

2024

**MILAN TOWNSHIP
ASSESSMENT ROLL
STUDY**

LAND VALUES

&

ECFs

2024 Residential MILAN Township Land Value Study Vacant Land Less than 25ac

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	04/01/2021-03/31/2023 Median or Avg. Sale Price	APPLIED TO TABLES
14-101-036-00 Wells Rd.	1/1/2022	\$20,000	1	\$20,000	SF Assr	04 Dundee
11-014-033-99 Wabash Rd.	9/28/2021	\$48,000	1.67	\$28,743	06 Exeter	08 Ida
Townsend Rd. London	3/21/2022	\$35,000	1.81	\$19,337	London Assr.	10 London
08-033-014-00 Rauch Rc. Ida	4/2/2021	\$32,500	1	\$32,500	Ida Assr	14 Smild
14-035-022-20 15950 Dixon	12/23/2021	\$28,750	1.377	\$20,879	SF Assr	
TOTALS: 1 Acre Site Value		\$164,250	6.857	\$23,954	median	29,000 5% increase
11-014-033-99 Wabash Rd.	9/28/2021	\$48,000	1.67	\$28,743		
Townsend Rd. London	9/28/2021	\$35,000	1.81	\$19,316		
14-036-033-31 S. Wells Rd. SF	10/3/2022	\$30,000	1.82	\$16,484		
TOTALS: 1.5- 2 ACRES		\$113,000.00	5.3	\$21,321	median	35,500
Turtlehill Vacant	1/21/2022	\$40,000	4.01	\$9,975		41,000
12172 Grames Lot F	11/5/2021	\$40,000	3	\$13,333		45,500
14-111-002-80 Albain Rd. SF	12/20/2021	\$46,190	2.9	\$15,928		
14-111-002-60 Albain Rd. SF	1/20/2022	\$85,000	3.86	\$16,839		
14-111-002-70 Albain Rd. SF	1/20/2022	\$58,519	4.21	\$13,900		
TOTALS: 3-4 ACRES		\$249,709	17.98	\$13,888	median	50,000
13195 Calhoun Vacant	3/25/2022	\$45,000	5.06	\$8,893		58,000
29019 Sumpter Rd., New Boston	1/24/2022	\$50,000	5	\$10,000		
9851 Grames Rd. Lon	8/4/2021	\$59,000	5	\$11,800		
11783 Oelke Rd. Lon	4/5/2021	\$50,000	5	\$10,000		
Plank rd. Lon	11/24/2021	\$59,900	5.46	\$10,971		
Darling Rd. Lon	6/7/2021	\$65,000	5.68	\$11,444		
14-034-015-20 Dixon Rd. SF	12/23/2021	\$66,500	4.75	\$14,000		
14-034-015-30 Dixon Rd. SF	3/30/2022	\$66,500	4.84	\$13,740		
TOTALS: 5-6 ACRES		\$461,900.00	40.79	\$11,324	median	64,500
11700 Snell Rd. Lon	4/28/2021	\$40,000	7.51	\$5,326		
114-119-006-01 Ida Center SF	4/21/2021	\$89,000	7.56	\$11,772		
TOTALS: 7-9 ACRES		\$129,000	15.07	\$8,560	median	75,500
5000 Milan Oak Lon	10/8/2021	\$85,000	10	\$8,500		
Darling Rd.	4/22/2021	\$70,000	10.75	\$6,500		
Townsend Rd.	6/17/2022	\$89,900	11.63	\$6,990		
14-116-002-10 SF Sylvania Pete	6/1/2021	\$95,000	10	\$9,500		
14-116-002-20 SF Sylvania Pete	11/19/2021	\$95,000	10	\$9,500		
14-116-001-20 SF Sylvania Pete	7/1/2021	\$90,000	10	\$9,000		
TOTALS: 10-11 ACRES		\$534,900	62.38	\$8,575	median	91,500
Grames Vacant Lon	8/27/2021	\$85,000	15	\$5,667		
14-113-001-30 Wells Rd. SF	3/31/2022	\$119,900	13.05	\$9,188		
TOTALS: 12-15 ACRES		\$204,900	28.05	\$7,305	median	112,500
14-111-002-50 Albain Rd. SF	1/20/2021	\$131,481	21.16	\$6,214		
14-125-029-70 Wells & Morocco SF	3/11/2022	\$95,000	16.39	\$5,796		
TOTALS: 16-20 ACRES		\$226,481	37.55	\$6,031	median	129,500
TOTALS: 25 ACRES						145,000

