

State Tax Commission Analysis for Equalized Valuation of Real Property

County Name Washtenaw County				City/Township Name (check appropriate box) Webster Township				☐ City ☒ Township		Study Year / Equalization Year 2023 / 2024	
Assessment Roll Classification					Sample			% Ratio Assessments to Appraisals	Projected True Cash Value	Remarks	
Class of Real Property	Study Type	Stratified Study	Combined Study	Assessed Value	No. of Parcels	Assessed Value	True Cash Value				
100 Agricultural	AS			37,440,500	23	4,049,400	8,534,507	47.45 %	78,905,163	AS	
200 Commercial	AS			1,907,300	6	876,100	1,856,173	47.20 %	4,040,890	AS	
300 Industrial	AS			1,059,300	6	436,300	857,933	50.85 %	2,083,186	AS	
400 Residential	SS			596,330,500	205	0	0	44.81 %	1,330,797,813	SS	
500 Timber-Cutover	NC			0	0	0	0	50.00 %	0	NC	
600 Developmental	NC			0	0	0	0	50.00 %	0	NC	
TOTAL - REAL				636,737,600	240				1,415,827,052		
Study Type Codes											
AS: Appraisal Study		NC: None Classified		OH: One Hundred % Study		S1: One Year Sales Study		S2: Two Year Sales Study			
NW: New Class		RA: Reappraisal		ES: Estimated Values (Explain): _____							

INSTRUCTIONS, Page 1:

Enter county name.

Enter Unit name and check the appropriate box for township or city.

Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.

Study type: Enter the two character code/s that best identify the study type/s used to obtain the projected true cash value for the classification. NOTE: The two character codes to be used can be found under the "Study Type Codes" heading of this form.

Stratified Study: If a stratified study is used, check this box and follow the instructions on page 2 of this form.

Combined Study: If a combined study is used, check this box and follow the instructions on page 3 of this form.

Assessed Value: Enter the current year's ending Assessed Value of the classification from the 2164 (L-4023).

No. of Parcels: Enter the number of parcels included in the study sample.

Sample Assessed Value: Enter the assessed value of the appraisal study sample when study type "AS" is used. If "OH" is also selected this value must match Assessed Value of the classification. **NOTE:** No data entry required if using a sales study, stratified study or combined study.

Sample True Cash Value: Enter the true cash value of the appraisal study sample when study type "AS" is used. NOTE: No data entry required if using a sales study, stratified study or combined study.

% Ratio Assessments to Appraisals: Enter the ratio by dividing the "Assessed Value by the "True Cash Value" of the appraisal study sample when study type "AS" is used. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75) NOTE: If using a sales study, enter the applicable ratio from the form 2793 (L-4017/L-4047). If using a stratified or combined study, then the resulting "Study % Ratio" for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.

Projected True Cash Value: Enter the projected true cash value by dividing "Assessed Value" of the classification by the "% Ratio Assessment to Appraisals". NOTE: If using a stratified or combined study, then the total projected true cash value for the classification is used from page 2 for a Stratified Study or from page 3 for a Combined Study.

Remarks: Enter brief remarks relating to the study if applicable.

Study Type Codes: If "ES" was selected as a study type, please give a brief explanation why the estimated value was used.

INSTRUCTIONS: County Summary (Total Recap)

Enter county name.

Enter study year followed by equalization year.

For the following, enter into the appropriate field within each classification of real property, the study results of each study conducted.

Study type: No entry required.

Stratified Study: No entry required.

Combined Study: No entry required.

Assessed Value: Enter the total current year's ending Assessed Value of the classification from the 2164 (L-4023). This is the sum of all the assessed value for the classification from the current year individual unit 2164's (L 4023's).

No. of Parcels: Enter the total number of study parcels included in the classification.

Sample Assessed Value: No entry required.

Sample True Cash Value: No entry required.

% Ratio Assessments to Appraisals: Enter the ratio by dividing the total Assessed Value of the classification by the total Projected True Cash Value of the classification. The ratio will be rounded to four decimals and displayed using two decimals (0.4975 displayed as 49.75).

Projected True Cash Value: Enter the total Projected True Cash Value by summing the projected true cash values of the individual units in the classification.

Remarks: Enter brief remarks relating to the study if applicable.

State Tax Commission Analysis for Equalized Valuation of Personal Property

County Name Washtenaw County				City/Township Name (check appropriate box) Webster Township ☐ City ☒ Township			Year 2024	
				Sample				
Class of Personal Property	Study Type	Unit Ending Assessed Value	No. of Parcels	Assessed Value	True Cash Value	Study % Ratio	Unit Starting True Cash Value	Remarks
150 Agricultural	NC	0	0	0	0	50.00%	0	NC
250 Commercial	RV	565,400	0	0	0	50.00%	1,130,800	RV
350 Industrial	NC	0	0	0	0	50.00%	0	NC
450 Residential	NC	0	0	0	0	50.00%	0	NC
550 Utility	RV	12,455,200	0	0	0	50.00%	24,910,400	RV
TOTAL - PERSONAL		13,020,600	0				26,041,200	

AS: Appraisal Study AU: Audit CT: Class Transfer

ES: Estimated Values (Explain): _____

NC: None Classified NW: New Class OH: 100%

RV: Review S1: One Year Sales Study S2: Two Year Sales Study

Remarks:

Appraisal Study Listing

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Issued under authority of Public Act 206 of 1893.

County Washtenaw County	City/Township Webster Township	Classification of Appraisal Study AGRICULTURAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
C -03-01-100-025	CAMPBELL LELAND ARNO	102	168,700	325,125	51.89%	
C -03-01-200-001	DAVIS DOUGLAS J & LESLIE	102	171,700	291,499	58.90%	
C -03-02-200-004	SCHWARCK MAXWELL H	102	90,100	161,664	55.73%	
C -03-02-400-002	FIELD WHITNEY & LISA B	101	203,500	495,768	41.05%	
C -03-03-100-004	FELBECK P & SCHREIBER S TRUST	102	57,000	153,688	37.09%	
C -03-04-300-001	BRINES SHANNON	101	276,200	621,422	44.45%	SEE 05-400-003
C -03-04-400-004	KOCH JOHN D & TAMMY M REV TRU	101	321,400	675,677	47.57%	
C -03-05-200-001	WILTSE JOHN W TRUST	101	176,100	371,451	47.41%	
C -03-05-200-012	WILTSE JOHN W & JEANNE TRUSTS	101	298,200	592,661	50.32%	
C -03-05-400-001	TORNOW JANET MARTHA TRUST	101	304,100	667,102	45.59%	
C -03-09-100-001	ESTLEMAN CHARLES L	101	276,200	504,655	54.73%	
C -03-09-300-002	KROEGER DEREK & MORGAN N	102	24,500	51,016	48.02%	
C -03-19-400-009	ORR JOHN TRUST	102	429,900	867,628	49.55%	
C -03-21-200-016	HELSEL MARK S JR & JENNA M	102	153,200	399,284	38.37%	
C -03-25-200-002	WILLIAMS DAWN D & PETERSON CA	102	107,100	199,988	53.55%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

Appraisal Study Listing

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Issued under authority of Public Act 206 of 1893.

County Washtenaw County	City/Township Webster Township	Classification of Appraisal Study AGRICULTURAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
C -03-25-200-003	ALEXANDER ROBBIN TRUST	102	50,400	119,330	42.24%	
C -03-27-200-006	WOLF ROBERT & SHELDON JANE P T	102	19,400	55,294	35.09%	
C -03-29-100-017	MAST ROBERT	102	152,100	352,955	43.09%	
C -03-29-300-002	1835 FARM LLC	102	130,900	236,720	55.30%	
C -03-29-400-013	1835 FARM LLC	102	72,400	154,192	46.95%	
C -03-32-100-030	1835 FARM LLC	102	82,500	173,860	47.45%	
C -03-34-200-007	CARES JOHN A & JEAN M	102	22,800	47,920	47.58%	
C -03-36-200-002	ZEEB MARGARET	102	461,000	1,015,608	45.39%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
23	4,049,400	8,534,507	47.45%

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

Appraisal Study Listing

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County Washtenaw County	City/Township Webster Township	Classification of Appraisal Study COMMERCIAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
C -03-06-300-007	3D REALTY ENTERPRISES LLC	201	138,600	278,824	49.71%	
C -03-22-100-010	TROCZYNSKI CHESTER	201	204,200	458,141	44.57%	
C -03-32-300-009	CMR DEVELOPMENT LLC	202	110,000	184,518	59.61%	VACANT - INTERSECTION OF JOY/MAST ROADS
C -03-35-351-012	A2C2 PARTNERSHIP LLC	201	306,400	656,132	46.70%	
C -88-01-100-026	SPECTRASITE COMMUNICATIONS	210	64,800	158,496	40.88%	
C -88-32-300-015	NEW PAR DBA VERIZON WIRELESS	210	52,100	120,062	43.39%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
6	876,100	1,856,173	47.20%

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

Appraisal Study Listing

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Issued under authority of Public Act 206 of 1893.

County Washtenaw County	City/Township Webster Township	Classification of Appraisal Study INDUSTRIAL
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Parcel Code	Owner's Name	Class Code	Assessed Value	Appraised Value	Ratio	Comments
C -03-07-300-001	DTE ELECTRIC COMPANY	301	4,600	12,265	37.51%	
C -03-31-100-011	ITC TRANSMISSION	301	13,600	28,303	48.05%	HIGH TENSION POWERLINE ROW
C -03-32-300-020	LAG DEXTER LLC.	301	264,800	495,573	53.43%	
C -03-34-200-006	ITC TRANSMISSION	301	64,400	147,501	43.66%	
C -03-35-200-003	ITC TRANSMISSION	301	16,400	39,155	41.88%	
C -03-36-100-003	ITC TRANSMISSION	301	72,500	135,136	53.65%	

Parcel Count	Total Assessed Value (Total of all entries above)	Total Appraised Value (Total of all entries above)	Total Ratio
6	436,300	857,933	50.85%

NOTE: Total Ratio is the Total Assessed Value divided by the Total Appraised Value and expressed as a percentage.

2023 24 and 12 Month Sales Ratio Study for Determining the 2024 Starting BaseThis form is utilized with your Sales Ratio Study to determine the ratio and true cash value amounts entered on Form 603, *Analysis for Equalized Valuation***NOTE: PAGE 2 CONTAINS INSTRUCTIONS THAT SHOULD BE REVIEWED PRIOR TO COMPLETING THIS FORM**

County Name: Washtenaw County	City or Township Name: Webster Township
Classification of Property (Ag, Com, Res, etc.) RESIDENTIAL	

2021 to 2022 Adjustment Modifier

1. Enter the assessed valuation after adjustment from the 2022 form L-4023 line 4051. 535,118,100
2. Enter the assessed valuation before adjustment from the 2022 form L-4023 line 4032. 523,505,465
3. 2021 to 2022 Adjustment Modifier. Divide line 1 by line 2 3. 1.0222

2022 to 2023 Adjustment Modifier

4. Enter the assessed valuation after adjustment from the 2023 form L-4023 line 4054. 585,690,700
5. Enter the assessed valuation before adjustment from the 2023 form L-4023 line 4035. 542,849,200
6. 2022 to 2023 Adjustment Modifier. Divide line 4 by line 5 6. 1.0789

2021 to 2023 Adjustment Modifier

7. 2021 to 2023 Adjustment Modifier. Multiply line 3 by line 67. 1.1029

24 Month Sales Study

				E	F	G	H
A	B	C	D	Applicable	Adjusted	Total	Adjusted
Year of	Sales	Number	Total Assessed	Adjustment	Assessed	Adjusted	% Ratio
Assessment	Period	of Sales	Value for Sales	Modifier	Value	Prices	(col. F ÷ col. G)
2021	04/2021-09/2021	82	15,799,700	1.1029	17,425,489	37,336,400	46.67%
2021	10/2021-03/2022	51	8,965,200	1.1029	9,887,719	21,604,800	45.77%
12 Month Total Sales		133	12 Month Total Sales		27,313,208	58,941,200	46.34%
2022	04/2022-09/2022	49	10,409,200	1.0789	11,230,486	26,022,873	43.16%
2022	10/2022-03/2023	23	4,341,900	1.0789	4,684,476	10,756,900	43.55%
12 Month Total Sales		72	12 Month Total Sales		15,914,962	36,779,773	43.27%
24 Month Total Sales		205	24 Month Total Sales		43,228,170	95,720,973	
*24 Month Mean Adjusted Ratio							44.81%

*** Important:**

For sales from April 2021 through March 2022, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the 12 month 'Adjusted % Ratio'. Repeat this process for sales from April 2022 through March 2023. Finally, sum the two 'Adjusted % Ratios' and divide the result by 2 to get the 'Mean Adjusted Ratio'. The 'Mean Adjusted Ratio' in column H is carried to Form 603 (L-4018).

12 Month / Single Year Sales Study**L-4047**

A	B	C	D	E	F	G	H
Year of Assessment	Sales Period	Number of Sales	Total Assessed Value for Sales	Applicable Adjustment Modifier	Adjusted Assessed Value	Total Prices for Sales	Adjusted Ratio % (col. F ÷ col. G)
2023	10/2022-03/2023	23	4,341,900	1.0789	4,684,476	10,756,900	43.55%
2024	04/2023-09/2023	39	8,118,600	1.0000	8,118,600	20,458,300	39.68%
12 Month Total Sales		62	12 Month Total Sales		12,803,076	31,215,200	
** 12 Month Aggregate Adjusted Ratio							41.02%

**** Important:**

For sales from October 2022 through September 2023, divide the 12 month total 'Adjusted Assessed Value' by the 'Total Prices for Sales' to get the '12 Month Aggregate Adjusted % Ratio'. The 'Aggregate Adjusted Ratio' in column H is carried to Form 603 (L-4018).

2021 *March Board of Review valuations are compared with sales transacted during the last nine months of 2021 and those transacted in the first three months of 2022.*

2022 *March Board of Review valuations are compared with sales transacted during the last nine months of 2022 and those transacted in the first three months of 2023.*

2023 *March Board of Review valuations are compared with sales transacted during April through September of 2023.*

Sales Study List

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County Washtenaw County		City/Township Name (check appropriate box) Webster Township		☒ Township ☐ City	
Sales Study Year 2023		Classification RESIDENTIAL		Indicate if a One Year (S1) or Two year (S2) Sales Study is Used ☐ S1 ☒ S2	

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
04/15/2021	5419 307	C -03-34-485-007	COWGILL BEVERLY S	READ SIDNEY ELLIOTT	No	WD	C	193,700	348,600	348,600	55.57 %	Warranty Deed
04/16/2021	5419 619	C -03-23-230-013	PLASS JOHN	FISHER STEVEN	No	WD	C	216,800	425,000	425,000	51.01 %	Warranty Deed
04/21/2021	5427 215	C -03-35-304-014	TAKASAWA KEITH D	CHARLTON MARK	No	WD	C	413,700	950,000	950,000	43.55 %	WARRANTY DEED
04/23/2021	5421 626	C -03-07-410-060	BLUM STEVEN	HIRSH JESSICA K	No	WD	C	249,800	585,000	585,000	42.70 %	WARRANTY DEED
04/25/2021	5425 269	C -03-17-410-004	MERRIMAN MIKE	STRAKA ALEXIS K	No	WD	C	233,100	470,000	470,000	49.60 %	WARRANTY DEED
04/26/2021	5423 652	C -03-18-400-028	HIGH JOAN MARIE	ZAWISZA JULIE	No	WD	C	292,500	700,000	700,000	41.79 %	WARRANTY DEED
04/27/2021	5422 503	C -03-07-410-040	LAUFFER DAVID	COLLINS AMY MELISSA	No	WD	C	293,800	575,000	575,000	51.10 %	WARRANTY DEED
04/27/2021	5423 761	C -03-24-300-005	POMO ANDREW AND KETURAH	ROSSOW JUSTIN P	No	WD	C	161,300	382,000	382,000	42.23 %	WARRANTY DEED
04/29/2021	5426 533	C -03-22-400-017	PLUMMER KARON M	MEINZER ELAINE KAY	No	WD	C	34,200	94,000	94,000	36.38 %	WARRANTY DEED
04/30/2021	5427 089	C -03-15-200-021	SHIELDS THOMAS H	STOBEL TYLER CAMERON	No	WD	C	39,100	150,000	150,000	26.07 %	WARRANTY DEED
04/30/2021	5425 57	C -03-32-205-051	BATY BRAD A	KUECHER DANIEL THOMAS	No	WD	C	291,500	662,000	662,000	44.03 %	WARRANTY DEED
04/30/2021	5437 696	C -03-34-450-067	FATT LINDA M TRUST	HAYES DOMINIC ANTHONY	No	WD	C	275,200	690,000	690,000	39.88 %	WARRANTY DEED
05/06/2021	5424 900	C -03-29-110-012	KISSICK DAVID	KOZLOWSKI JANINE	No	WD	C	208,100	549,000	549,000	37.91 %	WARRANTY DEED
05/10/2021	5424 749	C -03-08-315-006	GODWIN CHRISTINE AND THOMAS	WULFSBERG BRUCE W	No	WD	C	227,600	702,500	702,500	32.40 %	WARRANTY DEED
TOTAL												

Sales Study List

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County Washtenaw County		City/Township Name (check appropriate box) Webster Township		☒ Township ☐ City	
Sales Study Year 2023		Classification RESIDENTIAL		Indicate if a One Year (S1) or Two year (S2) Sales Study is Used ☐ S1 ☒ S2	

