

Industrial ECF Analysis 2024

| Totals: | | \$0 | | | \$0 | \$0 | |
|------------------|-----------------------------|------------|---------------------|-----|-------------|--------------------------|--------------------|
| | | | | | | Sale. Ratio => | 0.00 |
| | | | | | | Std. Dev. => | #DIV/0! |
| CITY OF YPSILANT | 11-11-04-461-00: 12 E FORES | 02/28/23 | \$650,000 | PTA | 03-ARM'S LE | \$650,000 | \$239,400 |
| CITY OF YPSILANT | 11-11-37-226-01: 612 S MAN | 09/12/22 | \$435,000 | PTA | 03-ARM'S LE | \$435,000 | \$132,500 |
| CITY OF YPSILANT | 11-11-37-226-01: 663 S MAN | 03/02/22 | \$1,000,000 | PTA | 03-ARM'S LE | \$1,000,000 | \$369,000 |
| PITTSFIELD TWP | L -12-13-300-012 4865 CARP | 07/22/2022 | \$570,000 | WD | 03-ARM'S LE | \$570,000 | \$327,900 |
| SALINE | 18-12-31-210-02: 960 WOOD | 03/01/23 | \$2,800,000 | WD | 03-ARM'S LE | \$2,800,000 | \$1,700,700 |
| YPSILANTI TWP | K -11-38-280-012 1476 SEAVI | 02/11/22 | \$10,500,000 | WD | 03-ARM'S LE | \$10,500,000 | \$2,934,400 |
| 6 Totals: | | | \$15,955,000 | | | \$15,955,000 | \$5,703,900 |
| | | | | | | Sale. Ratio => | 35.75 |
| | | | | | | Std. Dev. => | 13.97 |

With Lack of Sales, Had to Utilize Neighboring townships to establish ECF for 2024. Used 0.932 ECF for 2024

| | \$0 | \$0 | \$0 | | | \$0.00 | | 0.0000 |
|-------|---------------------|-------------|---------------------|---------------------|-------|------------------|----------------|----------------------|
| | | | E.C.F. => | 0.000 | | Std. Deviation=> | #DIV/0! | |
| | | | Ave. E.C.F. => | #DIV/0! | | Ave. Variance=> | 0.0000 | Coefficient of Var=> |
| 36.83 | \$525,094 | \$102,400 | \$547,600 | \$1,001,645 | 0.547 | 53,936 | \$ 10.15 | 27.03010345 |
| 30.46 | \$278,748 | \$169,280 | \$265,720 | \$259,403 | 1.024 | 8,060 | \$ 32.97 | 20.73503581 |
| 36.90 | \$812,690 | \$154,370 | \$845,630 | \$1,560,000 | 0.542 | 17,200 | \$ 49.16 | 27.4931199 |
| 57.53 | \$774,812 | \$233,610 | \$336,390 | \$409,381 | 0.822 | 6,408 | \$ 52.50 | 0.470227539 |
| 60.74 | \$3,401,421 | \$787,848 | \$2,012,152 | \$2,212,152 | 0.910 | 85,160 | \$ 23.63 | 9.258858755 |
| 27.95 | \$6,818,689 | \$1,500,016 | \$8,999,984 | \$8,509,877 | 1.058 | 172,663 | \$ 52.12 | 24.05910125 |
| | \$12,611,454 | | \$13,007,476 | \$13,952,458 | | | \$36.76 | 11.5270 |
| | | | E.C.F. => | 0.932 | | | Std. Devia | 0.23 |
| | | | Ave. E.C.F. => | 0.817 | | | Ave. Varia | 18.1744 |

0

| | | | |
|--------------------|-----------|-----|-----|
| Industrial - Light | \$102,400 | | 301 |
| Industrial - Light | \$123,520 | | 301 |
| Industrial - Light | \$116,120 | | 301 |
| Industrial - Engir | \$186,703 | 201 | |
| Industrial - Light | \$692,863 | | 301 |
| Industrial - Light | ##### | | 301 |

Coefficient of V: 22.24525