\$5,000 PER ACRE OVER 30 ACRES
AG Rate

APPLIED TO LAND TABLES: ACREAGE TABLE "A"
SEC AG; SEC RES; SUBS-RES; INDUSTRIAL AND COMM

2024 MILAN TOWNSHIP AGRICULTURAL SALES 04/01/202021 thru 03/31/2023

Agricultural Vacant Land

Parcel Number	Date of Sale	Adj. Sale Price	Acres	Cost per Acre
11 007 006 10	2/1/2022	\$233,200.00	56	\$4,164.29
11 016 008 00 **	4/1/2021	\$9,093,780.00	1,378.37	\$6,597.49

TOTALS: \$9,326,980.00 1434.37 \$6,502.49

Total Acres: 1434.37

Ave. Price/Ac \$5,380.89
median price \$4,500.00

LARGE MULTI PARCEL SALE:

11 016 008 00	4/1/2021	\$9,093,780.00	1,378.37	\$6,597.49	PA260
---------------	----------	----------------	----------	------------	-------

2023: APPLIED \$5000 PER ACRE

Neighborhoods Used: All

19767 REDMAN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 005 011 00 12/02/2022 RES 401 455,000 147,857
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY+ 81 307,143 339,098 0.906



20034 CONE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 060 002 10 11/11/2022 RES 401 324,500 53,401
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 59 271,099 243,421 1.114



12599 WABASH RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 014 018 00 10/21/2022 RES 401 375,000 64,596
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY+ 82 300,316 269,537 1.114
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10088 9054 1.114



12401 WABASH RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 014 022 00 10/04/2022 RES 401 180,000 27,585
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 62 152,415 146,222 1.042



10001 DUNDEE-AZALIA RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 055 034 00 10/03/2022 AZ 401 170,000 29,626
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 50 140,374 93,206 1.506



10638 ANN ARBOR RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 024 028 00 09/22/2022 RES 401 325,000 102,610
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 58 189,995 140,193 1.355
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 32395 23903 1.355



12900 WABASH RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 011 038 10 09/09/2022 RES 401 335,000 30,707
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 75 273,500 191,396 1.429
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 30793 21549 1.429



11666 WABASH RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 014 033 40 08/05/2022 RES 401 285,000 25,810
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 69 259,190 225,920 1.147



Neighborhoods Used: All

17901 SHERMAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 010 019 00 07/27/2022 AG 101 440,000 170,247
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 75 269,753 140,445 1.921



12657 WABASH RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 014 016 00 07/15/2022 RES 401 365,000 91,700
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 65 263,146 199,952 1.316
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10154 7715 1.316



14049 SANFORD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 050 011 00 06/02/2022 RES 401 335,000 24,458
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 310,542 263,309 1.179



13720 WABASH RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 002 018 01 05/20/2022 RES 401 269,000 41,176
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family FARMHOUSE 72 206,227 132,347 1.558
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 21597 13860 1.558



18333 HICKORY RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 016 002 00 05/19/2022 AG 101 700,000 207,242
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 64 335,709 197,743 1.698
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 157049 92506 1.698



KING RD. RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 001 001 30 05/19/2022 COMM 201 1,260,000 237,848
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 1022152 644859 1.585