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/13/2021	5427 770	C -03-14-400-002	STEPHENSON FAMILY TRUST	ROSS BERT T	No	WD	C	177,400	390,000	390,000	45.49 %	WARRANTY DEED
05/13/2021	5425 700	C -03-31-110-026	VESEY RAY W	REED JOHNATHAN R	No	WD	C	286,500	644,000	644,000	44.49 %	WARRANTY DEED
05/14/2021	5425 729	C -03-32-205-091	KUZON WILLIAM M JR	CROFTCHIK TODD	No	WD	C	302,400	600,000	600,000	50.40 %	WARRANTY DEED
05/17/2021	5430 924	C -03-11-100-029	PUCKETT CHARLES	GOODMAN DANIELLE E	No	WD	C	33,300	85,000	85,000	39.18 %	WARRANTY DEED
05/21/2021	5427 074	C -03-34-486-004	STABB MICHELLE S	FREENEY ADAM CHARLES	No	WD	C	204,100	400,000	400,000	51.03 %	WARRANTY DEED
06/01/2021	5427 817	C -03-14-400-042	TYBURSKI MICHAEL M	HATTO MICHELLE	No	WD	C	180,300	480,000	480,000	37.56 %	WARRANTY DEED
06/01/2021	5427 904	C -03-34-485-004	ORTIZ FERNANDO AND OLGA T	GALKA MICHAEL	No	WD	C	213,600	400,000	400,000	53.40 %	WARRANTY DEED
06/10/2021	5431 605	C -03-36-402-006	MATHIAS MATTHEW D	SAVIT ELI	No	WD	C	258,800	481,000	481,000	53.80 %	WARRANTY DEED
06/14/2021	5430 796	C -03-18-300-060	WAITZ DANIEL	STRATFORD SAMUEL ALLEN	No	WD	C	341,400	879,500	759,386	44.96 %	PRORATED SALES PRICE
06/14/2021	5430 796	C -03-18-300-061	WAITZ DANIEL	STRATFORD SAMUEL ALLEN	No	WD	C	54,000	879,500	120,114	44.96 %	PRORATED SALES PRICE
06/14/2021	5458 226	C -03-35-306-004	HIMLE JOSEPH	RAGAZZI FRANCO	No	WD	C	289,300	764,000	764,000	37.87 %	WARRANTY DEED
06/16/2021	5431 249	C -03-08-200-026	SIMMONS RYAN	KEARNS MIKE	No	WD	C	35,400	85,000	85,000	41.65 %	WARRANTY DEED
06/16/2021	5431 948	C -03-12-300-021	SHIGLEY JUSTIN	FEELEY RYAN SCOTT	No	WD	C	267,000	650,000	650,000	41.08 %	WARRANTY DEED
06/18/2021	5450 947	C -03-27-400-022	MAST NICHOLAS L	GODBOUT NEIL	No	WD	C	177,200	405,000	405,000	43.75 %	WARRANTY DEED
TOTAL												

Sales Study List

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County Washtenaw County		City/Township Name (check appropriate box) Webster Township		☒ Township ☐ City
Sales Study Year 2023	Classification RESIDENTIAL		Indicate if a One Year (S1) or Two year (S2) Sales Study is Used ☐ S1 ☒ S2	

Con. Sale = Confidential Sale Indicator **Adj. Sales** = Adjusted Sales Price **Inst.** = Type of Instrument **Fin.** = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
06/20/2021	5431 950	C -03-08-215-039	KLEINSORGE KURT	COURTNEY SCOTT	No	WD	C	417,600	1,000,000	1,000,000	41.76 %	WARRANTY DEED
06/21/2021	5431 612	C -03-22-400-006	MOORMAN STEVEN P	SPELMAN JOSEPH MARK	No	WD	C	174,400	450,000	450,000	38.76 %	WARRANTY DEED
06/22/2021	5436 912	C -03-06-115-038	SCHOSTAK MARK S TRUST	GALLAGHER THOMAS	No	WD	C	468,300	1,200,000	1,200,000	39.03 %	PTA FROM ASSESSOR
06/25/2021	5432 250	C -03-34-485-027	FREUDENBURG SARA MARIE	GARDNER BRETT	No	WD	C	190,700	445,000	360,040	52.97 %	PRORATED SALES PRICE
06/25/2021	5432 250	C -03-34-485-028	FREUDENBURG SARA MARIE	GARDNER BRETT	No	WD	C	45,000	445,000	84,960	52.97 %	PRORATED SALES PRICE
06/28/2021	5434 636	C -03-35-330-016	CURIE JASON	MCHUGH WALKER	No	WD	C	323,900	695,000	695,000	46.60 %	WARRANTY DEED
06/29/2021	5432 501	C -03-34-450-072	WAITZ DANIEL J	BRATTON PETER	No	WD	C	81,500	295,000	295,000	27.63 %	WARRANTY DEED
06/30/2021	5432 875	C -03-03-100-015	LOBBESTAEL LEE	SERDYNski RICHARD P	No	WD	C	152,100	379,000	379,000	40.13 %	WARRANTY DEED
06/30/2021	5436 832	C -03-11-300-036	BARCZAK RYAN AND NICOLE B	HENTSCHEL JOHN	No	WD	C	271,400	749,000	749,000	36.23 %	WARRANTY DEED
06/30/2021	5434 647	C -03-14-110-003	KOKMEYER LAURA C	SCHALL DAVID B	No	WD	C	133,900	482,000	482,000	27.78 %	WARRANTY DEED
06/30/2021	5435 480	C -03-23-240-030	HAWKINS CHRISTINA B	FLEWELLING BRENT R	No	WD	C	207,300	367,000	367,000	56.49 %	WARRANTY DEED
06/30/2021	5441 481	C -03-34-486-008	DERDERIAN JAMES R	NOWAK MELANIE M	No	WD	C	204,100	455,000	455,000	44.86 %	WARRANTY DEED
07/02/2021	5435 172	C -03-19-200-005	SELLS KAREN	BOYER GEOFFREY	No	WD	C	92,500	275,000	275,000	33.64 %	WARRANTY DEED
07/07/2021	5435 484	C -03-06-233-007	CHASE CARL A	GROVE KATHLEEN T	No	WD	C	420,100	1,250,000	1,250,000	33.61 %	WARRANTY DEED
TOTAL												

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County Washtenaw County		City/Township Name (check appropriate box) Webster Township		☒ Township ☐ City	
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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/10/2021	5439 710	C -03-13-300-026	THORNTON JARED L	JOSEPH DAVID	No	WD	C	34,000	70,000	70,000	48.57 %	WARRANTY DEED
07/14/2021	5444 702	C -03-31-110-009	KELLY IAN	JOHNSON JESSE	No	WD	C	262,800	520,000	520,000	50.54 %	WARRANTY DEED
07/16/2021	5439 891	C -03-09-200-002	ALDEN ANITA E	AUSTRUP WESLEY	No	WD	C	204,000	475,000	475,000	42.95 %	WARRANTY DEED
07/16/2021	5436 293	C -03-35-377-014	KAMDAR NEIL S	ZEMAITIS DANIEL	No	WD	C	196,700	415,000	415,000	47.40 %	WARRANTY DEED
07/20/2021	5443 220	C -03-30-100-002	MILLER DAVID K	PHILLIPS MARSHA	No	WD	C	143,700	275,000	275,000	52.25 %	WARRANTY DEED
07/21/2021	5444 197	C -03-31-115-033	SHUMAKER JULIE A TRUST	DEAL JAMES	No	WD	C	217,900	620,000	620,000	35.15 %	WARRANTY DEED
07/22/2021	5440 066	C -03-18-400-040	STAPLES WILLIAM	CLIFTON ROBERT	No	WD	C	33,000	282,500	138,728	23.79 %	PRORATED SALES PRICE
07/22/2021	5440 066	C -03-18-400-041	STAPLES WILLIAM	CLIFTON ROBERT	No	WD	C	34,200	282,500	143,772	23.79 %	PRORATED SALES PRICE
07/22/2021	5439 910	C -03-30-400-012	KORNOW ANNE R	SHALHOUB JOHN M	No	WD	C	202,000	520,000	520,000	38.85 %	WARRANTY DEED
07/27/2021	5453 311	C -03-02-300-003	ADAMS ALAN ORVAL	BILGAR PROPERTIES LLC	No	WD	C	182,400	300,000	300,000	60.80 %	WARRANTY DEED
07/28/2021	5439 582	C -03-30-230-015	YOUNG LARRY E	KESLING THERESA M	No	WD	C	89,300	123,000	123,000	72.60 %	WARRANTY DEED
07/29/2021	5439 898	C -03-09-300-015	BOWMAN DIANE T	YEE EVAN	No	WD	C	169,200	319,000	319,000	53.04 %	WARRANTY DEED
07/30/2021	5439 806	C -03-07-200-023	MITCHELL PETER E	LETKE ERIC	No	WD	C	228,200	640,000	640,000	35.66 %	WARRANTY DEED
07/30/2021	5440 200	C -03-08-200-020	GRABER JEFFREY STEVEN	SHASHLO MICHAEL	No	WD	C	45,000	125,000	125,000	36.00 %	WARRANTY DEED
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
07/30/2021	5439 585	C -03-17-410-023	STERLITZ STEPHEN J	GIBSON MATTHEW	No	WD	C	243,700	569,900	569,900	42.76 %	WARRANTY DEED
08/06/2021	5441 744	C -03-14-300-036	DAVIDSON SUZANNE	CACCAMO NICHOLAS	No	WD	C	161,500	331,000	331,000	48.79 %	WARRANTY DEED
08/09/2021	5441 662	C -03-16-400-015	GEHR DARIN	BARLOW TIMOTHY	No	WD	C	415,600	1,250,000	1,250,000	33.25 %	WARRANTY DEED
08/09/2021	5441 001	C -03-35-307-007	BREWSTER JOSHUA	PAYNE MOIRA	No	WD	C	219,400	591,000	591,000	37.12 %	WARRANTY DEED
08/10/2021	5440 123	C -03-07-410-010	GAVES PATRICIA D	CALKINS JEFFREY	No	WD	C	247,900	582,000	582,000	42.59 %	WARRANTY DEED
08/10/2021	5442 602	C -03-35-304-003	SHAH MANASEE V	DOWLING JOHN THOMAS	No	WD	C	207,100	416,000	416,000	49.78 %	WARRANTY DEED
08/13/2021	5441 978	C -03-03-110-003	WILKERSON JEFFREY D	BERGIN DANIEL	No	WD	C	47,500	85,000	85,000	55.88 %	WARRANTY DEED
08/18/2021	5446 292	C -03-35-304-010	HAMMOND LYNDA C	MCCOWN BENJAMIN	No	WD	C	181,200	395,000	395,000	45.87 %	WARRANTY DEED
08/23/2021	5443 513	C -03-03-300-008	BUCK JAMES	RIEHLE PAUL	No	WD	C	285,800	850,000	850,000	33.62 %	WARRANTY DEED
08/25/2021	5454 925	C -03-15-300-026	BARLOW TIMOTHY	LEES DONALD	No	LC	C	25,800	65,000	65,000	39.69 %	LAND CONTRACT
08/26/2021	5447 158	C -03-03-110-002	WILKERSON JEFF D	PRODIN BRIAN	No	WD	C	47,500	84,000	84,000	56.55 %	WARRANTY DEED
08/26/2021	5453 163	C -03-13-100-014	HEGARTY PATRICIA J	STENGLE DANIEL	No	WD	C	178,100	365,000	365,000	48.79 %	WARRANTY DEED
08/27/2021	5444 679	C -03-03-400-002	INNIS JEFFREY W AND DAWNA	BALL STEFFEN M	No	WD	C	166,700	515,000	376,042	44.33 %	PRORATED SALES PRICE
08/27/2021	5444 679	C -03-03-400-013	INNIS JEFFREY W AND DAWNA	BALL STEFFEN M	No	WD	C	61,600	515,000	138,958	44.33 %	PRORATED SALES PRICE
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/27/2021	5446 455	C -03-07-100-036	KLOVSKI KENNETH	SORANNO LISA	No	WD	C	122,500	200,000	200,000	61.25 %	WARRANTY DEED
08/30/2021	5446 864	C -03-03-400-039	KNAPP FREDERICK	TENNYSON STEVEN ROBERT	No	WD	C	303,000	615,000	615,000	49.27 %	WARRANTY DEED
09/03/2021	5447 130	C -03-10-200-003	MAKSINSKI JOSEPH J	ROGERS DARION D	No	WD	C	142,700	375,900	337,577	42.27 %	PRORATED SALES PRICE
09/03/2021	5447 130	C -03-10-200-011	MAKSINSKI JOSEPH J	ROGERS DARION D	No	WD	C	16,200	375,900	38,323	42.27 %	PRORATED SALES PRICE
09/03/2021	5451 805	C -03-14-200-025	WHEELER LAWRENCE JR	RODRIQUEZ RUBEN	No	WD	C	151,800	373,000	373,000	40.70 %	WARRANTY DEED
09/14/2021	5450 560	C -03-07-410-007	BROOKS HUGH	NELSON DANA HAROLD	No	WD	C	240,900	490,000	490,000	49.16 %	WARRANTY DEED
09/20/2021	5454 552	C -03-18-400-031	SPITLER ROBERT F	HICKS MARK	No	WD	C	36,300	120,000	120,000	30.25 %	WARRANTY DEED
09/23/2021	5449 947	C -03-14-300-025	MOORE DAVID F	KOCIS MORGAN	No	WD	C	202,100	575,000	575,000	35.15 %	WARRANTY DEED
09/24/2021	5451 642	C -03-10-300-016	VANDOREN JEFFREY	ECONOMOU GREGORY	No	WD	C	145,100	520,000	520,000	27.90 %	WARRANTY DEED
09/24/2021	5449 833	C -03-15-310-015	BRYSON GINA A	EGGERT MICHAEL	No	WD	C	242,500	613,000	613,000	39.56 %	WARRANTY DEED
09/27/2021	5448 780	C -03-31-120-010	GARDNER JOHN D	DARR MARK A	No	WD	C	296,700	560,000	560,000	52.98 %	WARRANTY DEED
09/28/2021	5451 657	C -03-35-379-003	GRICE JEREMY	LINDEMAN STEPHEN DANIEL	No	WD	C	234,200	522,500	522,500	44.82 %	WARRANTY DEED
10/04/2021	5450 645	C -03-17-410-024	SNOWWHITE PAUL E JR	FOLK MICHAEL	No	WD	C	269,800	600,000	600,000	44.97 %	WARRANTY DEED
10/06/2021	5452 067	C -03-11-300-016	VERBAL CHRISTINE A	RUHLAND PHILIPP H	No	WD	C	181,100	489,500	489,500	37.00 %	WARRANTY DEED
TOTAL												

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
10/07/2021	5452 053	C -03-08-215-023	JONES KENNETH C	HARMON ANN BROWN	No	WD	C	262,100	665,000	665,000	39.41 %	WARRANTY DEED
10/08/2021	5450 666	C -03-30-405-020	RIEHLE PAUL	SWEENEY ANDREW RYAN	No	WD	C	282,100	625,000	625,000	45.14 %	WARRANTY DEED
10/12/2021	5453 535	C -03-09-400-021	TONY VAN OYEN DEVELOPMEN	WEBBYJAMES PETER	No	WD	C	34,100	100,000	100,000	34.10 %	WARRANTY DEED
10/13/2021	5451 972	C -03-13-200-016	GODFREY DAVID TRUST	BUONASSISI SANDRA	No	WD	C	177,200	400,000	400,000	44.30 %	WARRANTY DEED
10/18/2021	5452 759	C -03-28-205-003	DERYKE ROBERT	KIMBALL KAREN	No	WD	C	555,900	1,060,500	1,060,500	52.42 %	WARRANTY DEED
10/20/2021	5453 783	C -03-31-110-017	PREHN TRUST	MESCHKE BRENT R	No	WD	C	238,300	580,000	580,000	41.09 %	WARRANTY DEED
10/21/2021	5453 886	C -03-30-260-022	JOHNSON SALLY M	STEINBERGER NANCY ANN	No	WD	C	175,900	440,000	440,000	39.98 %	WARRANTY DEED
10/22/2021	5453 143	C -03-15-310-016	PNACEK KEVIN R	CONNELL ROBERT J	No	WD	C	275,300	610,000	610,000	45.13 %	WARRANTY DEED
10/22/2021	5454 647	C -03-35-330-005	FULLER IAN M	WYZLIC MARGARET	No	WD	C	219,900	550,000	550,000	39.98 %	WARRANTY DEED
10/23/2021	5453 897	C -03-11-100-012	POBORKA SERGAY A	DEININGER PETER	No	WD	C	52,000	155,000	155,000	33.55 %	WARRANTY DEED
10/26/2021	5454 362	C -03-02-300-037	KIRKPATRICK PHILIP J AND CLI	WURM MATTHIAS	No	WD	C	131,400	390,000	390,000	33.69 %	WARRANTY DEED
11/11/2021	5456 407	C -03-03-100-008	GEORGAS WENDY M	KYRYLUK PETER	No	WD	C	193,700	429,000	429,000	45.15 %	WARRANTY DEED
11/16/2021	5457 458	C -03-32-205-058	DARATONY DARLYN	BROWN AUSTIN	No	WD	C	265,100	665,000	665,000	39.86 %	WARRANTY DEED
11/18/2021	5457 986	C -03-13-100-021	DING TAI-LAI	HILL BRIAN L	No	WD	C	45,000	138,000	138,000	32.61 %	WARRANTY DEED
TOTAL												

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11/22/2021	5458 922	C -03-03-110-011	VICTORIAN JAMES L II	NOELLERT RAYMOND C	No	WD	C	47,500	85,000	85,000	55.88 %	WARRANTY DEED
11/22/2021	5457 679	C -03-19-300-039	KUKOLA LINDA L	CROSBY WILLIAM ROGER JR	No	WD	C	214,300	379,900	379,900	56.41 %	WARRANTY DEED
11/24/2021	5459 244	C -03-09-200-037	SCHAUER JAMES II	COOK-DEWEY SHERILYN	No	WD	C	158,600	380,000	380,000	41.74 %	WARRANTY DEED
11/29/2021	5458 648	C -03-19-200-007	HARTMAN WAYNE S	HALL MICHAEL W	No	WD	C	145,500	369,000	369,000	39.43 %	WARRANTY DEED
11/30/2021	5461 229	C -03-32-100-011	PARKES JANICE L	KUIPER KEVIN	No	WD	C	142,800	355,000	355,000	40.23 %	WARRANTY DEED
11/30/2021	5459 148	C -03-32-205-049	WINFIELD EDWARD D	WAINRIGHT DANIEL	No	WD	C	267,800	650,000	650,000	41.20 %	WARRANTY DEED
12/15/2021	5462 451	C -03-20-400-029	GIBSON BRADLEY D	SNYDER DANIEL	No	LC	C	34,100	89,000	89,000	38.31 %	LAND CONTRACT SP FROM ASS
12/15/2021	5462 156	C -03-35-330-021	DIGIUSEPPE STEVEN D	PEFFER DEBRA KAY	No	WD	C	232,000	550,000	550,000	42.18 %	WARRANTY DEED
12/21/2021	5463 269	C -03-09-200-021	PALMER CHARLES A	RAMAMOORTHY RAGHAVEN	No	WD	C	245,600	595,000	595,000	41.28 %	WARRANTY DEED
12/22/2021	5463 054	C -03-18-300-013	STEEB SHAWN M	STRIDE INVESTMENT GROUP	No	WD	C	98,500	121,000	121,000	81.40 %	WARRANTY DEED
12/29/2021	5463 670	C -03-11-200-018	NELSON PAUL	GROEN DANIEL	No	WD	C	131,300	365,000	365,000	35.97 %	Warranty Deed
12/30/2021	5464 582	C -03-31-400-017	CHATOM PROPERTIES-7601 HUR	TCHORYK PETER JR	No	WD	C	133,300	369,000	369,000	36.12 %	Warranty Deed
01/04/2022	5464 618	C -03-13-300-013	HEUN HARTMUT	THORNTON JARED L	No	WD	C	61,700	148,000	148,000	41.69 %	Warranty Deed
01/05/2022	5465 084	C -03-18-300-059	RADTKE ROY W	GAUTZ JAMES FREDERICK JR	No	WD	C	48,500	100,000	100,000	48.50 %	Warranty Deed
TOTAL												

