.03	45,041.04	\$3.47	AUT		COMM IN TIFA/DDA AREAS	AUTO CENTER	201
56 041 01 0843 007	34215 FORD	01/28/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$117,700	47.08	\$261,169	\$101,390	0.61	26,484.48	\$3.83	OFF		COMM IN TIFA/DDA AREAS	OFFICE BUILDIN	201
56 041 01 0844 006	34043 FORD	12/28/23	\$759,775	PTA	19-MULTI PARCEL A	\$759,775	\$358,200	47.15	\$793,744	\$161,343	1.06	45,955.80	\$3.51	AUT	56 041 01 0844 005	COMM IN TIFA/DDA AREAS	AUTO CENTER	201
56 042 02 0431 300	1900 N WAYNE	09/29/22	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$525,400	65.68	\$930,454	\$50,048	0.98	42,471.00	\$1.18	RET		COMM IN TIFA/DDA AREAS	SHOP COMMUT	201
56 043 02 0243 300	400 N WAYNE	03/31/22	\$530,000	PTA	03-ARM'S LENGTH	\$530,000	\$282,700	53.34	\$651,047	\$34,277	0.84	36,546.84	\$0.94	OFF		COMM IN TIFA/DDA AREAS	MED OFC	201
56 045 02 0001 000	35551 FORD	01/11/24	\$599,999	PTA	03-ARM'S LENGTH	\$599,999	\$201,200	33.53	\$408,607	\$308,950	0.64	27,660.60	\$11.17	OFF		COMM IN TIFA/DDA AREAS	OFFICE BUILDIN	201
56 045 99 0009 001	35425 FORD	09/15/22	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$190,100	30.42	\$599,937	\$86,341	0.33	14,418.36	\$5.99	AUT		COMM IN TIFA/DDA AREAS	GAR GAS STATI	201
56 046 02 0034 001	37387 FORD	10/10/23	\$650,000	PTA	19-MULTI PARCEL A	\$650,000	\$478,300	73.58	\$996,426	(\$184,992)	0.87	37,984.32	(\$4.87)	RET	56 046 02 0034 301, 56 046 02 0035 001	COMM IN TIFA/DDA AREAS	STORES	201
56 049 05 0980 301	37623 FORD	07/19/23	\$600,000	PTA	03-ARM'S LENGTH	\$600,000	\$139,100	23.18	\$276,738	\$451,002	0.69	30,056.40	\$15.01	AUT		COMM IN TIFA/DDA AREAS		201
56 049 05 0981 301	37401 FORD	07/05/22	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$323,000	280.87	\$645,919	\$115,000	3.49	151,980.84	\$0.76	800		COMM IN TIFA/DDA AREAS		001
56 057 03 0271 002	890 S WAYNE	10/31/22	\$1,550,000	PTA	03-ARM'S LENGTH	\$1,550,000	\$519,900	33.54	\$1,276,394	\$482,803	1.13	49,222.80	\$9.81	RET		COMM IN TIFA/DDA AREAS	SHOP COMMUT	201
56 062 01 0169 006	315 S WAYNE	02/22/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$187,500	50.00	\$383,768	\$126,007	0.73	31,711.68	\$3.97	OFF		COMM IN TIFA/DDA AREAS	MED OFC	201
56 063 02 0014 001	1361 S WAYNE	01/28/22	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$70,700	52.37	\$150,377	\$61,082	0.41	17,990.28	\$3.40	RET		COMM IN TIFA/DDA AREAS	STORES	201
56 075 09 0031 000	2505 S WAYNE	01/23/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$52,200	40.15	\$132,942	\$22,606	0.14	6,011.28	\$3.76	OFF		COMM IN TIFA/DDA AREAS	OFFICE BUILDIN	201
56 075 99 0007 002	2401 S WAYNE	10/10/23	\$1,000,000	PTA	19-MULTI PARCEL A	\$1,000,000	\$500,600	50.06	\$1,030,006	\$166,602	1.06	46,260.72	\$3.60	OFF	56 075 09 0001 000, 56 075 99 0002 000	COMM IN TIFA/DDA AREAS	MORTUARY	201
31 Totals:			\$22,665,277			\$22,665,277	\$9,682,900		\$20,779,364	\$7,812,494	32.92	1,433,777.40						
								Sale. Ratio =>	42.72									
								Std. Dev. =>	44.86									