18425 REDMAN RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 004 017 00 04/14/2022 RES 401 320,000 112,871
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 56 198,974 198,364 1.003
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8155 8130 1.003



9200 PLATT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 035 015 01 04/08/2022 RES 401 170,000 123,234
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 45 42,174 93,103 0.453
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4592 10138 0.453



Neighborhoods Used: All

7801 ANN ARBOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 035 037 00	04/04/2022 IND	301	1,120,000	138,167
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		71742	57542	1.247
Commercial Buildings:		ResidualValue	CostByManual	E.C.F.
		910091	729950	1.247



11164 FAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 020 018 00	03/28/2022 RES	401	271,000	26,028
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI LEVEL	70	244,972	188,803



19427 HICKORY RD.

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 017 009 00	03/07/2022 RES	401	250,000	30,757
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	57	219,243	149,936



12250 WABASH RD.

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 014 013 10	12/20/2021 RES	401	192,000	33,359
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	67	155,301	87,209
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		3340	1875	1.781



13915 WABASH RD.

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 002 009 00	12/17/2021 RES	401	205,000	26,697
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	FARMHOUSE	56	178,303	144,857



19357 MILWAUKEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 032 002 00	12/15/2021 RES	401	188,000	31,730
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	45	156,270	119,131



17291 MILWAUKEE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 034 004 10	11/05/2021 RES	401	195,000	37,038
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	62	157,962	141,763



20475 WELCH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
11 019 002 10	10/28/2021 RES	401	275,000	102,124
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	47	134,213	120,580
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.
		38663	34735	1.113



Neighborhoods Used: All

13221 S PLATT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 010 001 30 09/24/2021 RES 401 310,500 45,196
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 71 265,304 265,124 1.001



17800 CONE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 022 005 50 09/23/2021 RES 401 525,000 64,583
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family B/BC 81 460,417 484,844 0.950



13230 WABASH RD.
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 011 014 00 07/08/2021 RES 401 300,000 23,205
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 84 276,795 243,897 1.135



330 PLATT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 003 002 00 06/04/2021 RES 401 345,000 129,700
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 45 185,773 138,929 1.337
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 29527 22081 1.337



15460 CHURCH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 055 018 00 06/03/2021 AZ 401 115,000 12,526
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 67 102,474 121,501 0.843



18700 COUPER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 028 004 10 05/27/2021 RES 401 215,000 32,731
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 71 173,661 157,873 1.100
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 8608 7826 1.100



15436 CHURCH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 11 055 017 00 05/27/2021 AZ 401 115,000 18,472
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 50 96,528 93,820 1.029



Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	DEPR
11 011 014 00	13230 WABASH RD.	07/08/21	\$300,000	\$23,205	\$276,795	\$243,897	1.135	84
11 014 018 00	12599 WABASH RD.	10/21/22	\$375,000	\$74,039	\$300,961	\$269,537	1.117	82
11 022 005 50	17800 CONE RD	09/23/21	\$525,000	\$64,583	\$460,417	\$484,844	0.950	81
Totals:						\$1,038,173	\$998,278	
						E.C.F. =>	1.040	
						Ave. E.C.F. =>	1.067	

APPLIED 1.040 ECF 81% to 100% Good TO SINGLE FAMILY HOMES IN : RES, AG, AZ, COMM AND IND ECF NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	depr
11 010 001 30	13221 S PLATT RD	09/24/21	\$310,500	\$45,196	\$265,304	\$265,124	1.001	71
11 014 016 00	12657 WABASH RD.	07/15/22	\$365,000	\$99,747	\$265,253	\$199,952	1.327	65
11 014 022 00	12401 WABASH RD.	10/04/22	\$180,000	\$27,585	\$152,415	\$146,222	1.042	62
11 014 033 40	11666 WABASH RD.	08/05/22	\$285,000	\$25,810	\$259,190	\$225,920	1.147	69
11 020 018 00	11164 FAR RD	03/28/22	\$271,000	\$26,028	\$244,972	\$188,803	1.297	70
11 028 004 10	18700 COUPER RD	05/27/21	\$215,000	\$40,893	\$174,107	\$157,873	1.103	71
11 034 004 10	17291 MILWAUKEE RD	11/05/21	\$195,000	\$37,038	\$157,962	\$141,763	1.114	62
11 050 011 00	14049 SANFORD RD	06/02/22	\$335,000	\$24,458	\$310,542	\$263,309	1.179	68
11 055 014 00	9912 DUNDEE-AZALIA RD	10/18/21	\$230,000	\$26,428	\$203,572	\$178,680	1.139	62
Totals:						\$2,033,317	\$1,767,647	
						E.C.F. =>	1.150	
						Ave. E.C.F. =>	1.150	