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01/05/2022	PTA	C -03-30-260-025	TANNER, PAT	STERBA, CATHY	No	WD	C	71,400	275,000	275,000	25.96 %	PTA FROM ASSESSOR
01/07/2022		C -03-09-200-038	SCHAUER, JAMES	COOK-DEWEY SHERILYN	No	WD	C	36,200	120,000	53,498	67.67 %	PTA FROM ASSESSOR
01/07/2022		C -03-09-200-039	SCHAUER, JAMES	COOK-DEWEY SHERILYN	No	WD	C	45,000	120,000	66,502	67.67 %	PTA FROM ASSESSOR
01/07/2022	5464 823	C -03-20-100-015	WEBSTER MEADOWS LLC	HELSEL MARK S JR	No	WD	C	82,000	320,000	320,000	25.63 %	Warranty Deed
01/12/2022	5469 511	C -03-17-410-034	LOVELY NORMAN F	MCKIM MEGAN	No	WD	C	219,600	550,000	550,000	39.93 %	Warranty Deed
01/26/2022	5468 711	C -03-03-400-037	HOWARD ADAM	FARINA GABRIELLE	No	WD	C	33,300	75,000	75,000	44.40 %	Warranty Deed
02/08/2022	5469 555	C -03-23-230-018	DEZEEUW DARREN	MCKIM MEGAN	No	WD	C	172,200	450,000	450,000	38.27 %	Warranty Deed
02/18/2022	5470 670	C -03-20-215-010	JACKMAN ELIZABETH A	BOROVICKA KATHY	No	WD	C	303,600	650,000	650,000	46.71 %	Warranty Deed
02/23/2022	5471 101	C -03-10-200-027	MATHERLY W SCOTT	ACHACON ANTONIO	No	WD	C	33,100	92,000	92,000	35.98 %	Warranty Deed
02/23/2022	5472 057	C -03-14-300-026	ROBENALT WILLIAM A ESTATE	DORSEY MICHAEL J	No	WD	C	210,100	470,000	470,000	44.70 %	Warranty Deed
02/25/2022	5477 367	C -03-09-100-005	PURDY KATHERINE R TRUST	CARR DEVON JAY	No	WD	C	134,200	350,000	350,000	38.34 %	Warranty Deed
02/25/2022	5473 836	C -03-31-200-007	SMITH HEATHER L	NIEHOF JACOB	No	WD	C	212,100	500,000	500,000	42.42 %	Warranty Deed
03/04/2022	5477 139	C -03-14-100-002	HOWE THOMAS	SALADIN VINCENT L	No	WD	C	286,900	920,000	819,205	35.02 %	allocate sp
03/04/2022	5477 139	C -03-14-100-020	HOWE THOMAS	SALADIN VINCENT L	No	WD	C	35,300	920,000	100,795	35.02 %	allocate sp
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03/04/2022	5475 907	C -03-18-200-018	HAMMONS SHARON E	BROWN ROBERT B	No	WD	C	167,200	510,000	510,000	32.78 %	Warranty Deed
03/04/2022	5473 872	C -03-23-240-018	LARMEE KATHRYN L	FIELD YUNJU	No	WD	C	167,300	475,000	475,000	35.22 %	Warranty Deed
03/09/2022	5474 031	C -03-34-484-001	JOHNSON MARVIN	SCHOLL JAMIE A	No	WD	C	42,500	79,900	79,900	53.19 %	Warranty Deed
03/16/2022	5474 752	C -03-06-115-041	COOLEY ROBERT D	CLEM JOHN ROLAND	No	WD	C	605,800	1,350,000	1,350,000	44.87 %	Warranty Deed
03/17/2022	5475 630	C -03-15-300-012	BARLOW TIMOTHY	KUBO JENNIFER ERIN QUART	No	WD	C	350,300	925,000	925,000	37.87 %	Warranty Deed
03/18/2022	5476 524	C -03-32-205-041	SMITH PAUL	MYERS DANIEL R	No	WD	C	279,600	650,000	650,000	43.02 %	Warranty Deed
03/21/2022	5475 832	C -03-18-100-017	WHITE JONATHAN DAVID	DIPATRIZIO JENNIFER	No	WD	C	157,100	390,000	390,000	40.28 %	Warranty Deed
04/01/2022	5477 647	C -03-11-300-011	FABIAN WESLEY S	BORGER JEAN	No	WD	C	137,300	318,000	318,000	43.18 %	Warranty Deed
04/13/2022	5478 759	C -03-35-376-004	NORTHROP RICHARD	COWAN BELITA	No	WD	C	269,700	619,700	619,700	43.52 %	Warranty Deed
04/14/2022	5479 097	C -03-17-200-004	LEE DENIS C AND FRANCES ROI	BERLUCCHI JAMES M SR	No	WD	C	205,000	610,000	610,000	33.61 %	Warranty Deed
04/15/2022	5479 389	C -03-31-110-011	COAST CONSTANCE TRUST	OKEEFE MICHAEL RICHARD	No	WD	C	220,500	638,000	638,000	34.56 %	Warranty Deed
04/22/2022	5480 646	C -03-18-110-010	LARROW DENNIS A	GOTLIB STEVEN LEE	No	WD	C	230,500	599,900	599,900	38.42 %	Warranty Deed
04/28/2022	5489 467	C -03-14-300-021	HANSEN PETER J	KIRST WILLIAM	No	WD	C	209,100	619,000	619,000	33.78 %	Warranty Deed
04/29/2022	5481 434	C -03-19-205-001	REBANDT FAMILY TRUST	STOLL JACOB	No	WD	C	232,900	535,000	535,000	43.53 %	WARRANTY DEED
TOTAL												

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County Washtenaw County		City/Township Name (check appropriate box) Webster Township		☒ Township ☐ City	
Sales Study Year 2023		Classification RESIDENTIAL		Indicate if a One Year (S1) or Two year (S2) Sales Study is Used ☐ S1 ☒ S2	

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Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
05/02/2022	5482 001	C -03-30-405-019	POROKO CARISSA	POLANICH JONATHAN	No	WD	C	363,500	750,000	750,000	48.47 %	WARRANTY DEED
05/05/2022	5482 450	C -03-17-410-008	BULLISTER KEVIN MICHAEL	MUDLOFF CHRISTOPHER	No	WD	C	245,100	640,000	640,000	38.30 %	WARRANTY DEED
05/06/2022	5486 393	C -03-32-100-016	HU CASEY YUEXIAN	YANG WANXIN	No	WD	C	335,300	785,000	785,000	42.71 %	WARRANTY DEED
05/16/2022	5483 816	C -03-01-100-012	KEEHL RALPH J TRUST	ROMANS CHAD M	No	WD	C	140,500	220,000	220,000	63.86 %	WARRANTY DEED
05/20/2022	5484 505	C -03-16-400-004	JOHNSON MARTHA SUE TRUST	BRYSON SOPHIA A	No	WD	C	113,000	375,000	375,000	30.13 %	WARRANTY DEED
05/23/2022	5499 960	C -03-08-215-033	CUNNINGHAM AARON	TMK TRUST	No	WD	C	260,900	540,000	540,000	48.31 %	Warranty Deed
05/23/2022	5484 266	C -03-35-304-012	DANKO JOHN	HO COURTNEY A	No	WD	C	184,100	505,000	505,000	36.46 %	WARRANTY DEED
05/26/2022	5487 331	C -03-10-200-008	KIZI AMIR	CAMPBELL MICHAEL	No	LC	C	229,900	690,000	690,000	33.32 %	LAND CONTRACT
05/27/2022	5485 583	C -03-31-120-008	SUGG KRISTOFFER B	MARQUETTE SCOTT	No	WD	C	332,900	710,000	710,000	46.89 %	WARRANTY DEED
06/07/2022	5487 242	C -03-19-205-005	HUMPERT ARTHUR J	PARISEAU NICOLE	No	WD	C	217,400	580,000	580,000	37.48 %	WARRANTY DEED
06/10/2022	5486 690	C -03-36-400-026	HAGEN MICHAEL W	SLUSKY RYAN	No	WD	C	192,000	685,000	685,000	28.03 %	WARRANTY DEED
06/13/2022	5488 436	C -03-07-200-022	SPEERS COREY & STEPHANI	FOX DAVID	No	WD	C	456,500	1,250,000	1,250,000	36.52 %	WARRRANTY DEED
06/14/2022	5487 608	C -03-07-200-028	SANTORO NICHOLAS	LUCOT BRETT A	No	WD	C	34,000	100,000	100,000	34.00 %	WARRANTY DEED
06/15/2022	5487 692	C -03-08-110-008	MILAM STEPHEN	PATTHANACHAROENPHON C	No	WD	C	407,000	1,050,000	1,050,000	38.76 %	WARRANTY DEED
TOTAL												

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06/16/2022	5488 372	C -03-06-170-028	SIMONDS DOROTHY J TRUST	RETTIG SUSAN	No	WD	C	163,000	650,000	650,000	25.08 %	WARRANTY DEED
06/20/2022	5496 108	C -03-19-300-016	SCOTT KEVIN E	KAMBA CATHY L TRUST	No	WD	C	116,100	390,000	390,000	29.77 %	Warranty Deed
06/22/2022	5488 475	C -03-23-100-048	JOHNSON JUSTIN C	HOFFMAN SHAWN	No	WD	C	243,100	576,000	576,000	42.20 %	WARRANTY DEED
06/23/2022	5488 474	C -03-04-200-012	MUNSON SHERRI H	RAY TYLER W	No	WD	C	55,100	605,000	105,928	52.02 %	ALLOCATED SALES PRICE
06/23/2022	5488 474	C -03-05-100-012	MUNSON SHERRI H	RAY TYLER W	No	WD	C	259,600	605,000	499,072	52.02 %	ALLOCATED SALES PRICE
07/01/2022	5489 472	C -03-08-315-003	EMENHEISER PAMELA S	HELGESON PAUL LARS TRUST	No	WD	C	396,600	912,000	912,000	43.49 %	Warranty Deed
07/05/2022	5489 890	C -03-06-233-005	MACGREGOR GLEN A	GREENWAY FAMILY TRUST	No	WD	C	427,300	1,090,000	1,090,000	39.20 %	Warranty Deed
07/07/2022	5490 286	C -03-20-400-030	GIBSON BRADLEY D	STANFORD MATTHEW	No	WD	C	35,000	89,500	89,500	39.11 %	Warranty Deed
07/08/2022	5490 346	C -03-14-300-041	VALLENDER JOSHUA A	PETERSON JOSEPH A	No	WD	C	177,500	505,000	423,218	41.94 %	allocate sp
07/08/2022	5490 346	C -03-14-300-042	VALLENDER JOSHUA A	PETERSON JOSEPH A	No	WD	C	34,300	505,000	81,782	41.94 %	allocate sp
07/14/2022	5490 784	C -03-20-215-001	GORGA STEPHEN M	JEROME JOHN P	No	WD	C	251,100	645,000	645,000	38.93 %	Warranty Deed
07/15/2022	5491 134	C -03-14-200-010	DEINCO PROPERTIES LLC	ROOT STEVEN	No	WD	C	82,000	300,000	300,000	27.33 %	Warranty Deed
07/19/2022	5492 459	C -03-17-410-010	WALTER JOERG D	HINDERER JULIA	No	WD	C	219,300	601,500	601,500	36.46 %	Warranty Deed
07/20/2022	5491 230	C -03-17-410-031	LAMB NATHAN D	SMOTHERS BRENT N	No	WD	C	263,400	600,000	600,000	43.90 %	Warranty Deed
TOTAL												

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07/25/2022	5491 878	C -03-17-410-002	WOELFEL SCOTT	CASTILLO JENNIFER E	No	WD	C	234,500	565,000	565,000	41.50 %	Warranty Deed
07/26/2022	5493 246	C -03-29-300-010	STIX BENJAMIN L	JOY MELISSA	No	WD	C	625,600	1,110,000	1,110,000	56.36 %	Warranty Deed
07/29/2022	5492 557	C -03-05-100-019	ARNET STEPHEN T TRUST	VERMEULEN NIKOLAAS REM	No	WD	C	147,900	410,000	410,000	36.07 %	Warranty Deed
08/12/2022	5493 974	C -03-08-130-005	WIVELL CHARLES	MYERS LISA MARIE	No	WD	C	168,800	450,000	450,000	37.51 %	Warranty Deed
08/12/2022	5498 617	C -03-20-401-008	BHC FARMS LLC	SMITH SALLY B TRUST	No	WD	C	109,600	850,000	203,273	53.92 %	allocate sp 8 parcel sale
08/23/2022	5497 104	C -03-08-300-005	MARSHKE JUDITH KAY	PIEKNIK ANDREW L	No	WD	C	352,600	910,000	910,000	38.75 %	Warranty Deed
09/06/2022	5496 753	C -03-32-205-093	CLEMM VON HOHENBERG ELM.	ROKKE BRENDAN J	No	WD	C	283,200	725,000	725,000	39.06 %	Warranty Deed
09/06/2022	5500 365	C -03-32-400-029	MCPAHON MICHAEL H	GHUSSAINI MAJED	No	WD	C	43,000	60,000	60,000	71.67 %	Warranty Deed
09/08/2022	5496 895	C -03-27-100-036	TWISS CYNTHIA MIKOL TRUST	KAPLAN BENJAMIN J	No	WD	C	176,400	475,000	475,000	37.14 %	Warranty Deed
09/15/2022	5500 290	C -03-32-205-087	FIELD LANCE	HOLM BRADLEY	No	WD	C	232,800	670,000	670,000	34.75 %	Warranty Deed
09/29/2022	5499 973	C -03-01-100-013	MULLINS BRIAN	MOORE BRADLEY PAUL	No	WD	C	130,300	296,000	296,000	44.02 %	Warranty Deed
09/30/2022	5499 732	C -03-24-400-005	FRAKER MARK	SHELDON KERRY L TRUST	No	WD	C	54,200	365,000	120,628	44.93 %	allocate sp
09/30/2022	5499 732	C -03-24-400-006	FRAKER MARK	SHELDON KERRY L TRUST	No	WD	C	48,000	365,000	106,829	44.93 %	allocate sp
09/30/2022	5499 732	C -03-24-400-007	FRAKER MARK	SHELDON KERRY L TRUST	No	WD	C	61,800	365,000	137,543	44.93 %	allocate sp
TOTAL												

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11/01/2022	5502 546	C -03-31-200-020	ANDERSON PAUL H	MCGLONE CHARLES	No	WD	C	172,900	419,000	419,000	41.26 %	Warranty Deed
11/14/2022	5505 019	C -03-32-410-011	PLANTINGA EVONNA	AYERS JONATHAN LIAM	No	WD	C	284,900	677,500	677,500	42.05 %	Warranty Deed
11/15/2022	5504 984	C -03-17-410-018	READ SIMON	DIPPOLITO EUNICE	No	WD	C	291,800	676,500	676,500	43.13 %	Warranty Deed
11/16/2022	5504 112	C -03-16-300-021	TUCKEY CHARLES R	READ SIMON	No	WD	C	168,000	420,000	420,000	40.00 %	Warranty Deed
11/17/2022	5504 462	C -03-19-300-026	CAZAN AARON J	RASCOL VASILE	No	WD	C	189,700	335,000	335,000	56.63 %	Warranty Deed
11/17/2022	5504 463	C -03-23-230-007	CARIGNAN LARRY M	WIECZOREK THOMAS	No	WD	C	225,500	510,000	510,000	44.22 %	Warranty Deed
11/23/2022	5505 507	C -03-10-300-007	WRIGHT JASON M	DUHAIME MELISSA BETH DU	No	WD	C	135,000	408,000	408,000	33.09 %	Warranty Deed
12/13/2022	5506 215	C -03-03-110-009	H & C INVESTMENTS CORPORA	SPRONG KEN	No	WD	C	47,600	148,000	148,000	32.16 %	Warranty Deed
12/15/2022	5506 650	C -03-11-300-026	HOLMES DAVID	KOENIG JORDAN JAMES	No	WD	C	33,500	535,000	79,762	42.00 %	Allocate sp
12/15/2022	5506 650	C -03-11-300-027	HOLMES DAVID	KOENIG JORDAN JAMES	No	WD	C	191,200	535,000	455,238	42.00 %	Allocate sp
12/27/2022	5507 609	C -03-19-205-019	HARRIS THOMAS M AND CYNTI	GRAVES JAMES RYAN	No	WD	C	245,100	541,000	541,000	45.30 %	Warranty Deed
12/28/2022	5507 592	C -03-03-300-004	FRITZ WILLIAM R TRUST	BARCZAK RYAN	No	WD	C	119,300	290,000	290,000	41.14 %	Warranty Deed
12/28/2022	5507 699	C -03-35-378-016	HESS NATALIE	SLATON NICHOLAS GENE	No	WD	C	165,000	545,000	545,000	30.28 %	Warranty Deed
12/30/2022	5518 549	C -03-30-230-001	SMART PATRICIA	LINDEMANN CHERYL	No	WD	C	94,900	299,900	299,900	31.64 %	Warranty Deed
TOTAL												

