

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 301	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 301	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 0029 701, 56 053 99 0030 701, 56 053 99 0031 701, 56 053 99 0032 701, 56 053 99 0033 701, 56 053 99 0034 701, 56 053 99 0035 701, 56 053 99 0036 701, 56 053 99 0037 701, 56 053 99 0038 701, 56 053 99 0039 701, 56 053 99 0040 701, 56 053 99 0041 701, 56 053 99 0042 701, 56 053 99 0043 701, 56 053 99 0044 701, 56 053 99 0045 701, 56 053 99 0046 701, 56 053 99 0047 701, 56 053 99 0048 701, 56 053 99 0049 701, 56 053 99 0050 701, 56 053 99 0051 701, 56 053 99 0052 701, 56 053 99 0053 701, 56 053 99 0054 701, 56 053 99 0055 701, 56 053 99 0056 701, 56 053 99 0057 701, 56 053 99 0058 701, 56 053 99 0059 701, 56 053 99 0060 701, 56 053 99 0061 701, 56 053 99 0062 701, 56 053 99 0063 701, 56 053 99 0064 701, 56 053 99 0065 701, 56 053 99 0066 701, 56 053 99 0067 701, 56 053 99 0068 701, 56 053 99 0069 701, 56 053 99 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cap rate of 7%. Up to 100 units expenses of 35%. Over 100 units { 2024 ECF

2025 ECF

[illegible]

														2023 Millage	2023 Assess			
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 %	Rate	%	Tax Rate %	TCV with changes	\$/unit
003 99 0011 001	LAVILLA APTS	28360 WARREN	36 UNITS	36	0	\$ -	36	\$ 650	0	\$ -	0	\$ -	5.97	0.066	50.00	3.30	\$ 1,364,814	\$ 37,912
004 99 0001 001	BARCLAY APTS	7215 LATHERS	33 UNITS	33	0	\$ -	33	\$ 615	0	\$ -	0	\$ -	6.06	0.066	50.00	3.30	\$ 1,435,062	\$ 43,487
075 01 0006 302	GLEN ARMS APTS	34630 GLENWOOD	34 UNITS	34	1	\$ 540	20	\$ 680	13	\$ 665	0	\$ -	5.88	0.066	50.00	3.30	\$ 1,472,155	\$ 43,299
078 01 0036 302	NEWBURGH COLONIAL APTS	2400 NEWBURGH	38 UNITS	38	0	\$ -	38	\$ 560	0	\$ -	0	\$ -	2.60	0.066	50.00	3.30	\$ 1,416,425	\$ 37,274
018 99 0013 706	WARRIS FARMS APTS	37135 MCKINNEY	48 UNITS	48	0	\$ -	4	\$ 930	44	\$ 1,100	0	\$ -	0.50	0.066	50.00	3.30	\$ 2,739,845	\$ 57,080
021 99 0015 000	WESTWOOD VILLAGE APTS I LLC	38325 JOY		48	0	\$ -	48	\$ 850	0	\$ -	0	\$ -	5.00	0.066	50.00	3.30	\$ 2,113,864	\$ 44,039
034 99 0030 004	327 RIDGEWOOD LLC	6470 YALE	56 UNITS	56	6	\$ 445	40	\$ 580	10	\$ 790	0	\$ -	-	0.066	50.00	3.30	\$ 2,265,133	\$ 40,449
AVERAGE						42	\$ 493	\$ 695	\$ 855	\$ -	3.72							
							\$ 500	\$ 700	\$ 850									

														2023 Millage	2023 Assess				
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 %	Rate	%	Tax Rate %	TCV with changes	\$/unit	
029 99 0004 703	HICKORY GREEN APTS OF WESTLAND LLC	35411 HICKORY GREEN	60 UNITS	60	0	\$ -	35	\$ 1,150	25	\$ 1,350	0	\$ -	3.33	0.066	50.00	3.30	\$ 3,118,107	\$ 51,968	
073 99 0001 701	ROBERT J THOMAS TERRACE APTS	31767 PALMER	60 UNITS	60	0	\$ -	8	\$ 665	44	\$ 765	8	\$ 860	3.33	0.066	50.00	3.30	\$ 3,421,398	\$ 57,023	
074 03 0001 300	M & A MANAGEMENT LLC	2006 VENOY	64 UNITS	64	0	\$ -	55	\$ 565	9	\$ 680	0	\$ -	4.69	0.066	50.00	3.30	\$ 1,864,333	\$ 29,130	
035 04 0001 009	FOREST LANE APTS	6200 WAYNE	75 UNITS	75	13	\$ 675	9	\$ 740	53	\$ 800	0	\$ -	0.70	0.066	50.00	3.30	\$ 3,187,748	\$ 42,503	
035 04 0018 005	FOREST LANE APTS	6200 WAYNE	75 UNITS	75	13	\$ 675	9	\$ 740	53	\$ 800	0	\$ -	0.70	0.066	50.00	3.30	\$ 3,656,534	\$ 48,754	
035 05 0033 302	HAMPTON COURT MI LLC	5671 CHRISTINE	88 UNITS	82	0	\$ -	20	\$ 880	62	\$ 1,190	0	\$ -	4.40	0.066	50.00	3.30	\$ 4,335,500	\$ 52,872	
			AVERAGE	69		\$ 675		\$ 790		\$ 798		\$ 880	2.86						
						\$ 500		\$ 700		\$ 850		\$ 900							

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
035 05 0043 000	HAMPTON COURT MI LLC	5680	CHRISTINE	100	0	\$ -	20	\$ 880	80	\$ 1,190	0	\$ -	4.40	0.066	50.00	3.30	\$ 5,536,311	\$ 55,363
065 99 0001 015	WATERBURY ESTATES LLC	108	WATERBURY	101	15	\$ 605	58	\$ 810	28	\$ 1,040	0	\$ -	0.99	0.066	50.00	3.30	\$ 4,976,388	\$ 49,271
019 99 0005 715	WILDERNESS PARK APTS	7280	WILDERNESS PARK	104	0	\$ -	0	\$ -	104	\$ 1,100	0	\$ -	10.00	0.066	50.00	3.30	\$ 5,234,330	\$ 50,330

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	exempt	
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	exempt	
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	exempt	
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	exempt	
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														0.066	50.00	3.30					
> 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 Rate	2023 Assess %	Tax Rate %	TCV with changes	\$/unit			
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 UINTS	248	0	\$ -	56	\$ 950	192	\$ 1,400	0	\$ -	3.90	0.066	50.00	3.30	\$	10,014,889	\$ 40,383	exempt	
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	exempt	
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	exempt	
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																					