APPLIED 1.150 ECF 61% to 80% Good
TO SINGLE FAMILY HOMES IN :
RES, AG, AZ, COMM AND IND ECF NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	DEPR
11 002 009 00	13915 WABASH RD.	12/17/21	\$205,000	\$26,697	\$178,303	\$144,857	1.231	56
11 003 002 00	330 PLATT RD	06/04/21	\$345,000	\$152,731	\$192,269	\$138,929	1.384	45
11 004 017 00	18425 REDMAN RD	04/14/22	\$320,000	\$121,351	\$198,649	\$198,364	1.001	56
11 019 002 10	20475 WELCH RD	10/28/21	\$275,000	\$138,353	\$136,647	\$120,580	1.133	47
11 024 028 00	10638 ANN ARBOR RD	09/22/22	\$325,000	\$127,541	\$197,459	\$140,193	1.408	58
11 032 002 00	19357 MILWAUKEE RD	12/15/21	\$188,000	\$31,730	\$156,270	\$119,131	1.312	45
11 055 017 00	15436 CHURCH ST	05/27/21	\$115,000	\$18,472	\$96,528	\$93,820	1.029	50
11 060 002 10	20034 CONE RD	11/11/22	\$324,500	\$53,401	\$271,099	\$243,421	1.114	59
Totals:						\$1,427,224	\$1,199,296	
						E.C.F. =>	1.190	
						Ave. E.C.F. =>	1.202	