WEIGHTED		
\$	5.45	AVG
\$	4.54	MEAN AVG
\$	3.76	MEDIAN

802. GENERAL COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Sq Ft	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Use Code	Class
56 001 99 0026 000	8653 N INKSTER	05/17/23	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$62,300	56.64	\$133,959	\$59,193	1.21	52,794.72	\$1.12	RET		GENERAL COMMERCIAL		201
56 001 99 0037 000	27527 JOY	02/04/22	\$310,000	PTA	19-MULTI PARCEL A	\$310,000	\$235,800	76.06	\$493,941	\$841	1.41	61,593.84	\$0.01	OFF	56 001 99 0036 000	GENERAL COMMERCIAL	MED OFC	201
56 001 99 0063 000	8455 N INKSTER	02/09/22	\$295,000	WD	19-MULTI PARCEL A	\$295,000	\$84,000	28.47	\$170,513	\$252,553	0.98	42,688.80	\$5.92	RET	56 001 99 0066 000	GENERAL COMMERCIAL	STORES	001
56 001 99 0065 000	8405 N INKSTER	12/27/22	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$192,900	38.58	\$424,942	\$122,103	0.36	15,681.60	\$7.79	AUT		GENERAL COMMERCIAL	GAR GAS STATI	201
56 001 99 0066 000	8475 N INKSTER	02/06/22	\$295,000	WD	19-MULTI PARCEL A	\$295,000	\$113,000	38.31	\$226,076	\$295,000	1.73	75,358.80	\$3.91	800	56 001 99 0066 000	GENERAL COMMERCIAL	COM VAC	001
56 002 99 0079 000	8008 N MIDDLEBELT	08/25/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$164,300	82.15	\$359,626	(\$114,208)	0.33	14,418.36	(\$7.92)	AUT		GENERAL COMMERCIAL	GAR GAS STATI	201
56 003 03 0039 000	WARREN	09/06/22	\$15,000	PTA	19-MULTI PARCEL A	\$15,000	\$3,300	22.00	\$6,665	\$15,000	0.05	2,221.56	\$6.75	800	56 003 03 0040 000, 56 003 03 0041 000	GENERAL COMMERCIAL	COM VAC	202
56 003 05 0006 301	7840 N MIDDLEBELT	01/24/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$71,000	47.33	\$154,586	\$27,179	0.14	6,011.28	\$4.52	RET		GENERAL COMMERCIAL		201
56 003 99 0012 705	7900 N MIDDLEBELT	05/03/23	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$294,500	58.90	\$630,945	(\$39,574)	0.67	29,010.96	(\$1.36)	RET		GENERAL COMMERCIAL		201
56 007 01 0583 006	30765 ANN ARBOR TRAIL	06/10/22	\$525,000	PTA	19-MULTI PARCEL A	\$525,000	\$281,800	53.68	\$567,844	\$18,314	0.73	31,929.48	\$0.57	OFF	56 007 01 0583 007	GENERAL COMMERCIAL	OFFICE BUILDIN	201
56 011 99 0006 001	33200 WARREN	12/29/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$190,000	95.00	\$394,788	(\$85,566)	0.80	34,673.76	(\$2.47)	OFF		GENERAL COMMERCIAL	OFFICE BUILDIN	201
56 011 99 0027 700	32500 WARREN	10/14/22	\$2,575,000	PTA	03-ARM'S LENGTH	\$2,575,000	\$1,268,000	49.24	\$2,805,633	\$665,374	6.53	284,446.80	\$2.34	RET		GENERAL COMMERCIAL	SHOP COMMUT	201
56 011 99 0027 700	32500 WARREN	10/14/22	\$2,575,000	PTA	03-ARM'S LENGTH	\$2,575,000	\$1,268,000	49.24	\$2,693,992	\$734,348	6.53	284,446.80	\$2.58	RET		GENERAL COMMERCIAL	SHOP COMMUT	201
56 021 99 0001 007	8631 N NEWBURGH	01/20/23	\$1,400,000	PTA	03-ARM'S LENGTH	\$1,400,000	\$426,200	30.44	\$1,004,205	\$600,107	1.49	64,860.84	\$9.25	RET		GENERAL COMMERCIAL	SHOP COMMUT	201
56 021 99 0001 711	37501 JOY	03/01/23	\$13,462,000	PTA	03-ARM'S LENGTH	\$13,462,000	\$4,777,300	35.49	\$11,324,838	\$3,341,901	8.78	382,456.80	\$8.74	APT		GENERAL COMMERCIAL	APARTMENTS	201