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01/09/2023	5509 216	C -03-32-400-033	TONY VANOVEN DEVELOPMEN	FELTZ BENJAMIN	No	WD	C	40,500	125,000	125,000	32.40 %	Warranty Deed
01/13/2023	5509 596	C -03-07-410-042	SHEPPARD-GUZELAYDIN KRIST	WILKE RUSTE F	No	WD	C	233,500	515,000	515,000	45.34 %	Warranty Deed
01/20/2023	5510 482	C -03-30-230-006	WIEGERS BRANNON JAKOB	KITTEL CASE	No	WD	C	107,000	300,000	300,000	35.67 %	Warranty Deed
03/02/2023	5513 053	C -03-35-351-001	STEVENSON DWIGHT W AND M	CARTY JENNIFER	No	WD	C	155,500	480,000	480,000	32.40 %	Warranty Deed
03/15/2023	5513 953	C -03-06-115-017	HILLER THOMAS E	VLAZNY KEVIN	No	WD	C	227,900	620,000	620,000	36.76 %	Warranty Deed
03/23/2023	5516 262	C -03-32-100-018	BRAINARD JEFFREY	WHITEHEAD JASON	No	WD	C	370,400	875,000	875,000	42.33 %	Warranty Deed
03/24/2023	5516 030	C -03-28-200-024	DIPZINSKI JOSEPH	BARBA JOSEPH	No	WD	C	386,600	1,030,000	1,030,000	37.53 %	Warranty Deed
03/30/2023	5516 865	C -03-35-304-008	SHAW ROBERT E AND WANDA S	COUGHLIN MICHAEL	No	WD	C	210,500	475,000	475,000	44.32 %	Warranty Deed
03/31/2023	5517 087	C -03-32-205-074	BARNES ALVIN	FAIVER EVANGELINA	No	WD	C	245,600	532,000	532,000	46.17 %	Warranty Deed
04/06/2023	5517 128	C -03-03-100-016	SILVERSON TIM D	BRENNAN KAELYN D	No	WD	C	52,500	140,000	140,000	37.50 %	Warranty Deed
04/07/2023	5517 184	C -03-35-307-013	ORLIN JENNY LEE ESTATE	STROUBE MATTHEW	No	WD	C	252,300	518,000	518,000	48.71 %	Warranty Deed
04/12/2023	5519 050	C -03-18-300-013	STRIDE INVESTMENT GROUP IN	MENTZER ALEXANDER	No	WD	C	106,700	145,000	145,000	73.59 %	Warranty Deed
04/13/2023	5517 402	C -03-03-400-005	SCHOEPKE GARY E ESTATE	VANINGEN MARK	No	WD	C	46,300	100,000	100,000	46.30 %	Warranty Deed
04/28/2023	5519 706	C -03-35-351-003	STENDER REBECCA	LEGGETT GEOFFREY CULLEN	No	WD	C	176,300	440,000	440,000	40.07 %	Warranty Deed
TOTAL												

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05/01/2023	5519 518	C -03-06-233-010	BASE LAKE LLC	BOOS MARTIN	No	WD	C	433,500	1,225,000	1,225,000	35.39 %	Warranty Deed
05/02/2023	5520 622	C -03-21-300-005	STACKHOUSE ROBERT F	MCDARGH JACQUELINE N	No	WD	C	168,000	495,000	495,000	33.94 %	Warranty Deed
05/04/2023	5521 038	C -03-01-100-015	ARENZ JEFFREY K	WILLETTE MICHAEL	No	WD	C	207,000	495,000	495,000	41.82 %	Warranty Deed
05/04/2023	5523 833	C -03-11-100-004	BOYLE RICHARD RANKIN ESTA	DIEDRICH MATTHEW J	No	WD	C	161,600	240,000	240,000	67.33 %	WARRANTY DEED
05/16/2023	5521 152	C -03-27-100-035	MCINTYRE TODD	FRYSINGER AMY DAWN	No	WD	C	246,300	485,000	485,000	50.78 %	Warranty Deed
05/31/2023	5527 002	C -03-08-300-042	HARLOW DIANE C TRUST	REI PROPERTIES LLC	No	WD	C	166,100	260,000	260,000	63.88 %	WARRANTY DEED
06/01/2023	5522 391	C -03-17-300-034	REAVIS ROWANNA L FAMILY T	SKY HOLDINGS GROUP LLC	No	WD	C	176,300	400,000	400,000	44.08 %	WARRANTY DEED
06/06/2023	5523 509	C -03-07-410-059	BARE ERIK R	NOWAK MELANIE	No	WD	C	310,700	629,000	629,000	49.40 %	WARRANTY DEED
06/07/2023	5524 322	C -03-16-200-029	HENDRICKS JOHN T	PERO JONATHAN D	No	WD	C	477,300	1,200,000	1,200,000	39.78 %	WARRANTY DEED
06/08/2023	5524 728	C -03-18-300-015	NORSWORTHY STEVE OTIS II	REYNOLDS CHARLIE LEVI	No	WD	C	104,500	280,000	280,000	37.32 %	WARRANTY DEED
06/12/2023	5523 992	C -03-23-230-001	HAVILAND SCOTT R	GARNER THOMAS	No	WD	C	205,000	575,000	575,000	35.65 %	WARRANTY DEED
06/15/2023	5524 394	C -03-11-300-007	KANG BO HYUN	MAYES FRANCES	No	WD	C	33,000	57,500	57,500	57.39 %	WARRANTY DEED
06/19/2023	5525 030	C -03-23-100-028	MARVEL BRIAN	FRITTS GARY L	No	WD	C	42,300	119,000	119,000	35.55 %	WARRANTY DEED
06/19/2023	5525 082	C -03-31-145-014	MAGNUS TONY B	HSU CINDY	No	WD	C	312,500	765,000	765,000	40.85 %	WARRANTY DEED
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06/23/2023	5525 540	C -03-15-310-018	SMERAGER JEFFREY B	GLAUSER JENNIFER MARIE	No	WD	C	294,900	630,000	630,000	46.81 %	WARRANTY DEED
06/28/2023	5526 622	C -03-32-205-059	NATALIE KARIN ESTATE	HESS JEFFREY	No	WD	C	273,100	574,900	574,900	47.50 %	WARRANTY DEED
06/30/2023	5526 527	C -03-08-300-041	HARLOW DIANE C TRUST	VANOYEN JOHN A	No	WD	C	37,200	150,000	150,000	24.80 %	WARRANTY DEED
06/30/2023	5526 562	C -03-27-100-034	VANOYEN NATALIE GOODWIN	ROELANT LINDSEY	No	WD	C	348,100	1,550,000	1,550,000	22.46 %	WARRANTY DEED
07/05/2023	5525 894	C -03-34-486-008	NOWAK MELANIE M	REBNER RACHEL	No	WD	C	230,000	591,000	591,000	38.92 %	WARRANTY DEED
07/10/2023	5526 364	C -03-03-110-005	H & C INVESTMENT CO	KASTEN STEVEN	No	WD	C	48,000	155,000	155,000	30.97 %	WARRANTY DEED
07/10/2023	5526 510	C -03-29-405-017	SALEMI MICHAEL	BILLS MICHAEL	No	WD	C	254,500	615,000	615,000	41.38 %	WARRANTY DEED
07/11/2023	5527 281	C -03-16-400-010	ODAY MICHAEL J	OLSEM GARY	No	WD	C	191,800	765,000	765,000	25.07 %	WARRANTY DEED
07/18/2023	5527 363	C -03-07-300-019	DUNN STEVEN D	RIBEIRO CINTHIA LOMBARDI	No	WD	C	255,600	654,000	654,000	39.08 %	WARRANTY DEED
07/26/2023	5528 348	C -03-30-260-031	MCLEAN JUSTIN T	BELL BRENDAN M	No	WD	C	101,700	255,000	255,000	39.88 %	WARRANTY DEED
07/31/2023	5528 935	C -03-31-110-002	METZLER MICHAEL D	GRANT JULIA	No	WD	C	247,800	620,000	620,000	39.97 %	WARRANTY DEED
08/04/2023	5531 608	C -03-23-100-011	DEEB ANDREW	BOTHNER DAVID WALLACE	No	WD	C	198,500	440,000	440,000	45.11 %	WARRANTY DEED
08/08/2023	5530 842	C -03-08-400-011	EDGCOMBE EMILY TRUAX	DAZZO MICHAEL	No	WD	C	385,700	810,000	810,000	47.62 %	WARRANTY DEED
08/14/2023	5529 762	C -03-30-405-022	VLADUCHICK RICHARD P AND .	BOGART MATTHEW	No	WD	C	307,000	729,900	729,900	42.06 %	WARRANTY DEED
TOTAL												

Sales Study List

Page 18 of 18

Issued under authority of Public Act 206 of 1893.

County Washtenaw County		City/Township Name (check appropriate box) Webster Township		☒ Township ☐ City
Sales Study Year 2023	Classification RESIDENTIAL			Indicate if a One Year (S1) or Two year (S2) Sales Study is Used ☐ S1 ☒ S2

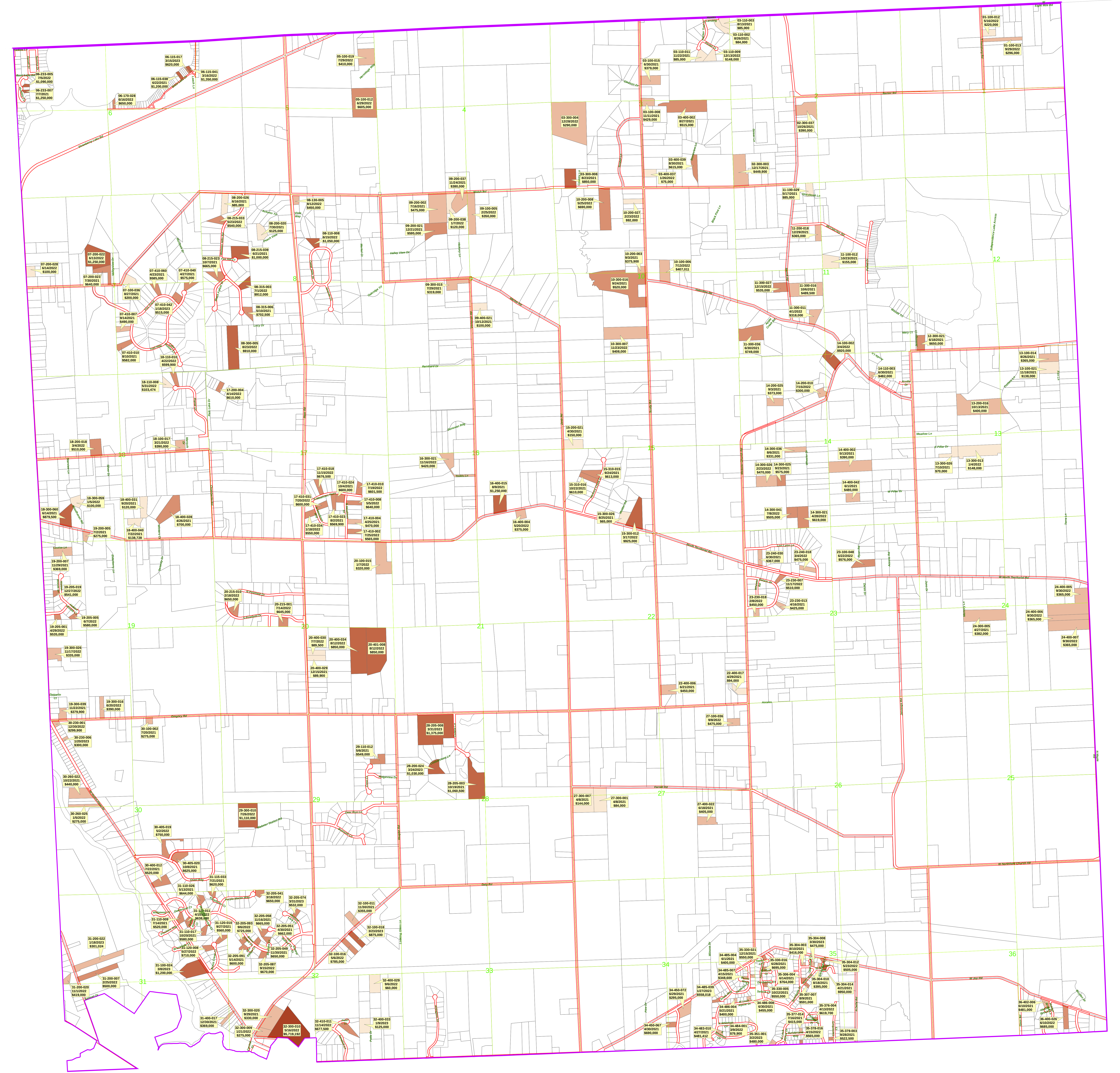
Con. Sale = Confidential Sale Indicator Adj. Sales = Adjusted Sales Price Inst. = Type of Instrument Fin. = C (Conventional Financing); or CR (Creative Financing)

Date (MM/DD/YYYY)	Liber & Page	Parcel ID Number	Grantor	Grantee	Con. Sale	Inst.	Fin.	Assessed Value	Sale Price	Adj. Sales	Ratio	Comments
08/15/2023	5531 706	C -03-15-310-008	MCINTOSH GLEN C	MCLERNON ELIZABETH A TR	No	WD	C	247,800	660,000	660,000	37.55 %	WARRANTY DEED
08/28/2023	5531 127	C -03-14-100-021	CARROLL THOMAS	VIZINA AUSTIN A	No	WD	C	225,100	585,000	585,000	38.48 %	WARRANTY DEED
08/30/2023	5532 144	C -03-13-100-029	JAMIESON THOMAS R	VANDENHEUVEL JAROD F	No	WD	C	190,200	500,000	500,000	38.04 %	WARRANTY DEED
09/01/2023	5532 441	C -03-32-205-036	DUNCAN ANDREA L	MAYMI SEAN	No	WD	C	247,800	630,000	630,000	39.33 %	WARRANTY DEED
09/06/2023	5532 171	C -03-07-410-020	KIMBALL TIMOTHY L	MIETELSKI RENEE	No	WD	C	272,800	690,000	690,000	39.54 %	WARRANTY DEED
09/25/2023	5533 716	C -03-34-450-072	BRATTON PETER	GREEN & WHITE PROPERTIES	No	WD	C	82,800	285,000	285,000	29.05 %	WARRANTY DEED
											%	
											%	
											%	
											%	
											%	
											%	
											%	
											%	
TOTAL								47,634,600	122,738,900	116,179,273		

Webster Township Sales Study Map 4/2021 - 3/2023

Sale Price

	60,000 - 220,000
	220,000 - 490,000
	490,000 - 785,000
	785,000 - 1,375,000
	1,375,000 - 5,719,192



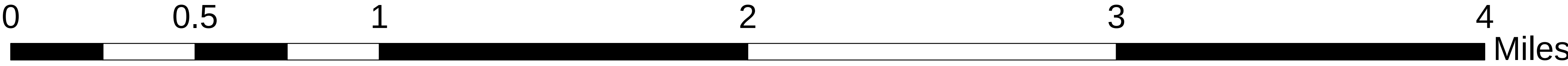
- Jurisdiction Boundary
- Section Line
- Quarter Section Line
- Parcels



N

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

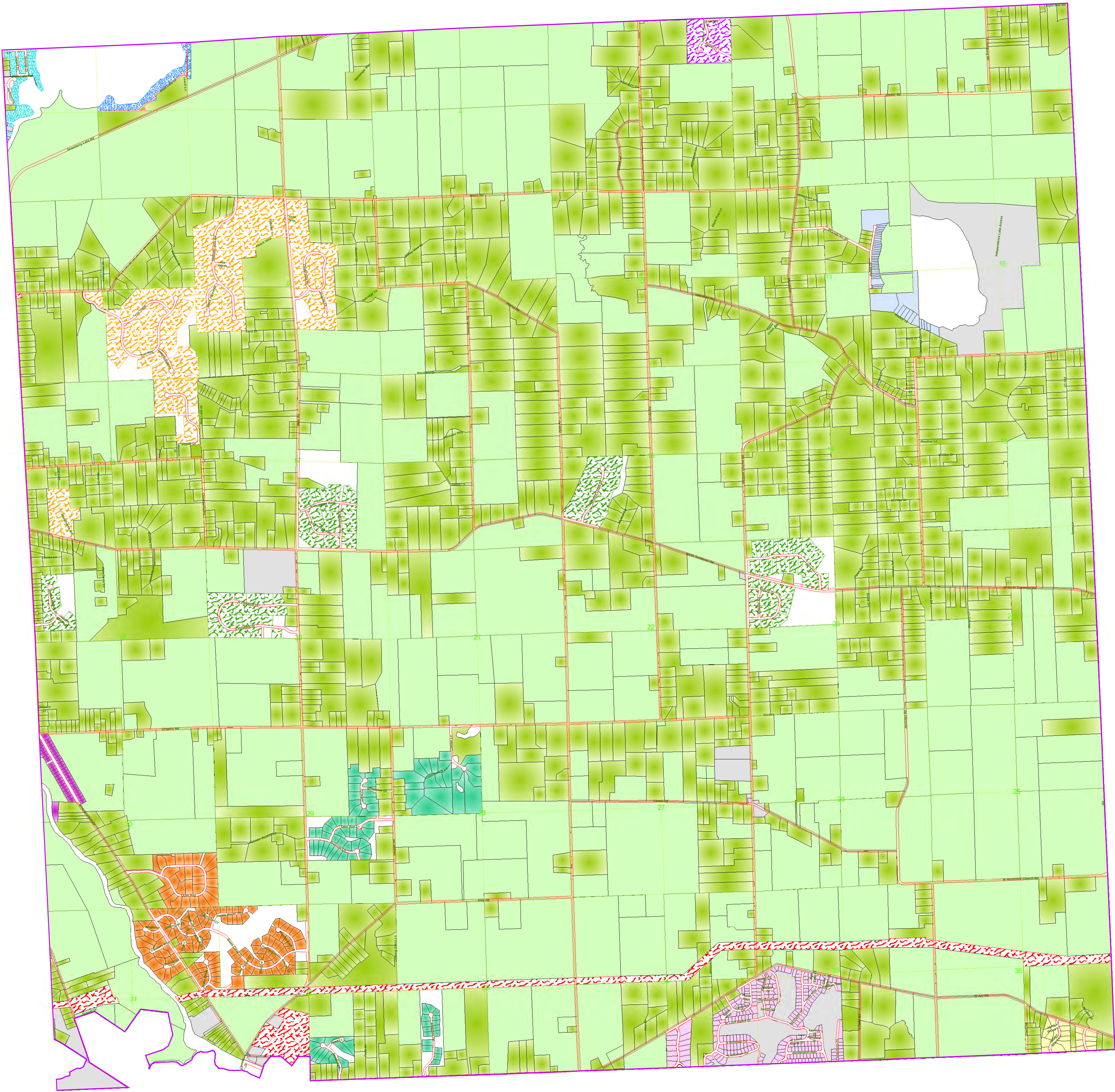
NOTE: PARCELS MAY NOT BE TO SCALE



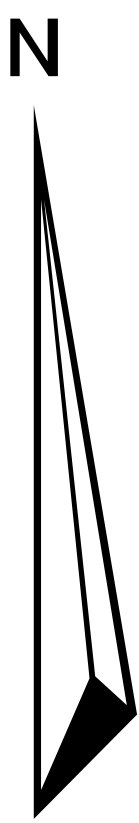
- Land Code Description**
- Water, Common Element, Exempt, Misc.
 - A-ANN ARBOR SCHOOLS AREA
 - AG- AGRICULTURAL LAND
 - C- COMMERCIAL
 - C-LOCH ALPINE AREA
 - D-INDEPENDENCE LAKE AREA
 - E-BASE LAKE AREA
 - F-PINCKNEY SCHOOLS AREA
 - G-NORTHERN TOWNSHIP AREA
 - H-CENTRAL TOWNSHIP AREA
 - I-INDUSTRIAL
 - I-WALSH FARMS AREA
 - J1-BRASS CREEK AREA
 - J2- ECKVILLE AREA
 - K-SOUTH CENTRAL AREA
 - RURAL RESIDENTIAL

