

Industrial ECF Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
G -07-18-400-033	13600 LUICK DR	12/13/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000
<b>Totals:</b>			<b>\$500,000</b>			<b>\$500,000</b>

**2022 Webster Township ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D -04-01-470-005	8789 MCGREGOR RD	02/24/21	\$2,151,000	WD	Arm's Length	\$1,952,000
D -04-02-400-010	9641 DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	Arm's Length	\$666,000
D -04-02-400-011	9615 DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	Arm's Length	\$666,000
G -07-17-400-016	12671 E OLD US 12	07/09/21	\$300,000	WD	Arm's Length	\$300,000
D -04-02-400-009	DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	Arm's Length	\$666,000
C -03-32-300-010	7300 JOY RD	05/10/19	\$2,600,000	QC	Arm's Length	\$2,600,000
<b>Totals:</b>			<b>\$2,600,000</b>			<b>\$2,600,000</b>

I looked outside of Webster Township, around Washtenaw County for comparable Commercial/Industrial sales.

**2023 ECF on Buildings is 0.930**

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$151,800	30.36	\$390,363	\$41,153	\$458,847	\$367,589	1.248	12,436	\$36.90
<b>\$151,800</b>		<b>\$390,363</b>		<b>\$458,847</b>	<b>\$367,589</b>			<b>\$36.90</b>
Sale. Ratio =>	<b>30.36</b>				E.C.F. =>	<b>1.248</b>		Std. Deviation=>
Std. Dev. =>	<b>#DIV/0!</b>				Ave. E.C.F. =>	<b>1.248</b>		Ave. Variance=>

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$499,200	25.57	\$1,391,290	\$1,137,293	\$814,707	\$315,020	1.536	13,770	\$59.17
\$188,000	28.23	\$377,064	\$236,172	\$429,828	\$164,054	2.620	8,736	\$49.20
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\$154,400	51.47	\$121,013	\$178,987	\$275,425	\$184,659	1.492		
\$188,000	28.23	\$377,064	\$236,172	\$429,828	\$164,054	1.620	8,736	\$49.20
\$2,006,100	77.16	\$4,310,038	\$1,345,470	\$1,254,530	\$2,789,632	0.450	110,010	\$11.40
\$2,006,100		\$4,310,038		\$3,634,146	\$3,781,472			\$11.40
Sale. Ratio =>	77.16				E.C.F. =>	0.930		
Std. Dev. =>	20.67				Ave. E.C.F. =>	2.065		

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
301	0.0000			\$33,114	No	/ /		INDUSTRIAL

0.0000

#DIV/0!

0.0000 Coefficient of Var=>

0

ECF Area	Land Value	Land Table
00201	1 STORY	Dexter Commercial
00201	1 STORY	Dexter Commercial
00201	1 STORY	Dexter Commercial
	1 STORY	Lima Twp
00201	1 STORY	Dexter Commercial
COMM	\$1,345,470	

Property Class	Building Depr.
301	0

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