56 054 99 0013 702	38979 CHERRY HILL	09/12/23	\$525,000	PTA	03-ARM'S LENGTH	\$525,000	\$288,000	54.86	\$598,143	\$27,023	0.73	31,798.80	\$0.85	OFF	GENERAL COMMERCIAL	MED OFC	201	
56 066 99 0019 001	32603 CHERRY HILL	08/23/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$92,000	46.00	\$200,517	\$91,965	0.67	29,359.44	\$3.13	RET	GENERAL COMMERCIAL	STORES	201	
56 067 99 0022 701	1651 S VENOY	02/09/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$175,700	36.60	\$354,620	\$240,448	0.84	36,546.84	\$6.58	OFF	GENERAL COMMERCIAL		201	
56 068 03 0101 303	1678 S MERRIMAN	04/22/22	\$412,500	PTA	19-MULTI PARCEL A	\$412,500	\$247,100	59.90	\$493,571	\$28,962	1.68	73,355.04	\$0.39	OFF	56 068 03 0123 001	GENERAL COMMERCIAL	MED OFC	201
56 069 01 0332 000	917 S MERRIMAN	05/11/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$102,100	44.39	\$233,455	\$22,942	0.20	8,799.12	\$2.61	OFF		GENERAL COMMERCIAL	MED OFC	201
56 072 99 0003 702	31350 MICHIGAN	09/02/22	\$991,036	PTA	03-ARM'S LENGTH	\$991,036	\$467,100	47.13	\$1,021,841	\$175,016	1.50	65,340.00	\$2.68	AUT		GENERAL COMMERCIAL	AUTO	201
56 072 99 0003 702	31350 MICHIGAN	09/02/22	\$991,036	PTA	03-ARM'S LENGTH	\$991,036	\$467,100	47.13	\$976,616	\$210,440	1.50	65,340.00	\$3.22	AUT		GENERAL COMMERCIAL	AUTO	201
22 Totals:			\$26,941,572			\$26,941,572	\$11,271,500		\$25,271,316	\$6,689,361	38.87	1,693,133.64						
								Sale. Ratio ==>		41.84								
								Std. Dev. ==>		17.40								