Webster Township

2024 Land Code Map

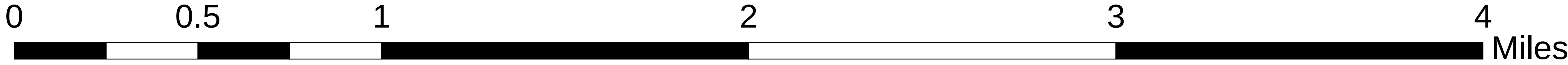


- Jurisdiction Boundary
- Section Line
- Quarter Section Line
- Parcels



The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

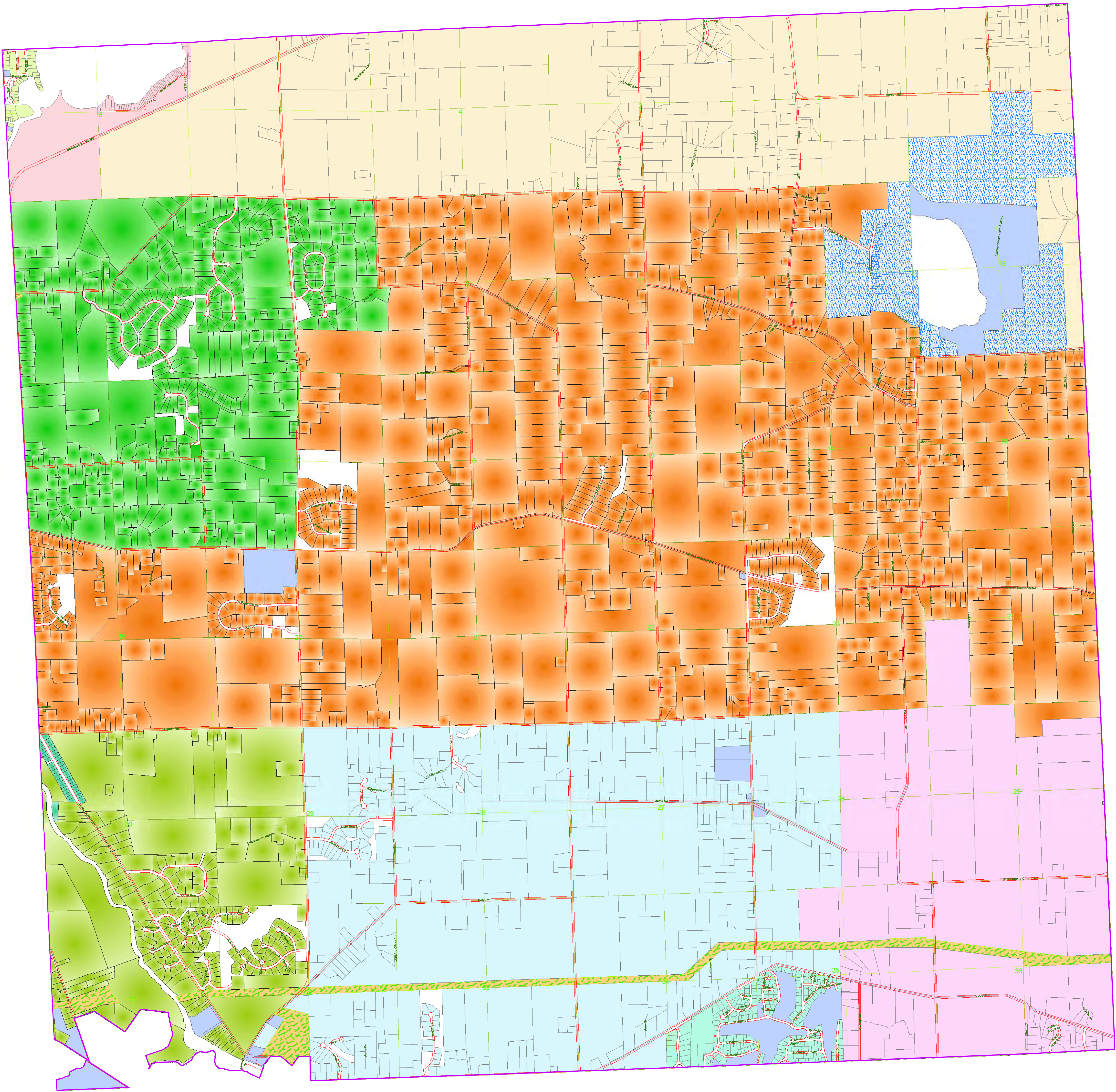
NOTE: PARCELS MAY NOT BE TO SCALE



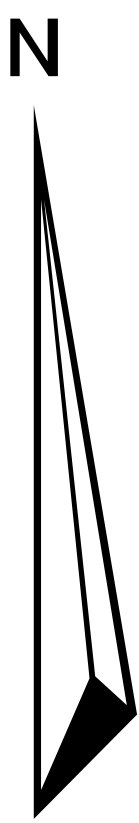
- ECF Neighborhood
- Water, Common Element, Exempt, Misc.
 - A-ANN ARBOR SCHOOLS AREA
 - C- COMMERCIAL
 - C-LOCH ALPINE AREA
 - D-INDEPENDENCE LAKE AREA
 - E-BASE LAKE AREA
 - F-PINCKNEY SCHOOLS AREA
 - G-NORTHERN TOWNSHIP AREA
 - H-CENTRAL TOWNSHIP AREA
 - I-WALSH FARMS AREA
 - INDUSTRIAL
 - J1-BRASS CREEK AREA
 - J2-ECKVILLE AREA
 - K-SOUTH CENTRAL AREA

Webster Township

2024 ECF Map

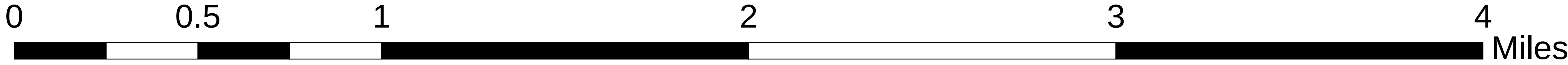


- Jurisdiction Boundary
- Section Line
- Quarter Section Line
- Parcels



The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: PARCELS MAY NOT BE TO SCALE



Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood A.A-ANN ARBOR SCHOOLS AREA, Last Edited: 11/06/2023

Sites:
Site 'A': Description: 'AVERAGE' Value: 119,500

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood AG.AG- AGRICULTURAL LAND , Last Edited: 12/07/2023

Rates for Rate Table 'AG RATES', (Acres)
1. 1-25 : 10,480
2. 26-40 : 8,750
3. 41-100 : 7,670
4. WOODS : 1,280
5. PASTURE : 2,520
6. LOW/SWAMP : 1,040
7. PDR/EASEMENT: 3,920
8. RWW : 0 (Not included in total acreage calculation)

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood C.C-LOCH ALPINE AREA, Last Edited: 01/03/2024

Sites:
Site 'A': Description: 'AVERAGE' Value: 96,700
Site 'B': Description: 'GOOD' Value: 100,700
Site 'C': Description: 'BEST' Value: 110,900

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood COMM.C- COMMERCIAL, Last Edited: 12/18/2023

Frontages:
Frontage 'A': Description: 'CANAL/RIV FRT' FF Rate: 2300
Standard Frontage: 50 Standard Depth : 100

Rates for Rate Table 'RATE TABLE', (Acres)
COMMERCIAL : 65,600
AG RATE : 4,425

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood D.D-INDEPENDENCE LAKE AREA, Last Edited: 10/16/2023

Frontages:
Frontage 'A': Description: 'INDEPENDENCE LA' FF Rate: 3000
Standard Frontage: 0 Standard Depth : 245

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood E.E-BASE LAKE AREA, Last Edited: 10/17/2023

Frontages:
Frontage 'A': Description: 'BASE LAKE' FF Rate: 7000
Standard Frontage: 0 Standard Depth : 230
Frontage 'B': Description: 'LAKE ACCESS' FF Rate: 500
Standard Frontage: 0 Standard Depth : 100

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood F.F-PINCKNEY SCHOOLS AREA, Last Edited: 11/06/2023

Frontages:
Frontage 'A': Description: 'BASE LAKE-W' FF Rate: 6300
Standard Frontage: 0 Standard Depth : 260
Frontage 'C': Description: 'CANAL/BASE LAKE' FF Rate: 2300
Standard Frontage: 0 Standard Depth : 100
Frontage 'D': Description: 'HUNTLEY COVE' FF Rate: 3000
Standard Frontage: 0 Standard Depth : 197

Sites:
Site 'B': Description: 'BANDALIER ACRES' Value: 92,800

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood G.G-NORTHERN TOWNSHIP AREA, Last Edited: 10/30/2023

Sites:
Site 'A': Description: 'AVERAGE' Value: 100,300

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood H.H-CENTRAL TOWNSHIP AREA, Last Edited: 11/06/2023

Sites:
Site 'B': Description: 'AVERAGE' Value: 96,000
Site 'C': Description: 'GOOD' Value: 107,800
Site 'D': Description: 'BEST' Value: 115,200

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood I.I-WALSH FARMS AREA, Last Edited: 11/07/2023

Frontages:
Frontage 'A': Description: 'PARK LAKE' FF Rate: 970
Standard Frontage: 0 Standard Depth : 590

Sites:
Site 'B': Description: 'AVERAGE' Value: 103,400
Site 'C': Description: 'GOOD' Value: 110,000
Site 'D': Description: 'BEST' Value: 125,000

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood IND.I-INDUSTRIAL , Last Edited: 12/18/2023

Rates for Rate Table 'RATE TABLE', (Acres)
INDUSTRIAL : 56,200
AG/UTILITIES : 4,425

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood J1.J1-BRASS CREEK AREA, Last Edited: 11/07/2023

Sites:
Site 'B': Description: 'AVERAGE' Value: 114,300
Site 'C': Description: 'BEST' Value: 121,300

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood J2.J2- ECKVILLE AREA, Last Edited: 10/24/2023

Sites:
Site 'A': Description: 'AVERAGE' Value: 56,000

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood K.K-SOUTH CENTRAL AREA, Last Edited: 01/29/2024

Sites:
Site 'A': Description: 'AVERAGE' Value: 99,800
Site 'B': Description: 'GOOD' Value: 120,600

Unit: C - WEBSTER TOWNSHIP
Rates/Values for Neighborhood RES1.RURAL RESIDENTIAL, Last Edited: 11/07/2023

Frontages:
Frontage 'A': Description: 'PARK LAKE' FF Rate: 970
Standard Frontage: 0 Standard Depth : 330
Frontage 'B': Description: 'HURON RIVER' FF Rate: 1285
Standard Frontage: 0 Standard Depth : 650

Values for Acreage Table 1: '1 TO 100 ACRES'
1 Acre: 60,000 3 Acre: 85,000 10 Acre: 135,000 30 Acre: 250,000
1.5 Acre: 67,000 4 Acre: 90,000 15 Acre: 208,000 40 Acre: 325,000
2 Acre: 75,000 5 Acre: 102,000 20 Acre: 232,000 50 Acre: 400,000
2.5 Acre: 80,000 7 Acre: 115,000 25 Acre: 235,000 100 Acre: 0

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

Code	Description	Comments
Unit C - WEBSTER TOWNSHIP		
A	A-ANN ARBOR SCHOOLS AREA	MATCHES ECF NEIGHBORHOOD A
AG	AG- AGRICULTURAL LAND	
C	C-LOCH ALPINE AREA	MATCHES ECF NEIGHBORHOOD C
COMM	C- COMMERCIAL	
D	D-INDEPENDENCE LAKE AREA	MATCHES ECF NEIGHBORHOOD D
E	E-BASE LAKE AREA	MATCHES ECF NEIGHBORHOOD E
F	F-PINCKNEY SCHOOLS AREA	MATCHES ECF NEIGHBORHOOD F
G	G-NORTHERN TOWNSHIP AREA	MATCHES ECF NEIGHBORHOOD G
H	H-CENTRAL TOWNSHIP AREA	MATCHES ECF NEIGHBORHOOD H
I	I-WALSH FARMS AREA	MATCHES ECF NEIGHBORHOOD I
IND	I-INDUSTRIAL	
J1	J1-BRASS CREEK AREA	MATCHES ECF NEIGHBORHOOD J
J2	J2- ECKVILLE AREA	MATCHES ECF NEIGHBORHOOD J
K	K-SOUTH CENTRAL AREA	MATCHES ECF NEIGHBORHOOD K
RES1	RURAL RESIDENTIAL	

Unit -

2024 Residential Land Analysis

Land Table Code: **A** Land Table Description: **A-Ann Arbor Schools Area**

Assessor Determination:
- Due to lack of vacant land sales, utilization of the extraction method for land analysis. (Land Residual)
- Site value has been rounded down to the nearest hundred.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Site: **A**

Method	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Total Acres	Land Table	Description	Class
Extraction	C -03-36-402-006	4993 HIDDEN BROOK CT	06/10/21	\$481,000	WD	Arm's Length	\$481,000	\$258,800	53.80	\$561,964	\$119,542	1.05	A-Ann Arbor Schools Area	Average	401
Totals:				\$481,000			\$481,000	\$258,800		\$561,964	\$119,542	1.05			

Ave. Site A Value=> \$119,542
Site A Value Used=> \$119,500

2024 Residential Land Analysis

Neighborhood Code: C Description: C-Loch Alpine Area

Assessor Determination:
- Utilized the extraction method to due to lack of vacant land sales. (Averaged of Land Residual)
- Site values are rounded down to the nearest hundred.
- 2 Year Sales Study period: 4/1/21 - 3/31/23

Site Ratings (Average, Good and Best) are based on factors such as 'site area in acres and proximity to golf course and open areas 'total acres'

Sites: A, B, C

Method	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Appraisal	Land Residual	Est. Land Value	Total Acres	Land Table	Class	Site
Extraction	C -03-34-484-001	4702 WHITMAN CIR	03/09/22	\$79,900	WD	Arm's Length	\$79,900	\$42,500	53.19	\$96,000	\$79,900	\$96,000	0.35	C-Loch Alpine Area	402	Average
	C -03-34-486-004	4615 W LOCH ALPINE DR	05/21/21	\$400,000	PTA	Arm's Length	\$400,000	\$139,900	34.98	\$474,939	\$98,400	\$96,000	0.34	C-Loch Alpine Area	401	
	C -03-34-486-008	4655 W LOCH ALPINE DR	06/30/21	\$455,000	WD	Arm's Length	\$455,000	\$121,300	26.66	\$521,732	\$29,268	\$96,000	0.43	C-Loch Alpine Area	401	
	C -03-35-304-003	4870 NORTHGATE DR	08/10/21	\$416,000	WD	Arm's Length	\$416,000	\$122,200	29.38	\$479,411	\$95,855	\$96,000	0.36	C-Loch Alpine Area	401	
	C -03-35-304-008	4242 GLEN EDEN CT	03/30/23	\$475,000	WD	Arm's Length	\$475,000	\$139,900	29.45	\$481,725	\$89,275	\$96,000	0.39	C-Loch Alpine Area	401	
	C -03-35-304-010	4190 GLEN EAGLES CT	08/18/21	\$395,000	WD	Arm's Length	\$395,000	\$119,600	30.28	\$453,457	\$95,855	\$96,000	0.41	C-Loch Alpine Area	401	
	C -03-35-304-012	4174 GLEN EAGLES CT	05/23/22	\$505,000	WD	Arm's Length	\$505,000	\$117,400	23.25	\$462,696	\$138,304	\$96,000	0.37	C-Loch Alpine Area	401	
	C -03-35-304-014	4158 GLEN EAGLES CT	04/21/21	\$950,000	WD	Arm's Length	\$950,000	\$161,700	17.02	\$1,013,634	\$72,366	\$96,000	0.40	C-Loch Alpine Area	401	
	C -03-35-306-004	4812 NORTHGATE DR	06/14/21	\$764,000	WD	Arm's Length	\$764,000	\$189,900	24.86	\$775,566	\$84,434	\$96,000	0.43	C-Loch Alpine Area	401	
	C -03-35-307-007	4806 HOLLY WAY	08/09/21	\$591,000	WD	Arm's Length	\$591,000	\$144,700	24.48	\$575,650	\$111,350	\$96,000	0.38	C-Loch Alpine Area	401	
	C -03-35-330-005	4758 DUNBARTON CT	10/22/21	\$550,000	WD	Arm's Length	\$550,000	\$137,900	25.07	\$515,887	\$130,113	\$96,000	0.41	C-Loch Alpine Area	401	
	C -03-35-330-016	4850 GIFFORD CT	06/28/21	\$695,000	WD	Arm's Length	\$695,000	\$193,900	27.90	\$764,244	\$89,588	\$96,000	0.38	C-Loch Alpine Area	401	
	C -03-35-330-021	4898 ABERDEEN DR	12/15/21	\$550,000	WD	Arm's Length	\$550,000	\$157,600	28.65	\$586,391	\$59,609	\$96,000	0.35	C-Loch Alpine Area	401	
	C -03-35-377-014	4320 SUNDERLAND WAY	07/16/21	\$415,000	WD	Arm's Length	\$415,000	\$121,100	29.18	\$469,865	\$97,458	\$96,000	0.34	C-Loch Alpine Area	401	
	C -03-35-378-016	4330 EASTGATE DR	12/28/22	\$545,000	WD	Arm's Length	\$545,000	\$101,300	18.59	\$462,019	\$178,981	\$96,000	0.34	C-Loch Alpine Area	401	
Extraction	C -03-34-483-010	4480 W LOCH ALPINE DR	04/27/21	\$481,412	WD	Arm's Length	\$481,412	\$130,300	27.07	\$564,609	\$101,000	\$101,000	0.50	C-Loch Alpine Area	401	Good
	C -03-34-485-004	4519 CAMERON CIR	06/01/21	\$400,000	WD	Arm's Length	\$400,000	\$139,100	34.78	\$479,058	\$94,855	\$101,000	0.34	C-Loch Alpine Area	401	
	C -03-34-485-007	4520 CAMERON CIR	04/15/21	\$348,600	WD	Arm's Length	\$348,600	\$140,400	40.28	\$441,674	\$102,013	\$101,000	0.31	C-Loch Alpine Area	401	
	C -03-35-351-001	4391 CRESTLINE DR	03/02/23	\$480,000	WD	Arm's Length	\$480,000	\$92,500	19.27	\$380,798	\$105,202	\$96,000	0.78	C-Loch Alpine Area	401	
Extraction	C -03-34-450-072	4596 LAKE VISTA DR	06/29/21	\$295,000	WD	Arm's Length	\$295,000	\$51,900	17.59	\$170,088	\$110,875	\$110,000	2.94	C-Loch Alpine Area	401	Best
	C -03-34-485-039	4673 SCOTS WAY	01/27/23	\$558,018	WD	Arm's Length	\$558,018	\$181,400	32.51	\$630,390	\$110,996	\$110,000	0.54	C-Loch Alpine Area	401	
Totals:				\$10,348,930			\$10,348,930	\$2,746,500		\$10,799,833	\$2,075,697	\$2,059,000	11.09			