APPLIED 1.190 ECF 0-60% Good
TO SINGLE FAMILY HOMES IN :
RES, AG, AZ, COMM AND IND ECF NEIGHBORHOODS

Parcel Number	Street Address	Sale Date	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Depr	
11 002 009 00	13915 WABASH RD.	12/17/21	03-ARM'S LENGTH	\$205,000	\$26,697	\$178,303	\$144,857	1.231	RES	56	
11 002 018 01	13720 WABASH RD.	05/20/22	03-ARM'S LENGTH	\$269,000	\$55,632	\$213,368	\$132,347	1.612	RES	72	
11 003 002 00	330 PLATT RD	06/04/21	03-ARM'S LENGTH	\$345,000	\$152,731	\$192,269	\$138,929	1.384	RES	45	
11 004 017 00	18425 REDMAN RD	04/14/22	03-ARM'S LENGTH	\$320,000	\$121,351	\$198,649	\$198,364	1.001	RES	56	
11 005 011 00	19767 REDMAN	12/02/22	03-ARM'S LENGTH	\$455,000	\$147,857	\$307,143	\$339,098	0.906	RES	81	
11 010 001 30	13221 S PLATT RD	09/24/21	03-ARM'S LENGTH	\$310,500	\$45,196	\$265,304	\$265,124	1.001	RES	71	
11 014 014 00	13230 WABASH RD.	07/08/21	03-ARM'S LENGTH	\$300,000	\$23,205	\$276,795	\$243,897	1.135	RES	84	
11 011 038 10	12900 WABASH RD.	09/09/22	03-ARM'S LENGTH	\$335,000	\$53,183	\$281,817	\$191,396	1.472	RES	75	
11 014 013 10	12250 WABASH RD.	12/20/21	03-ARM'S LENGTH	\$192,000	\$35,315	\$156,685	\$87,209	1.797	RES	67	
11 014 016 00	12657 WABASH RD.	07/15/22	03-ARM'S LENGTH	\$365,000	\$99,747	\$265,253	\$199,952	1.327	RES	65	
11 014 018 00	12599 WABASH RD.	10/21/22	03-ARM'S LENGTH	\$375,000	\$74,039	\$300,961	\$269,537	1.117	RES	82	
11 014 022 00	12401 WABASH RD.	10/04/22	03-ARM'S LENGTH	\$180,000	\$27,585	\$152,415	\$146,222	1.042	RES	62	
11 014 033 40	11666 WABASH RD.	08/05/22	03-ARM'S LENGTH	\$285,000	\$25,810	\$259,190	\$225,920	1.147	RES	69	
11 017 009 00	19427 HICKORY RD.	03/07/22	03-ARM'S LENGTH	\$250,000	\$30,757	\$219,243	\$149,936	1.462	RES	57	
11 019 002 10	20475 WELCH RD	10/28/21	03-ARM'S LENGTH	\$275,000	\$138,353	\$136,647	\$120,580	1.133	RES	47	
11 020 018 00	11164 FAR RD	03/28/22	03-ARM'S LENGTH	\$271,000	\$26,028	\$244,972	\$188,803	1.297	RES	70	
11 022 005 50	17800 CONE RD	09/23/21	03-ARM'S LENGTH	\$525,000	\$64,583	\$460,417	\$484,844	0.950	RES	81	
11 024 028 00	10638 ANN ARBOR RD	09/22/22	03-ARM'S LENGTH	\$325,000	\$127,541	\$197,459	\$140,193	1.408	RES	58	
11 028 004 10	18700 COUPER RD	05/27/21	03-ARM'S LENGTH	\$215,000	\$40,893	\$174,107	\$157,873	1.103	RES	71	
11 032 002 00	19357 MILWAUKEE RD	12/15/21	03-ARM'S LENGTH	\$188,000	\$31,730	\$156,270	\$119,131	1.312	RES	45	
11 034 004 10	17291 MILWAUKEE RD	11/05/21	03-ARM'S LENGTH	\$195,000	\$37,038	\$157,962	\$141,763	1.114	RES	62	
11 035 015 01	9200 PLATT RD	04/08/22	03-ARM'S LENGTH	\$170,000	\$133,808	\$36,192	\$93,103	0.389	RES	45	
11 050 011 00	14049 SANFORD RD	06/02/22	03-ARM'S LENGTH	\$335,000	\$24,458	\$310,542	\$263,309	1.179	RES	68	
11 055 014 00	9912 DUNDEE-AZALIA RD	10/18/21	03-ARM'S LENGTH	\$230,000	\$26,428	\$203,572	\$178,680	1.139	AZ	62	
11 055 017 00	15436 CHURCH ST	05/27/21	03-ARM'S LENGTH	\$115,000	\$18,472	\$96,528	\$93,820	1.029	AZ	50	
11 055 018 00	15460 CHURCH ST	06/03/21	03-ARM'S LENGTH	\$115,000	\$12,526	\$102,474	\$121,501	0.843	AZ	67	
11 055 034 00	10001 DUNDEE-AZALIA RD	10/03/22	03-ARM'S LENGTH	\$170,000	\$29,626	\$140,374	\$93,206	1.506	AZ	50	
11 055 035 00	10023 AZALIA RD	05/10/22	03-ARM'S LENGTH	\$80,000	\$17,306	\$62,694	\$63,815	0.982	AZ	50	
11 060 002 10	20034 CONE RD	11/11/22	03-ARM'S LENGTH	\$324,500	\$53,401	\$271,099	\$243,421	1.114	RES	59	
Totals:							\$6,018,704	\$5,236,832	1.149		
							E.C.F. =>	1.177			
							Ave. E.C.F. =>	1.177			