WEIGHTED		
\$	3.95	AVG
\$	2.78	MEAN AVG
\$	2.64	MEDIAN

806. COMMERCIAL SE 1/4

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Sq Ft	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Use Code	Class
44 008 02 0024 001	MICHIGAN AVE	09/22/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$57,900	60.95	\$96,442	\$95,000	1.11	48,351.60	\$1.96	INKSTER				202
55 017 01 0631 302	E MICHIGAN AVE	03/11/22	\$120,000	CD	03-ARM'S LENGTH	\$120,000	\$105,400	87.83	\$202,115	\$120,000	1.33	57,934.80	\$2.07	WAYNE				202
56 047 99 0002 001	N NEWBURGH	12/28/23	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$42,900	143.00	\$88,513	\$30,000	8.21	357,627.60	\$0.08	800		COMMERCIAL SE 1/4	COM VAC	202
56 053 99 0021 000	37435 CHERRY HILL	09/18/23	\$650,000	PTA	19-MULTI PARCEL A	\$650,000	\$48,800	7.51	\$468,361	\$584,005	4.99	217,495.08	\$2.69	OFF	56 053 99 0028 701, 56 053 99 (	COMMERCIAL SE 1/4	OFFICE BUILDIN	201
56 081 99 0020 000	VAN BORN	12/27/22	\$230,000	PTA	19-MULTI PARCEL A	\$230,000	\$118,800	51.65	\$237,576	\$230,000	3.64	158,384.16	\$1.45	800	56 081 99 0019 000, 56 081 99 (	COMMERCIAL SE 1/4	COM VAC	202
5 Totals:			\$1,125,000			\$1,125,000	\$373,800		\$1,093,007	\$1,059,005	19.28	839,793.2	19.28	839,793.24				
								Sale. Ratio ==>		33.23								
								Std. Dev. ==>		49.93								
													Average					
													per Net Acre==>		54,930.49		\$1.26	

WEIGHTED		
\$	1.26	AVG
\$	1.65	MEAN AVG
\$	1.96	MEDIAN

cap rate of 7%. Up to 100 units expenses of 35%. Over 100 units { 2024 ECF

2025 ECF

information from CoStar and Apartments webs														0.875		0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
---	--	--	--	--	--	--	--	--	--	--	--	--	--	-------	--	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