Ave. Site Value A=> \$96,717

Site Value A Used=> \$96,700

Ave. Site Value B=> \$100,768

Site Value B Used=> \$100,700

Ave. Site Value C=> \$110,936

Site Value C Used=> \$110,900

2024 Residential Land Analysis

Land Table Code: **D** Land Table Description: **D-Independence Lake Area**

Assessor Determination:
- Due to lack of vacant land sales, utilization of sales from adjacent township with similar lake parcels.
- FF value has been rounded down to the nearest hundred.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Frontage: A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table	Class
D -04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	Arm's Length	\$240,000	\$136,400	56.83	\$300,115	\$71,202	\$131,317	41.0	70.0	\$4,773	35.00	Silver Lake	401
D -04-18-100-009	7415 NOAHS LANDING	01/07/22	\$715,000	WD	Arm's Length	\$715,000	\$308,200	43.10	\$653,775	\$183,597	\$122,372	70.8	205.8	\$2,592	79.25	North Lake	401
D -04-03-208-008	9183 ANNE DR	10/05/21	\$340,000	WD	Arm's Length	\$340,000	\$122,100	35.91	\$279,925	\$182,256	\$122,181	38.2	70.0	\$1,735	40.00	Silver Lake	401
D -04-06-385-005	14128 EDGEWATER DR	09/16/22	\$575,000	WD	Arm's Length	\$575,000	\$188,000	47.59	\$402,082	\$177,190	\$184,272	53.8	163.0	\$3,293	65.00	Halfmoon Lake	401
Totals:			\$1,870,000			\$1,870,000	\$754,700		\$1,635,897	\$614,245	\$560,142	203.8					
												Average Frontage A FF Rate=>		\$3,014			
												Frontage A: FF Rate Used=>		\$3,000			

2024 Residential Land Analysis

Land Table Code:	E	Land Table Description:	E-Base Lake Area
------------------	---	-------------------------	------------------

Assessor Determination:

- Due to lack of vacant land sales, utilization of sales from adjacent township with similar lakes.
- Frontages have been rounded down to the nearest hundred.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Frontage: A Base Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/FF	Actual Front	Land Table	Class
C -03-06-115-017	7510 BASE LAKE DR	03/15/23	\$620,000	WD	Arm's Length	\$620,000	\$227,900	36.76	\$498,283	\$464,378	\$342,661	52.7	241.0	0.29	\$8,809	51.50	E-Base Lake Area	401
C -03-06-115-038	7534 BASE LAKE DR	06/22/21	\$1,200,000	WD	Arm's Length	\$1,200,000	\$468,300	39.03	\$1,038,414	\$754,127	\$699,148	107.6	258.3	0.60	\$7,011	101.50	E-Base Lake Area	401
C -03-06-115-041	7506 BASE LAKE DR	03/16/22	\$1,350,000	WD	Arm's Length	\$1,350,000	\$605,800	44.87	\$1,368,104	\$559,784	\$655,198	100.8	214.0	0.51	\$5,553	104.50	E-Base Lake Area	401
C -03-06-170-028	7974 BASE LAKE DR	06/16/22	\$650,000	WD	Arm's Length	\$650,000	\$163,000	25.08	\$496,256	\$615,425	\$496,256	76.3	190.0	0.57	\$8,061	84.00	E-Base Lake Area	401
Totals:			\$3,820,000			\$3,820,000	\$1,465,000		\$3,401,057	\$2,393,714	\$2,193,263	337.4		1.97				

Average per FF=> \$7,094

FF Rate Used=> \$7,000

Frontage: B Lake Access

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Class
D -04-18-433-004	13876 BRAMBLE BRAE	05/25/21	\$680,000	WD	Arm's Length	\$680,000	\$276,300	40.63	\$706,453	\$61,458	\$92,437	112.1	237.0	0.33	0.21	\$548	\$189,102	401
Totals:			\$680,000			\$680,000	\$276,300		\$706,453	\$61,458	\$92,437	112.1		0.33	0.21			

Average per FF=> \$548

FF Rate Used=> \$500

2024 Residential Land Analysis

Neighborhood Code: F Description: F-Pinckney Schools Area

Assessor Determination:
- Site B: Utilized the extraction method to due to lack of vacant land sales.
- Site values are rounded down to the nearest hundred.
- 2 Year Sales Study period: 4/1/21 - 3/31/23

Frontage: A Base Lake-W

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eff. Front	Depth	Total Acres	Dollars/FF	Actual Front
C -03-06-115-038	7534 BASE LAKE DR	06/22/21	\$1,200,000	WD	Arm's Length	\$1,200,000	\$468,300	39.03	\$1,038,414	\$754,127	\$699,148	107.6	258.3	0.60	\$7,011	101.50
C -03-06-115-041	7506 BASE LAKE DR	03/16/22	\$1,350,000	WD	Arm's Length	\$1,350,000	\$605,800	44.87	\$1,368,104	\$559,784	\$655,198	100.8	214.0	0.51	\$5,553	104.50
Totals:			\$2,550,000			\$2,550,000	\$1,074,100		\$2,406,518	\$1,313,911	\$1,354,346	208.4		1.12		

Ave. per FF=> \$6,306
FF Rate Used=> \$6,300
* Used sales from Land table E to develop FF rates. Same Lake, Base Lake

Frontage: C Canal/Base Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eff. Front	Depth	Total Acres	Dollars/FF	Class
D -04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	Arm's Length	\$250,000	\$95,700	38.28	\$236,856	\$147,020	\$133,876	62.3	234.0	0.21	\$2,361	401
D -04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	Arm's Length	\$340,000	\$137,100	40.32	\$336,633	\$121,872	\$118,505	55.1	113.0	0.10	\$2,211	401
D -04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	Arm's Length	\$250,000	\$78,400	31.36	\$237,279	\$106,286	\$93,565	43.5	100.0	0.10	\$2,442	401
Totals:			\$840,000			\$840,000	\$311,200		\$810,768	\$375,178	\$345,946	160.9		0.42		

Ave. per FF=> \$2,332
FF Rate Used=> \$2,300
*Due to lack of sales, utilization of sales from Dexter Twp. (Same shared canal)

Site: B Bandalier Acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land 20%	Sale/Land \$	Total Acres	Land Table	Class
D -04-01-108-037	9734 PORTAGE LAKE AVE	03/01/21	\$275,000	WD	Arm's Length	\$275,000	\$116,400	42.33	\$286,403	\$94,789	\$72,732	\$55,000	26%	0.18	Dexter Township	401
D -04-01-180-045	9512 PORTAGE LAKE AVE	08/20/21	\$164,000	WD	Arm's Length	\$164,000	\$64,200	39.15	\$145,820	\$90,912	\$72,732	\$32,800	44%	0.18	Dexter Township	401
Totals:			\$439,000			\$439,000	\$180,600		\$432,223	\$92,851	\$145,464	\$43,900		0.36		401

Ave. Site Value=> \$92,851
Site Value Used=> \$92,800
* Due to lack of sales, looked at sales from Dexter Twp, utilized extraction method.

Site: D Huntley Cove

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eff. Front	Depth	Net Acres	Total Acres	Dollars/FF	Class
C -03-06-233-005	9650 HUNTLEY CV	07/05/22	\$1,090,000	WD	Arm's Length	\$1,090,000	\$427,300	39.20	\$689,349	\$384,785	\$0	82.9	182.0	0.89	0.45	\$4,640	401
C -03-06-233-007	9630 HUNTLEY CV	07/07/21	\$1,250,000	WD	Arm's Length	\$1,250,000	\$420,100	33.61	\$691,411	\$321,458	\$0	82.6	218.0	0.83	0.42	\$3,890	401
D -04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	Arm'sLenght	\$420,000	\$184,400	43.90	\$424,918	\$196,431	\$201,349	69.2	260.0	0.45	0.45	\$2,839	401
Totals:			\$2,760,000			\$2,760,000	\$1,031,800		\$1,805,678	\$706,243		234.8		2.17	1.31		

Ave. per FF=> \$3,008
FF Rate Used=> \$3,000
*Due to lack of sales, utilized a couple of sales from similar neighboring township lakes.

2024 Residential Land Analysis

Land Table Code: **G** Land Table Description: **G-Northern Township Area**

Assessor Determination:
- Analyzed vacant land sales, utilization of the extraction method for land analysis on one parcel (Average Land Residual)
- Site value has been rounded down to the nearest hundred.
- 2 Year Sales Study period: 4/1/21- 3/31/23

Site: **A**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Land Table	Class	Site
C -03-03-110-002	4621 HAWKS LANDING	08/26/21	\$84,000	WD	Arm's Length	\$84,000	\$47,500	56.55	\$96,000	\$84,000	\$96,000	2.14	G-Northern Township Area	402	Average
C -03-03-110-003	4501 HAWKS LANDING	08/13/21	\$85,000	WD	Arm's Length	\$85,000	\$47,500	55.88	\$96,000	\$85,000	\$96,000	2.04	G-Northern Township Area	402	
C -03-03-110-009	4691 PINTAIL CT	12/13/22	\$148,000	WD	Arm's Length	\$148,000	\$47,600	32.16	\$96,000	\$148,000	\$96,000	2.02	G-Northern Township Area	402	
C -03-03-110-011	9776 HARBOR TRAIL DR	11/22/21	\$85,000	WD	Arm's Length	\$85,000	\$47,500	55.88	\$96,000	\$85,000	\$96,000	2.00	G-Northern Township Area	402	
C -03-03-400-039	9101 STONEVIEW LN	08/30/21	\$615,000	WD	Arm's Length	\$615,000	\$303,000	49.27	\$701,984	\$99,513	\$105,000	2.77	G-Northern Township Area	401	
Totals:			\$1,017,000			\$1,017,000	\$493,100		\$1,085,984		\$489,000	10.97			

Ave. Land Residual=> \$100,303

Site A Value Used=> \$100,300

2024 Residential Land Analysis

Land Table Code: **H** Land Table Description: **H-Central Township Area**

Assessor Determination:
- Due to lack of vacant land sales, utilization of the extraction method for land analysis. (Average of Land Residual)
- Site value has been rounded down to the nearest hundred.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Sites are based on lot size: **Average: .5 - 1.4 acres** **Good: 1.5 - 1.9 acres** **Best: 2+ acres**

Sites: **B, C, D**

Method	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Land Table	Class	Site
Extraction	C -03-23-230-007	6804 RALARIC DR	11/17/22	\$510,000	WD	Arm's Length	\$510,000	\$225,500	44.22	\$516,038	\$75,962	\$82,000	1.06	H-Central Township Area	401	Average
	C -03-23-230-013	6708 RALARIC DR	04/16/21	\$425,000	WD	Arm's Length	\$425,000	\$216,800	51.01	\$495,041	\$87,000	\$82,000	1.05	H-Central Township Area	401	
	C -03-23-230-018	6628 RALARIC DR	02/08/22	\$450,000	WD	Arm's Length	\$450,000	\$172,200	38.27	\$429,665	\$102,335	\$82,000	1.00	H-Central Township Area	401	
	C -03-19-205-001	8770 HIDDEN WOODS DR	04/29/22	\$535,000	WD	Arm's Length	\$535,000	\$232,900	43.53	\$534,795	\$90,205	\$90,000	0.75	H-Central Township Area	401	
	C -03-19-205-005	8779 HIDDEN WOODS CT	06/07/22	\$580,000	WD	Arm's Length	\$580,000	\$217,400	37.48	\$546,468	\$123,532	\$90,000	0.75	H-Central Township Area	401	
	C -03-19-205-019	8835 HIDDEN WOODS DR	12/27/22	\$541,000	WD	Arm's Length	\$541,000	\$245,100	45.30	\$557,586	\$97,154	\$90,000	0.75	H-Central Township Area	401	
Extraction	C -03-17-410-002	7054 N MEADOWS TR	07/25/22	\$565,000	WD	Arm's Length	\$565,000	\$234,500	41.50	\$533,640	\$121,360	\$90,000	1.50	H-Central Township Area	401	Good
	C -03-17-410-004	7102 N MEADOWS TR	04/25/21	\$470,000	WD	Arm's Length	\$470,000	\$233,100	49.60	\$536,869	\$74,589	\$90,000	1.50	H-Central Township Area	401	
	C -03-17-410-008	7178 N MEADOWS TR	05/05/22	\$640,000	WD	Arm's Length	\$640,000	\$245,100	38.30	\$623,045	\$107,845	\$90,000	1.50	H-Central Township Area	401	
	C -03-17-410-010	6594 N MEADOWS PASS	07/19/22	\$601,500	WD	Arm's Length	\$601,500	\$219,300	36.46	\$503,259	\$188,241	\$90,000	1.50	H-Central Township Area	401	
	C -03-17-410-018	6860 N MEADOWS PASS	11/15/22	\$676,500	WD	Arm's Length	\$676,500	\$291,800	43.13	\$681,013	\$85,487	\$90,000	1.60	H-Central Township Area	401	
	C -03-17-410-023	6755 N MEADOWS PASS	08/02/21	\$569,900	WD	Arm's Length	\$569,900	\$243,700	42.76	\$617,394	\$87,012	\$90,000	1.50	H-Central Township Area	401	
	C -03-17-410-024	6703 N MEADOWS PASS	10/04/21	\$600,000	WD	Arm's Length	\$600,000	\$269,800	44.97	\$653,115	\$86,521	\$90,000	1.50	H-Central Township Area	401	
	C -03-17-410-031	7024 N MEADOWS WAY	07/20/22	\$600,000	WD	Arm's Length	\$600,000	\$263,400	43.90	\$601,351	\$88,649	\$90,000	1.50	H-Central Township Area	401	
	C -03-17-410-034	6951 N MEADOWS WAY	01/18/22	\$550,000	WD	Arm's Length	\$550,000	\$219,600	39.93	\$520,783	\$119,217	\$90,000	1.50	H-Central Township Area	401	
	C -03-20-215-001	7272 S PINEFIELD DR	07/14/22	\$645,000	WD	Arm's Length	\$645,000	\$251,100	38.93	\$600,422	\$115,497	\$98,000	1.92	H-Central Township Area	401	
	C -03-20-215-010	7359 S PINEFIELD DR	02/18/22	\$650,000	WD	Arm's Length	\$650,000	\$303,600	46.71	\$689,003	\$119,458	\$98,000	1.78	H-Central Township Area	401	
	C -03-23-240-018	4113 LORI LYNN LN	03/04/22	\$475,000	WD	Arm's Length	\$475,000	\$167,300	35.22	\$424,639	\$112,548	\$82,000	1.50	H-Central Township Area	401	
Extraction	C -03-15-310-015	7171 HICKORY CREEK DR	09/24/21	\$613,000	WD	Arm's Length	\$613,000	\$242,500	39.56	\$615,347	\$116,413	\$90,000	2.38	H-Central Township Area	401	Best
	C -03-15-310-016	7163 HICKORY CREEK DR	10/22/21	\$610,000	WD	Arm's Length	\$610,000	\$275,300	45.13	\$648,962	\$114,126	\$90,000	2.00	H-Central Township Area	401	
Totals:				\$11,306,900			\$11,306,900	\$4,770,000		\$11,328,435	\$2,113,151					

Ave. Site Value B=>	\$96,031
Site Value B Used=>	\$96,000
Ave. Site Value C=>	\$107,881
Site Value C Used=>	\$107,800
Ave. Site Value D=>	\$115,270
Site Value D Used=>	\$115,200

2024 Residential Land Analysis

Land Table Code: I Land Table Description: I-Walsh Farms Area

Assessor Determination:
- Due to lack of vacant land sales, utilization of the extraction method for land analysis. (Average Land Residual)
- Sites are based on lot size: **Site B: 1 -1.9 acres Site C: 2 - 3 acres Site D: 3 - 5 acres**
- Site value has been rounded down to the nearest hundred.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Frontage A: Park Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Class
D -04-17-200-006	13414 N LAKE DR	06/07/22	\$505,000	WD	Arm's Length	\$505,000	\$134,700	26.67	\$416,884	\$74,859	\$15,056	60.2	227.0	0.78	0.78	\$423	North Lake	401
D -04-18-433-004	13876 BRAMBLE BRAE	05/25/23	\$680,000	WD	Arm's Length	\$680,000	\$276,300	40.63	\$706,453	\$61,452	\$92,437	112.1	237.0	0.33	0.21	\$589	North Lake	401
D -04-18-463-025	13995 ABERDEEN	04/06/22	\$465,000	WD	Arm's Length	\$465,000	\$134,600	28.95	\$334,894	\$102,546	\$40,952	74.0	102.0	0.15	0.15	\$3,133	North Lake	401
Totals:			\$1,242,250			\$1,242,250	\$416,200		\$1,150,266	\$238,857	\$281,872	246.3		1.49	1.26			

Average per FF=> \$970

*Due to lack of sales, I looked at sales from a similar lake in Dexter Twp.