**DUE TO LACK OF SALES IN DUPLEX STYLE HOUSES:
APPLIED THE OVERALL ECF TO DUPLEXES IN ALL ECF DISTRICTS: 1.149**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
11 014 018 00	12599 WABASH RD.	10/21/22	\$375,000	\$358,218	\$16,782	\$9,054	1.854	
11 019 002 10	20475 WELCH RD	10/28/21	\$275,000	\$246,119	\$28,881	\$34,735	0.831	
Totals:							\$650,000	\$45,663
							E.C.F. =>	1.043
							Ave. E.C.F. =>	1.343

AG BUILDING ECF: APPLIED TO ALL AG BUILDINGS IN THE RES, AG, INDUSTRIAL & COMMERCIAL CLASSES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg.-Residual	Cost Man. \$	E.C.F.	USE/OCCUPANCY
13 470 013 00	8710 N CUSTER RD	06/30/22	\$1,150,000	PTA	03-ARM'S LENGTH	\$1,150,000	\$132,000	\$1,018,000	\$1,234,000	0.825	IND
02 142 021 00	7380 EXPRESS	04/21/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$76,810	\$251,190	\$502,096	0.831	IND
Totals:											
						\$1,478,000		\$1,269,190	\$1,536,096		
										E.C.F. =>	0.826
										Ave. E.C.F. =>	0.828

APPLIED: .83 ECF TO INDUSTRIAL BUILDINGS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg.-Residual	Cost Man. \$	E.C.F.	USE/OCCUPANCY
11 035 037 00	7801 ANN ARBOR RD	04/04/22	\$1,120,000	PTA	03-ARM'S LENGTH	\$1,120,000	\$198,183	\$921,817	\$729,950	1.263	IND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	USE/OCCUPANCY
11 001 001 30	KING RD.	05/19/22	\$1,260,000	WD	03-ARM'S LENGTH	\$1,260,000	\$237,848	\$1,022,152	\$644,859	1.585	COMM
11 035 037 00	7801 ANN ARBOR RD	04/04/22	\$1,120,000	WD	03-ARM'S LENGTH	\$1,120,000	\$198,183	\$921,817	\$729,950	1.263	IND
13 470 013 00	8710 N CUSTER RD	06/30/22	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$132,000	\$1,018,000	\$1,234,000	0.825	IND
02 142 021 00	7380 EXPRESS	04/21/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$76,810	\$251,190	\$302,096	0.831	IND
02 035 008 10	7155 INDUSTRIAL	01/30/23	\$5,650,000	WD	03-ARM'S LENGTH	\$5,650,000	\$265,000	\$5,385,000	\$7,910,000	0.681	IND
02 030 129 00	3610 W STERNS	09/24/21	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$465,400	\$459,600	\$500,600	0.918	STRIP MALL
07 124 016 10	1290 N. MONROE	02/24/22	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,065,100	\$1,134,900	\$1,852,400	0.613	SELF STORAGE
12 010 328 00	15330 S. DIXIE	09/16/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$268,000	\$132,000	\$154,000	0.857	GARAGE DETAILING
07 079 008 00	2708 N TELEGRAPH	02/28/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$183,000	\$467,000	\$470,000	0.994	GARAGE RETAIL
02 035 053 65	6806 LEWIS	07/07 22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$248,000	\$482,000	\$462,000	1.043	STRIP OFFICE
Totals:						\$14,413,000		\$11,273,659	\$14,259,905	E.C.F. => 0.791	
										Ave. E.C.F. => 0.961	

APPLIED: .791 ECF TO COMMERCIAL BUILDINGS

Comparisons analyzed per occupancy/use:
Milan has a strip mall on northern end of Township;
Self Storage Units on Ann Arbor Rd.
Multiple "Garage" type occupancies