019 99 0005 009	WOODLAND VILLA APTS	7350 DREW CIRCLE	116 UNITS	116	0	\$ -	0	\$ -	116	\$ 925	0	\$ -	0.80	0.066	50.00	3.30	\$	6,568,078	\$ 56,621	exempt			
074 01 0826 302	ADAMS SENIOR VILLAGE II/MHT	2001 KALEY		120	0	\$ -	48	\$ 635	60	\$ 760	12	\$ 875	3.33	0.066	50.00	3.30	\$	6,568,078	\$ 54,734				
033 01 0044 000	REGENTS COURT ACQUISTIONS	33105 WARREN	128 UNITS	128	0	\$ -	64	\$ 820	64	\$ 920	0	\$ -	1.56	0.066	50.00	3.30	\$	6,464,621	\$ 50,505				
007 01 0596 006	WESTLAND CAPRI TERRACE APTS	31551 ANN ARBOR TRAIL	132 UNITS	132	0	\$ -	48	\$ 742	84	\$ 1,500	0	\$ -	-	0.066	50.00	3.30	\$	6,537,345	\$ 49,525				
066 01 0550 001	TRAFALGAR SQUARE APTS	33014 TRAFALGAR	132 UNITS	132	0	\$ -	44	\$ 970	88	\$ 1,220	0	\$ -	3.79	0.066	50.00	3.30	\$	6,482,667	\$ 49,111				
019 99 0005 714	WILDERNESS PARK APTS	7280 WILDERNESS PARK	136 UNITS	136	0	\$ -	0	\$ -	136	\$ 1,100	0	\$ -	10.00	0.066	50.00	3.30	\$	7,700,505	\$ 56,621				
035 06 0656 300	WESTHAVEN MANOR LDHA	34601 ELMWOOD		144	0	\$ -	122	\$ 1,075	22	\$ 1,500	0	\$ -	8.33	0.066	50.00	3.30	\$	7,044,000	\$ 48,917				
047 99 0006 700	WESTERN HILL APTS	370 HICKORY LANE	144 UNITS	144	0	\$ -	72	\$ 860	72	\$ 990	0	\$ -	-	0.066	50.00	3.30	\$	7,700,505	\$ 53,476				
001 99 0002 000	HUNTINGTON ON THE HILL LLC	8150 VALLEY VIEW	146 UNITS	146	0	\$ -	51	\$ 895	95	\$ 1,220	0	\$ -	3.40	0.066	50.00	3.30	\$	7,578,000	\$ 51,904				
019 99 0005 716	WOODLAND VILLA APTS	7350 DREW CIRCLE	148 UNITS	148	0	\$ -	0	\$ -	148	\$ 925	0	\$ -	0.80	0.066	50.00	3.30	\$	8,379,961	\$ 56,621				
030 99 0009 700	PARKCREST APTS	7100 PARKCREST	156 UNITS	156	0	\$ -	0	\$ -	156	\$ 940	0	\$ -	3.20	0.066	50.00	3.30	\$	8,424,000	\$ 54,000				
069 99 0002 001	WEST GARDEN VENTURES LLC	130 TAMI CIRCLE EAST	158 UNITS	159	0	\$ -	48	\$ 859	111	\$ 1,029	0	\$ -	1.90	0.066	50.00	3.30	\$	8,298,000	\$ 52,189				
033 01 0035 000	VENOY PINES APTS	7127 BONNIE	160 UNITS	160	0	\$ -	27	\$ 959	133	\$ 1,209	0	\$ -	3.75	0.066	50.00	3.30	\$	8,478,000	\$ 52,988				
049 01 0001 000	WESTMINISTER HARVEST LLC	1673 FAIRWOOD	160 UNITS	160	0	\$ -	48	\$ 950	112	\$ 1,400	0	\$ -	3.90	0.066	50.00	3.30	\$	7,888,000	\$ 49,300				
077 99 0012 000	ORCHARDS OF NEWBURGH APTS	37140 ORCHARD	160 UNITS	160	0	\$ -	32	\$ 1,029	128	\$ 1,149	0	\$ -	3.80	0.066	50.00	3.30	\$	8,858,097	\$ 55,363				
018 99 0013 705	WARRIS FARMS APTS	37115 MCKINNEY	168 UNITS	168	0	\$ -	8	\$ 1,125	160	\$ 1,825	0	\$ -	0.50	0.066	50.00	3.30	\$	9,745,920	\$ 58,011				
066 99 0001 700	BIRCH HILL APTS	332 HUBBARD	174 UNITS	172	0	\$ -	120	\$ 830	51	\$ 950	1	\$ 1,045	4.10	0.066	50.00	3.30	\$	7,716,583	\$ 44,864				
019 99 0002 701	HEATHER RIDGE APTS LLC	7500 HEATHER	177 UNITS	176	0	\$ -	64	\$ 1,015	112	\$ 1,260	0	\$ -	2.27	0.066	50.00	3.30	\$	9,562,718	\$ 54,334				
019 99 0007 704	TPAF IV TURTLE COVE LLC	37255 WOODBRIDGE	192 UNITS	192	0	\$ -	48	\$ 835	96	\$ 1,000	48	\$ 1,300	3.65	0.066	50.00	3.30	\$	10,871,301	\$ 56,621				