Sites: B, C, D: Average, Good, Best

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class	Site
C -03-08-200-020	7078 PEACH VIEW	07/30/21	\$125,000	WD	Arm's Length	\$125,000	\$45,000	36.00	\$105,000	\$125,000	\$105,000	2.85	2.85	\$43,860	\$1.01	402	Best
C -03-18-110-008	8054 POPLAR DR	05/31/22	\$103,474	WD	Arm's Length	\$103,474	\$46,500	44.94	\$105,000	\$103,474	\$105,000	1.47	1.47	\$70,390	\$1.62	402	Average
C -03-18-400-031	7170 WINTERS CT	09/20/21	\$120,000	WD	Arm's Length	\$120,000	\$36,300	30.25	\$86,150	\$120,000	\$86,150	1.23	1.23	\$37,152	\$2.24	402	Good
C -03-18-300-059	7274 WOODHAVEN RD	01/05/22	\$100,000	WD	Arm's Length	\$100,000	\$48,500	48.50	\$115,000	\$100,000	\$115,000	2.40	2.40	\$41,667	\$0.96	402	
Totals:			\$448,474			\$448,474	\$176,300		\$411,150		\$411,150	7.95	7.95				

Ave. Site Value B=> \$103,474

Site Value B Used=> \$103,400

Ave. Site Value C=> \$110,000

Site Value C Used=> \$110,000

Ave. Site Value D=> \$125,000

Site Value D Used=> \$125,000

2024 Residential Land Analysis

Land Table Code: **J1** Land Table Description: **J1-Brass Creek Area**

Assessor Determination:
- Due to lack of vacant land sales, utilization of the extraction method for land analysis. (Average Land Residual)
- Averaged the land residual of each site value type to get to value.
- Site value has been rounded down to the nearest hundred.
- 2 Year Sales Period: 4/1/21 to 3/31/23

Sites are based on lot size. **Site B: .75 -2.49 acres** **Site C: 2.5+ acres**

Sites: B & C: **Average, Best**

Method	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Land Table	Class	Site
Extraction	C -03-30-405-019	7741 QUAIL RDG	05/02/22	\$750,000	WD	Arm's Length	\$750,000	\$363,500	48.47	\$806,575	\$112,485	\$105,000	2.56	J1-Brass Creek Area	401	Best
	C -03-30-405-020	7685 QUAIL RDG	10/08/21	\$625,000	WD	Arm's Length	\$625,000	\$282,100	45.14	\$699,851	\$130,149	\$105,000	2.56	J1-Brass Creek Area	401	
Extraction	C -03-31-110-009	7739 GOLDENROD CT	07/14/21	\$520,000	PTA	Arm's Length	\$520,000	\$262,800	50.54	\$594,616	\$120,384	\$105,000	1.26	J1-Brass Creek Area	401	Average
	C -03-31-110-011	7691 QUEEN ANNES CT	04/15/22	\$638,000	WD	Arm's Length	\$638,000	\$220,500	34.56	\$531,542	\$99,341	\$105,000	1.22	J1-Brass Creek Area	401	
	C -03-31-110-017	7649 BLUE GENTIAN CT	10/20/21	\$580,000	WD	Arm's Length	\$580,000	\$238,300	41.09	\$577,325	\$107,675	\$105,000	1.07	J1-Brass Creek Area	401	
	C -03-31-110-026	7640 BEEBALM CT	05/13/21	\$644,000	WD	Arm's Length	\$644,000	\$286,500	44.49	\$705,902	\$198,126	\$105,000	1.30	J1-Brass Creek Area	401	
	C -03-31-115-033	7619 KINGFISHER CT	07/21/21	\$620,000	WD	Arm's Length	\$620,000	\$217,900	35.15	\$546,545	\$108,455	\$105,000	0.75	J1-Brass Creek Area	401	
	C -03-31-120-008	7710 BRASS CREEK CT	05/27/22	\$710,000	WD	Arm's Length	\$710,000	\$332,900	46.89	\$738,309	\$94,522	\$112,000	1.16	J1-Brass Creek Area	401	
	C -03-31-120-010	7707 BRASS CREEK CT	09/27/21	\$560,000	WD	Arm's Length	\$560,000	\$296,700	52.98	\$653,038	\$146,962	\$112,000	1.29	J1-Brass Creek Area	401	
	C -03-32-205-041	7658 PURPLE MARTIN WAY	03/18/22	\$650,000	WD	Arm's Length	\$650,000	\$279,600	43.02	\$638,642	\$72,358	\$105,000	1.15	J1-Brass Creek Area	401	
	C -03-32-205-049	7340 BRASS CREEK DR	11/30/21	\$650,000	WD	Arm's Length	\$650,000	\$267,800	41.20	\$659,688	\$105,312	\$105,000	0.76	J1-Brass Creek Area	401	
	C -03-32-205-051	4733 BLUEBIRD CT	04/30/21	\$662,000	WD	Arm's Length	\$662,000	\$291,500	44.03	\$677,807	\$89,193	\$105,000	0.85	J1-Brass Creek Area	401	
	C -03-32-205-058	4831 OAK HOLLOW CT	11/16/21	\$665,000	WD	Arm's Length	\$665,000	\$265,100	39.86	\$683,543	\$106,457	\$105,000	1.15	J1-Brass Creek Area	401	
	C -03-32-205-074	4804 MEADOW LARK LN	03/31/23	\$532,000	WD	Arm's Length	\$532,000	\$245,600	46.17	\$552,823	\$84,177	\$105,000	0.81	J1-Brass Creek Area	401	
	C -03-32-205-087	7273 BRASS CREEK DR	09/15/22	\$670,000	WD	Arm's Length	\$670,000	\$232,800	34.75	\$566,016	\$108,984	\$105,000	1.03	J1-Brass Creek Area	401	
	C -03-32-205-091	4665 FOX SEDGE CT	05/14/21	\$600,000	WD	Arm's Length	\$600,000	\$302,400	50.40	\$682,536	\$86,478	\$105,000	0.76	J1-Brass Creek Area	401	
	C -03-32-205-093	7391 BRASS CREEK DR	09/06/22	\$725,000	WD	Arm's Length	\$725,000	\$283,200	39.06	\$643,214	\$186,786	\$105,000	0.89	J1-Brass Creek Area	401	
Totals:				\$10,801,000			\$10,801,000	\$4,669,200		\$10,957,972	\$115,167					

Ave. Site B Value=>	\$114,347
Site B Value Used=>	\$114,300
Ave. Site C Value=>	\$121,317
Site C Value Used=>	\$121,300

2024 Residential Land Analysis

Land Table Code: **J2** Land Table Description: **J2-Eckville Area**

Assessor Determination:
- Due to lack of vacant land sales, utilization of the extraction method for land analysis. (Land Residual)
- Averaged Land Residual to come to site value.
- Site value has been rounded down to the nearest hundred.
- 2 Year Sales Period: 4/1/21 to 3/31/23

Site A:

Method	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Total Acres	Land Table	Class	Site
Extraction	C -03-30-230-001	8482 HURON RIVER DR	12/30/22	\$299,900	WD	Arm's Length	\$299,900	\$94,900	31.64	\$251,681	\$56,719	\$70,500	0.89	J2-Eckville Area	401	Average
	C -03-30-230-006	8452 HURON RIVER DR	01/20/23	\$300,000	WD	Arm's Length	\$300,000	\$107,000	35.67	\$251,068	\$55,932	\$47,000	0.44	J2-Eckville Area	401	
	C -03-30-260-031	8459 HURON RIVER DR	03/26/23	\$255,000	WD	Arm's Length	\$255,000	\$101,700	39.88	\$205,171	\$55,522	\$47,000	0.44	J2-Eckville Area	401	
Totals:				\$854,900			\$854,900	\$303,600		\$707,920		\$164,500				

Ave. Site A Value=> \$56,058

Site A Value Used=> \$56,000

2024 Residential Land Analysis

Land Table Code: **K** Land Table Description: **K-South Central Area**

Assessor Determination:
- Due to lack of vacant land sales, utilization of the extraction method for land analysis. (Land Residual)
- Site values are determined by lot size. **Site A: 1 - 1.5 acres** **Site B: 1.5+ acres**
- Site value has been rounded down to the nearest hundred.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Sites A & B		Average & Good														
Method	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Land Value	Total Acres	Class	Land Table	Site
Extraction	C -03-29-110-012	5710 CREST CT	05/06/21	\$549,000	WD	Arm's Length	\$549,000	\$208,100	37.91	\$554,745	\$99,255	\$90,000	1.50	401	K-South Central Area	Average
	C -03-29-405-017	5542 DEER RUN LN	07/10/23	\$615,000	WD	Arm's Length	\$615,000	\$254,500	41.38	\$537,533	\$100,467	\$90,000	1.51	401	K-South Central Area	
Extraction	C -03-32-410-011	4234 PEARL CT	11/14/22	\$677,500	WD	Arm's Length	\$677,500	\$284,900	42.05	\$688,908	\$98,592	\$105,000	2.20	401	K-South Central Area	Good
	C -03-33-305-014	4155 ARLINGTON TRAIL	08/23/23	\$180,000	WD	Arm's Length	\$180,000	\$52,500	29.17	\$110,000	\$180,000	\$105,000	1.93	402	K-South Central Area	
	C -03-33-305-015	4114 ARLINGTON TRAIL	04/28/23	\$762,509	WD	Arm's Length	\$762,509	\$310,400	40.71	\$615,356	\$132,153	\$105,000	1.92	401	K-South Central Area	
	C -03-33-305-016	4086 ARLINGTON TRAIL	05/19/23	\$725,000	WD	Arm's Length	\$725,000	\$285,600	39.39	\$598,708	\$131,292	\$105,000	1.88	401	K-South Central Area	
Totals:				\$3,509,009			\$3,509,009	\$1,396,000		\$3,105,250		\$600,000	10.94			

Ave. Site A Value=> \$99,861

Site A Value Used=> \$99,800

Ave. Site B Value=> \$120,679

Site B Value Used=> \$120,600

*Averaged land residual of each site value

2024 Residential Land Analysis

Land Table Code: **RES1** Land Table Description: **Rural Residential**

Assessor Determination:

- Frontage A: Due to lack of vacant lake sales, use of similar lake sales from neighboring twp. were utilized.

- Site value has been rounded down to the nearest hundred.

- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Frontage A: Park Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Class
D -04-17-200-006	13414 N LAKE DR	06/07/22	\$505,000	WD	Arm's Length	\$505,000	\$134,700	26.67	\$416,884	\$74,859	\$15,056	60.2	227.0	0.78	0.78	\$423	NorthLake- Dex	401
D -04-18-433-004	13876 BRAMBLE BRAE	05/25/23	\$680,000	WD	Arm's Length	\$680,000	\$276,300	40.63	\$706,453	\$61,452	\$92,437	112.1	237.0	0.33	0.21	\$589	NorthLake- Dex	401
D -04-18-463-025	13995 ABERDEEN	04/06/22	\$465,000	WD	Arm's Length	\$465,000	\$134,600	28.95	\$334,894	\$102,546	\$40,952	74.0	102.0	0.15	0.15	\$3,133	NorthLake- Dex	401
Totals:			\$1,242,250			\$1,242,250	\$416,200		\$1,150,266	\$238,857	\$281,872	246.3		1.49	1.26			
FF Rate Used=>												\$970						

Frontage B: Huron River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table	Class
C -03-30-260-025	8269 HURON RIVER DR	01/05/22	\$275,000	WD	Arm's Length	\$275,000	\$71,400	25.96	\$172,627	\$206,589	\$96,250	82.7	987.0	2.00	2.00	\$2,498	Rural Res	401
C -03-31-100-024	7743 HURON RIVER DR	03/08/23	\$1,200,000	MLC	Arm's Length	\$1,200,000	\$646,500	53.88	\$1,367,979	\$304,757	\$472,736	372.0	1469.0	11.29	7.18	\$819	Rural Res	401
C -03-31-400-017	7601 HURON RIVER DR	12/30/21	\$369,000	WD	Arm's Length	\$369,000	\$133,300	36.12	\$311,682	\$194,875	\$109,429	95.0	615.0	1.16	1.16	\$2,051	Rural Res	401
Totals:			\$1,844,000			\$1,844,000	\$851,200		\$1,852,288	\$706,221	\$678,415	549.7		14.45	10.34			
FF Rate Used=>												\$1,285						

Acreage Table 1:

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Land Table	Class
C -03-03-400-037	9144 SCULLY RD	01/26/22	\$75,000	WD	Arm'sLength	\$75,000	\$33,300	44.40	\$76,500	\$75,000	\$76,500	2.15	2.15	\$34,884	Rural Res	402
C -03-07-200-028	9720 HURON RIVER DR	06/14/22	\$100,000	WD	Arm'sLength	\$100,000	\$34,000	34.00	\$78,100	\$100,000	\$78,100	2.31	2.31	\$43,290	Rural Res	402
C -03-13-300-026	3195 E PILLAR DR	07/10/21	\$70,000	PTA	Arm'sLength	\$70,000	\$34,000	48.57	\$79,900	\$70,000	\$79,900	2.49	2.49	\$28,112	Rural Res	402
C -03-09-400-021	8282 DONOVAN RD	10/12/21	\$100,000	WD	Arm'sLength	\$100,000	\$34,100	34.10	\$98,584	\$100,000	\$80,000	2.50	2.50	\$40,000	Rural Res	402
C -03-18-400-041	7878 N TERRITORIAL RD	07/22/21	\$143,772	WD	Arm'sLength	\$143,772	\$67,200	46.74	\$141,240	\$143,772	\$141,240	4.57	2.55	\$31,460	Rural Res	402
C -03-08-200-026	7435 WALSH RD	06/16/21	\$85,000	WD	Arm'sLength	\$85,000	\$35,400	41.65	\$84,300	\$85,000	\$84,300	2.93	2.93	\$29,010	Rural Res	402
C -03-32-400-033	4235 POTTS DR	01/09/23	\$125,000	WD	Arm's Length	\$125,000	\$40,500	32.40	\$88,470	\$125,000	\$88,470	3.49	3.49	\$35,817	Rural Res	402
C -03-15-200-021	7540 ZEEB RD	04/30/21	\$150,000	WD	Arm'sLength	\$150,000	\$39,100	26.07	\$93,331	\$150,000	\$90,720	4.09	4.09	\$36,675	Rural Res	402
C -03-13-100-021	7899 FOX LN	11/18/21	\$138,000	WD	Arm'sLength	\$138,000	\$45,000	32.61	\$98,000	\$138,000	\$98,000	5.00	5.00	\$27,600	Rural Res	402
C -03-13-300-013	3182 E PILLAR DR	01/04/22	\$148,000	WD	Arm'sLength	\$148,000	\$61,700	41.69	\$130,300	\$148,000	\$130,300	10.02	10.02	\$14,770	Rural Res	402
C -03-03-300-004	5400 WALSH RD	12/28/22	\$290,000	WD	Arm'sLength	\$290,000	\$119,300	41.14	\$243,400	\$290,000	\$243,400	27.80	27.80	\$10,432	Rural Res	402
C -03-24-400-005	6987 N MAPLE RD	09/30/22	\$365,000	WD	Arm's Length	\$365,000	\$164,000	44.93	\$335,458	\$365,000	\$335,458	28.64	28.64	\$12,744	Rural Res	402
Totals:			\$1,789,772			\$1,789,772	\$707,600		\$1,547,583	\$1,789,772	\$1,526,388	95.99	93.97			

1 Acre: \$60,000	3 Acre: \$85,000	10 Acre: \$135,000	30 Acre: \$250,000
1.5 Acre: \$67,000	4 Acre: \$90,000	15 Acre: \$208,000	40 Acre: \$325,000
2 Acre: \$75,000	5 Acre: \$102,000	20 Acre: \$232,000	50 Acre: \$400,000
2.5 Acre: \$80,000	7 Acre: \$115,000	25 Acre: \$235,000	

* Table rates are interpolated using sales that are entered into BS&A, rates come from the land analysis provided.

* Analyzed vacant parcels of equal size around the township for the acreage table for value.

E.C.F.s for Neighborhood: A 'A-ANN ARBOR SCHOOLS AREA'

Residential : 0.970
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: C 'C-LOCH ALPINE AREA'

Residential : 1.040
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: COMM 'C- COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: D 'D-INDEPENDENCE LAKE AREA '

Residential : 1.011
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: E 'E-BASE LAKE AREA '

Residential : 1.038
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: F 'F-PINCKNEY SCHOOLS AREA'

Residential : 0.932
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: G 'G-NORTHERN TOWNSHIP AREA'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: H 'H-CENTRAL TOWNSHIP AREA'

Residential : 1.014
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: I 'I-WALSH FARMS AREA'

Residential : 0.966
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IND 'INDUSTRIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: J1 'J1-BRASS CREEK AREA'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: J2 'J2-ECKVILLE AREA'

Residential : 1.140
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: K 'K-SOUTH CENTRAL AREA'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.960
Commercial Bldgs : 1.009
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Code	Description	Ave. ECF	Comments
Unit C - WEBSTER TOWNSHIP			
A	A-ANN ARBOR SCHOOLS AREA	0.970	
C	C-LOCH ALPINE AREA	1.040	
COMM	C- COMMERCIAL	1.000	
D	D-INDEPENDENCE LAKE AREA	1.011	
E	E-BASE LAKE AREA	1.038	
F	F-PINCKNEY SCHOOLS AREA	0.932	
G	G-NORTHERN TOWNSHIP AREA	1.000	
H	H-CENTRAL TOWNSHIP AREA	1.014	
I	I-WALSH FARMS AREA	0.966	
IND	INDUSTRIAL	1.000	
J1	J1-BRASS CREEK AREA	1.000	
J2	J2-ECKVILLE AREA	1.140	
K	K-SOUTH CENTRAL AREA	1.000	

2024 Residential ECF Analysis

Neighborhood Code: **A** Description: **A-Ann Arbor Schools Area**

Assessor Determination:
- Due to minimal sales within the neighborhood, sales from neighboring townships were utilized for ECF analysis.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	Inf. 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	Land Table	Class	
C -03-36-400-026	2675 W JOY RD	06/10/22	\$685,000	WD	Arm's Length	\$685,000	\$192,000	28.03	\$526,147	\$85,375	\$581,458	\$468,424	1.241	2,378	\$244.52	A	27.1601	1 STORY	Rural Res S of Territorial	401	
H -08-01-100-009	4419 N MAPLE RD	06/10/21	\$925,000	WD	Arm's Length	\$925,000	\$299,800	32.41	\$860,485	\$218,400	\$706,600	\$727,292	0.972	3,280	\$215.43	B1	97.1549	COLONIAL	A-Ann Arbor Schools Area	401	
H -08-01-100-023	2900 STEIN CT	03/03/23	\$935,000	WD	Arm's Length	\$935,000	\$375,900	40.20	\$906,713	\$239,385	\$695,615	\$735,885	0.945	3,236	\$214.96	B1	94.5277	2 STY CONTEMP	A-Ann Arbor Schools Area	401	
C -03-36-402-006	4993 HIDDEN BROOK CT	06/10/21	\$481,000	WD	Arm's Length	\$481,000	\$258,800	53.80	\$594,441	\$100,000	\$381,000	\$506,948	0.752	2,849	\$133.73	A	21.8148	2 STORY	A-Ann Arbor Schools Area	401	
Totals:			\$3,026,000			\$3,026,000	\$1,126,500		\$2,887,786	\$643,160	\$2,364,673	\$2,438,549			\$202.16		0.7717				
Ave. ECF=> 0.977														Std. Deviation=>		0.201426116					
ECF Used=> 0.970														Ave. Variance=>		60.1644		Coefficient of Var=>		62.04399409	