AVERAGE														143	\$ 605	\$ 899	\$ 1,143	\$ 1,073	3.39				
															\$ 600	\$ 850	\$ 950	\$ 1,100					
> 200 UNITS																							
Parcel Number	Apartment Name	Address	Comments	# units	# Eff	Rent Eff	# 1 bed	Rent 1 bed	# 2 bed	Rent 2 bed	# 3 bed	Rent 3 bed	Vac Rate %	2023 Millage		2023 Assess		Tax Rate %	TCV with changes		\$/unit		
														Rate	%								
040 01 0606 303	RIVER BEND APTS	30204 WARREN	200 UNITS	200	0	\$ -	101	\$ 920	99	\$ 1,335	0	\$ -	0.50	0.066	50.00	3.30	\$	10,216,485	\$ 51,082	exempt			
021 99 0001 004	WESTWOOD VILLAGE APTS I LLC	37845 JOY	240 UNITS	240	0	\$ -	52	\$ 850	164	\$ 950	0	\$ -	5.00	0.066	50.00	3.30	\$	10,544,155	\$ 43,934				
077 99 0001 000	POINTE WEST APTS LTD PARTNERSHIP	1955 COTTRILL	240 UNITS	241	0	\$ -	117	\$ 1,040	124	\$ 1,370	0	\$ -	2.50	0.066	50.00	3.30	\$	11,393,476	\$ 47,276				
040 01 0603 304	RIVER BEND APTS	30500 WARREN	244 UNITS	244	0	\$ -	100	\$ 920	144	\$ 1,335	0	\$ -	0.50	0.066	50.00	3.30	\$	12,622,369	\$ 51,731				
049 99 0012 000	WESTMINISTER HARVEST LLC	37441 WILLOW	248 UNITS	248	0	\$ -	56	\$ 950	192	\$ 1,400	0	\$ -	3.90	0.066	50.00	3.30	\$	10,014,889	\$ 40,383				
021 99 0004 002	WESTWOOD VILLAGE APTS I LLC	37845 WOODBRIDGE	252 UNITS	252	0	\$ -	65	\$ 850	211	\$ 950	0	\$ -	5.00	0.066	50.00	3.30	\$	13,482,175	\$ 53,501				
007 01 0580 312	HAWTHORNE CLUB LLC	7560 MERRIMAN	252 UNITS	253	0	\$ -	118	\$ 850	135	\$ 1,075	0	\$ -	-	0.066	50.00	3.30	\$	11,991,146	\$ 47,396				
007 01 0599 310	HINES PARK APTS	31680 COWAN	264 UNITS	264	0	\$ -	132	\$ 865	132	\$ 920	0	\$ -	4.55	0.066	50.00	3.30	\$	12,456,699	\$ 47,184				
020 99 0006 004	GREENWOOD VILLA TOWERS	7600 NANKIN	298 UNITS	298	0	\$ -	189	\$ 830	109	\$ 900	0	\$ -	3.00	0.066	50.00	3.30	\$	13,809,320	\$ 46,340				
014 99 0028 000	COLONIAL VILLAGE OF MICHIGAN LLC	8181 WAYNE	306 UNITS	300	12	\$ 675	100	\$ 775	188	\$ 875	0	\$ -	-	0.066	50.00	3.30	\$	12,736,778	\$ 42,456				
021 99 0005 002	SCOTS 376 LLC	37650 DALE	376 UNITS	376	0	\$ -	188	\$ 949	188	\$ 1,225	0	\$ -	13.30	0.066	50.00	3.30	\$	19,219,806	\$ 51,117				
029 99 0006 001	SKY GATE VENTURES LLC	6501 YALE	422 UNITS	426	0	\$ -	350	\$ 829	76	\$ 1,069	0	\$ -	5.40	0.066	50.00	3.30	\$	17,328,667	\$ 40,678				
024 99 0014 001	FOUNTAIN PARK APTS	37410 FOUNTAIN PARK	448 UNITS	448	0	\$ -	120	\$ 1,100	328	\$ 1,650	0	\$ -	4.02	0.066	50.00	3.30	\$	23,609,010	\$ 52,699				
014 99 0022 701	WOODCREST VILLA APTS	8300 WOODCREST	458 UNITS	458	0	\$ -	25	\$ 935	433	\$ 1,160	0	\$ -	10.90	0.066	50.00	3.30	\$	18,902,583	\$ 41,272				
029 99 0008 717	LANDINGS APTS	7051 LAKEVIEW	480 UNITS	480	0	\$ -	252	\$ 908	228	\$ 1,381	0	\$ -	0.57	0.066	50.00	3.30	\$	21,347,333	\$ 44,474				
029 99 0008 716	LANDINGS APTS	6485 LAKEVIEW	576 UNITS	576	0	\$ -	348	\$ 908	228	\$ 1,381	0	\$ -	0.57	0.066	50.00	3.30	\$	23,528,000	\$ 40,847				
AVERAGE														332	\$ 675	\$ 905	\$ 1,186	\$ -	3.73				
															\$ 700	\$ 850	\$ 950						