2024 Residential ECF Analysis

Neighborhood Code: C Description: C-Loch Alpine Area

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-34-450-067	4525 LAKE VISTA DR	04/30/21	\$690,000	WD	Arm's Length	\$690,000	\$275,200	39.88	\$694,826	\$116,220	\$573,780	\$572,311	1.003	2,781	\$206.32	C	3.7670	2 STORY	C-Loch Alpine Area	401
C -03-34-483-010	4480 W LOCH ALPINE DR	04/27/21	\$481,412	WD	Arm's Length	\$481,412	\$232,800	48.36	\$558,723	\$101,000	\$380,412	\$398,256	0.955	2,989	\$127.27	C	8.5043	2 STORY	C-Loch Alpine Area	401
C -03-34-485-004	4519 CAMERON CIR	06/01/21	\$400,000	WD	Arm's Length	\$400,000	\$213,600	53.40	\$474,258	\$101,000	\$299,000	\$274,197	1.090	2,233	\$133.90	C	5.0220	2 STORY	C-Loch Alpine Area	401
C -03-34-485-039	4673 SCOTS WAY	01/27/23	\$558,018	WD	Arm's Length	\$558,018	\$250,800	44.94	\$623,958	\$123,754	\$434,264	\$457,841	0.949	2,168	\$200.31	C	9.1734	2 STORY	C-Loch Alpine Area	401
C -03-34-486-004	4615 W LOCH ALPINE DR	05/21/21	\$400,000	PTA	Arm's Length	\$400,000	\$204,100	51.03	\$470,187	\$100,645	\$299,355	\$304,587	0.983	1,889	\$158.47	C	5.7415	1 STORY	C-Loch Alpine Area	401
C -03-34-486-008	4655 W LOCH ALPINE DR	06/30/21	\$455,000	WD	Arm's Length	\$455,000	\$204,100	44.86	\$516,327	\$96,000	\$359,000	\$375,489	0.956	2,511	\$142.97	C	8.4151	2 STORY	C-Loch Alpine Area	401
C -03-35-304-003	4870 NORTHGATE DR	08/10/21	\$416,000	WD	Arm's Length	\$416,000	\$207,100	49.78	\$474,544	\$96,000	\$320,000	\$324,425	0.986	2,571	\$124.47	C	5.3878	2 STORY	C-Loch Alpine Area	401
C -03-35-304-008	4242 GLEN EDEN CT	03/30/23	\$475,000	WD	Arm's Length	\$475,000	\$210,500	44.32	\$476,829	\$96,000	\$379,000	\$376,685	1.006	2,734	\$138.62	C	3.4093	2 STORY	C-Loch Alpine Area	401
C -03-35-304-010	4190 GLEN EAGLES CT	08/18/21	\$395,000	WD	Arm's Length	\$395,000	\$181,200	45.87	\$448,919	\$96,000	\$299,000	\$315,426	0.948	2,162	\$138.30	C	9.2313	2 STORY	C-Loch Alpine Area	401
C -03-35-304-012	4174 GLEN EAGLES CT	05/23/22	\$505,000	WD	Arm's Length	\$505,000	\$184,100	36.46	\$458,041	\$96,000	\$409,000	\$358,102	1.142	2,086	\$196.07	C	10.1895	2 STORY	C-Loch Alpine Area	401
C -03-35-304-014	4158 GLEN EAGLES CT	04/21/21	\$950,000	WD	Arm's Length	\$950,000	\$413,700	43.55	\$1,001,984	\$96,000	\$854,000	\$825,965	1.034	3,407	\$250.66	C	0.6296	2 STORY	C-Loch Alpine Area	401
C -03-35-306-004	4812 NORTHGATE DR	06/14/21	\$764,000	WD	Arm's Length	\$764,000	\$289,300	37.87	\$767,016	\$102,102	\$661,898	\$637,680	1.038	3,394	\$195.02	C	0.2259	2 STORY	C-Loch Alpine Area	401
C -03-35-307-007	4806 HOLLY WAY	08/09/21	\$591,000	WD	Arm's Length	\$591,000	\$219,400	37.12	\$569,617	\$100,480	\$490,520	\$464,033	1.057	2,211	\$221.85	C	1.6843	1 STORY	C-Loch Alpine Area	401
C -03-35-330-005	4758 DUNBARTON CT	10/22/21	\$550,000	WD	Arm's Length	\$550,000	\$219,900	39.98	\$510,616	\$100,651	\$449,349	\$405,504	1.108	2,500	\$179.74	C	6.7886	2 STORY	C-Loch Alpine Area	401
C -03-35-330-016	4850 GIFFORD CT	06/28/21	\$695,000	WD	Arm's Length	\$695,000	\$323,900	46.60	\$755,829	\$101,405	\$593,595	\$615,426	0.965	3,723	\$159.44	C	7.5711	2 STORY	C-Loch Alpine Area	401
C -03-35-330-021	4898 ABERDEEN DR	12/15/21	\$550,000	WD	Arm's Length	\$550,000	\$232,000	42.18	\$580,182	\$97,288	\$452,712	\$477,640	0.948	2,772	\$163.32	C	9.2428	2 STORY	C-Loch Alpine Area	401
C -03-35-351-001	4391 CRESTLINE DR	03/02/23	\$480,000	WD	Arm's Length	\$480,000	\$155,500	32.40	\$377,182	\$96,000	\$384,000	\$254,536	1.509	2,539	\$151.24	C	46.8390	1 1/2 STORY	C-Loch Alpine Area	401
C -03-35-376-004	4230 HAWTHORN PL	04/13/22	\$619,700	WD	Arm's Length	\$619,700	\$269,700	43.52	\$607,555	\$102,573	\$517,127	\$499,488	1.035	2,076	\$249.10	C	0.4923	1 STORY	C-Loch Alpine Area	401
C -03-35-377-014	4320 SUNDERLAND WAY	07/16/21	\$415,000	WD	Arm's Length	\$415,000	\$196,700	47.40	\$465,119	\$96,000	\$319,000	\$345,103	0.924	2,329	\$136.97	C	11.5876	2 STORY	C-Loch Alpine Area	401
C -03-35-378-016	4330 EASTGATE DR	12/28/22	\$545,000	WD	Arm's Length	\$545,000	\$165,000	30.28	\$457,390	\$97,442	\$447,558	\$285,412	1.568	1,740	\$257.22	C	52.7874	SPLIT/TRI LEVEL	C-Loch Alpine Area	401
C -03-35-379-003	4433 CANTERBURY CT	09/28/21	\$522,500	WD	Arm's Length	\$522,500	\$234,200	44.82	\$550,027	\$101,000	\$421,500	\$414,525	1.017	2,667	\$158.04	C	2.3411	2 STORY	C-Loch Alpine Area	401
Totals:			\$11,457,630			\$11,457,630	\$4,882,800		\$11,839,129	\$2,113,560	\$9,344,070	\$8,982,630			\$175.68		1.7900			
													Ave. ECF=>	1.058	Std. Deviation=>		0.16992039			
													ECF Used=>	1.040	Ave. Variance=>		9.9538	Coefficient of Var=>	9.568818739	

2024 Residential ECF Analysis

Neighborhood Code: **D** Description: **D-Independence Lake Area**

Assessor Determination:
- Due to minimal sales within the neighborhood, 2 sales from similar lake parcels in the neighboring township were utilized for ECF analysis.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-12-300-021	3340 JENNINGS CT	06/18/21	\$650,000	WD	Arm's length	\$650,000	\$173,600	26.71	\$702,170	\$150,361	\$499,639	\$551,875	0.905	2,669	\$187.20	D	10.5782	2 STORY	Rural Res	401
D -04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	Arm's Length	\$420,000	\$184,400	43.90	\$371,221	\$204,164	\$215,836	\$149,158	1.447	1,105	\$195.33	27	3.4167	1.25 STORY	Silver Lake	401
D -04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	Arm's Length	\$240,000	\$136,400	56.83	\$300,115	\$131,317	\$108,683	\$114,053	0.953	1,185	\$91.72	25	52.8277	1.25 STORY	Silver Lake	401
Totals:			\$650,000			\$650,000	\$173,600		\$702,170	\$485,842	\$824,158	\$815,086			\$187.20		9.0635			
													Ave. ECF=>	1.102	Std. Deviation=>	15.11				
													ECF Used=>	1.011	Ave. Variance=>	22.2742	Coefficient of Var=>	22.02905132		

2024 Residential ECF Analysis

Neighborhood Code: E Description: E-Base Lake Area

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-06-115-017	7510 BASE LAKE DR	03/15/23	\$620,000	WD	Arm's Length	\$620,000	\$127,200	20.52	\$527,599	\$369,020	\$250,980	\$175,622	1.429	1,644	\$152.66	E	39.0904	1 STORY	E-Base Lake Area	401
C -03-06-115-038	7534 BASE LAKE DR	06/22/21	\$1,200,000	WD	Arm's Length	\$1,200,000	\$189,400	15.78	\$1,098,495	\$760,596	\$439,404	\$351,599	1.250	2,507	\$175.27	E	21.1545	1 STORY	E-Base Lake Area	401
C -03-06-115-041	7506 BASE LAKE DR	03/16/22	\$1,350,000	WD	Arm's Length	\$1,350,000	\$347,200	25.72	\$1,431,747	\$721,528	\$628,472	\$743,124	0.846	3,956	\$158.87	E	19.2471	2 STORY	E-Base Lake Area	401
Totals:			\$3,170,000			\$3,170,000	\$663,800		\$3,057,841	\$1,851,144	\$1,318,856	\$1,270,345			\$162.27		13.6659			
													Ave. ECF=>	1.175	Std. Deviation=>	0.298810123				
													ECF Used	1.038	Ave. Variance=>	26.4973	Coefficient of Var=>	25.522687		

2024 Residential ECF Analysis

Neighborhood Code: **F** Description: **F-Pinckney Schools Area**

Assessor Determination:
- Due to minimal sales within the neighborhood, sales from neighboring townships were utilized for ECF analysis.
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-06-233-005	9650 HUNTLEY CV	07/05/22	\$1,090,000	WD	Arm's Length	\$1,090,000	\$320,900	29.44	\$1,024,132	\$345,949	\$711,458	\$783,171	0.908	2,473	\$287.69	F	2.3605	2 STORY	F-Pinckney Schools Area	401
C -03-06-233-007	9630 HUNTLEY CV	07/07/21	\$1,250,000	WD	Arm's Length	\$1,250,000	\$281,600	22.53	\$1,056,530	\$372,603	\$801,236	\$842,381	0.951	3,218	\$248.99	F	1.9119	2 STORY	F-Pinckney Schools Area	401
D -04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	Arm's Length	\$240,000	\$136,400	56.83	\$300,115	\$131,317	\$108,683	\$114,053	0.953	1,185	\$91.72	25	52.8277	1.25 STORY	Silver Lake	401
Totals:			\$2,580,000			\$2,580,000	\$738,900	108.80	\$2,380,777	\$849,869	\$1,621,377	\$1,739,604			\$268.34		0.5465			
													Ave. ECF=>	0.938	Std. Deviation=> 0.0302105					
													ECF Used=>	0.932	Ave. Variance=> 19.0334 Coefficient of Var=> 20.42124968					

2024 Residential ECF Analysis

Neighborhood Code: **G** Description: **G-Northern Township Area**

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Other Parcels in Sale	Land Table	Class
C -03-01-100-013	9810 S HAMBURG RD	09/29/22	\$296,000	WD	Arm's Length	\$296,000	\$94,700	31.99	\$314,292	\$102,176	\$193,824	\$199,111	0.973	1,632	\$118.76	G	2.6814	SPLIT/TRI LEVEL		Rural Residential	401
C -03-02-300-003	4372 WALSH RD	12/17/21	\$449,900	WD	Arm's Length	\$449,900	\$134,700	29.94	\$443,790	\$127,551	\$322,349	\$331,140	0.973	1,864	\$172.93	G	2.6809	1 STORY		Rural Residential	401
C -03-02-300-037	9444 MERRILL RD	10/26/21	\$390,000	WD	Arm's Length	\$390,000	\$90,700	23.26	\$351,494	\$123,475	\$266,525	\$258,763	1.030	1,484	\$179.60	G	2.9734	1 STORY		Rural Residential	401
C -03-03-100-008	9490 SCULLY RD	11/11/21	\$429,000	WD	Arm's Length	\$429,000	\$130,800	30.49	\$495,490	\$78,100	\$350,900	\$407,058	0.862	2,422	\$144.88	G	13.8221	2 STORY		Rural Residential	401
C -03-03-300-008	5536 WALSH RD	08/23/21	\$850,000	WD	Arm's Length	\$850,000	\$198,700	23.38	\$713,324	\$125,802	\$724,198	\$587,415	1.233	2,844	\$254.64	G	23.2595	2 STORY		Rural Residential	401
C -03-03-400-002	9460 SCULLY RD	08/27/21	\$515,000	WD	Arm's Length	\$515,000	\$228,300	44.33	\$520,445	\$282,480	\$232,520	\$250,753	0.927	1,968	\$118.15	G	7.2975	SPLIT/TRI LEVEL	C -03-03-400-013	Rural Residential	401
C -03-05-100-012	9893 HERMITAGE WAY	06/29/22	\$605,000	WD	Arm's Length	\$605,000	\$314,700	52.02	\$692,998	\$347,902	\$257,098	\$363,642	0.707	2,890	\$88.96	G	29.3252	2 STORY	C -03-04-200-012	Rural Residential	401
C -03-05-100-019	9899 HERMITAGE WAY	07/29/22	\$410,000	WD	Arm's Length	\$410,000	\$112,800	27.51	\$348,086	\$119,774	\$290,226	\$239,070	1.214	1,480	\$196.10	G	21.3718	1 STORY		Rural Residential	401
Totals:			\$3,944,900			\$3,944,900	\$1,305,400		\$3,879,919	\$1,307,260	\$2,637,640	\$2,636,953			\$159.25		1.0253				

Ave. ECF=> 0.990 Std. Deviation=> 0.173897927

ECF Used=> 1.000 Ave. Variance=> 12.9265 Coefficient of Var=> 12.9231022

Outliers

C -03-01-100-012	9850 S HAMBURG RD	05/16/22	\$220,000	WD	Arm's Length	\$220,000	\$96,400	43.82	\$319,983	\$100,858	\$119,142	\$229,450	0.519	1,732	\$68.79	G	51.9250	2 STORY		Rural Residential	401
C -03-02-300-003	4372 WALSH RD	07/27/21	\$300,000	WD	Arm's Length	\$300,000	\$134,700	44.90	\$443,790	\$127,551	\$172,449	\$331,140	0.521	1,864	\$92.52	G	52.0773	1 STORY		Rural Residential	401

2024 Residential ECF Analysis

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Neighborhood Code: H	Description: H- Central Neighborhood Area
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-09-100-005	6037 WALSH RD	02/25/22	\$350,000	WD	Arm's Length	\$350,000	\$134,200	38.34	\$332,078	\$115,000	\$235,000	\$224,718	1.046	1,690	\$139.05	H	3.1355	1 STORY	Rural Res	401
C -03-09-200-002	6105 WALSH RD	07/16/21	\$475,000	WD	Arm's Length	\$475,000	\$204,000	42.95	\$499,966	\$251,614	\$223,386	\$257,093	0.869	1,452	\$153.85	H	14.5507	1 STORY	Rural Res	401
C -03-09-200-021	6272 VALLEY VIEW DR	12/21/21	\$595,000	WD	Arm's Length	\$595,000	\$245,600	41.28	\$657,679	\$132,837	\$462,163	\$543,315	0.851	3,474	\$133.03	H	16.3762	1 1/2 STORY	Rural Res	401
C -03-09-200-037	6095 WALSH RD	11/24/21	\$380,000	WD	Arm's Length	\$380,000	\$158,600	41.74	\$408,161	\$131,342	\$248,658	\$266,562	0.933	1,454	\$171.02	H	8.1565	1 STORY	Rural Res	401
C -03-09-300-015	6077 MERKEL RD	07/29/21	\$319,000	WD	Arm's Length	\$319,000	\$169,200	53.04	\$371,692	\$74,587	\$244,413	\$234,939	1.040	1,844	\$132.55	H	2.5928	1 3/4 STORY	Rural Res	401
C -03-10-100-006	4960 VALENTINE RD	07/13/22	\$407,011	WD	Arm's Length	\$407,011	\$149,700	36.78	\$359,393	\$121,815	\$285,196	\$245,940	1.160	1,548	\$184.24	H	14.5218	1 STORY	Rural Res	401
C -03-10-200-003	8535 SCULLY RD	09/03/21	\$375,900	WD	Arm's Length	\$375,900	\$158,900	42.27	\$359,200	\$97,027	\$278,873	\$275,392	1.013	1,961	\$142.21	H	0.1757	SPLIT/TRI LEVEL	Rural Res	401
C -03-10-200-008	5243 WALSH RD	05/25/22	\$690,000	WD	Arm's Length	\$690,000	\$229,900	33.32	\$525,906	\$300,087	\$389,913	\$233,767	1.668	1,576	\$247.41	H	65.3557	1 3/4 STORY	Rural Res	401
C -03-10-300-007	8249 SCULLY RD	11/23/22	\$408,000	WD	Arm's Length	\$408,000	\$135,000	33.09	\$338,213	\$169,253	\$238,747	\$174,907	1.365	1,298	\$183.93	H	35.0597	1 STORY	Rural Res	401
C -03-10-300-016	8459 SCULLY RD	09/24/21	\$520,000	WD	Arm's Length	\$520,000	\$145,100	27.90	\$521,654	\$240,337	\$279,663	\$291,218	0.960	1,586	\$176.33	H	5.4078	1 STORY	Rural Res	401
C -03-11-200-018	3925 MC CLATCHEY DR	12/29/21	\$365,000	WD	Arm's Length	\$365,000	\$131,300	35.97	\$342,883	\$86,142	\$278,858	\$265,777	1.049	1,664	\$167.58	H	3.4818	1 STORY	Rural Res	401
C -03-11-300-011	4120 VALENTINE RD	04/01/22	\$318,000	WD	Arm's Length	\$318,000	\$137,300	43.18	\$330,075	\$84,649	\$233,351	\$254,064	0.918	2,496	\$93.49	H	9.5925	BI-LEVEL	Rural Res	401
C -03-11-300-016	8360 MERRILL RD	10/06/21	\$489,500	WD	Arm's Length	\$489,500	\$181,100	37.00	\$477,331	\$179,114	\$310,386	\$308,713	1.005	2,372	\$130.85	H	0.8980	1 STORY	Rural Res	401
C -03-11-300-036	8040 APPLE CREEK RD	06/30/21	\$749,000	WD	Arm's Length	\$749,000	\$271,400	36.23	\$810,001	\$245,192	\$503,808	\$584,688	0.862	3,317	\$151.89	H	15.2729	2 STORY	Rural Res	401
C -03-13-100-014	7931 FOX LN	08/26/21	\$365,000	WD	Arm's Length	\$365,000	\$178,100	48.79	\$426,925	\$87,920	\$277,080	\$341,937	0.810	2,580	\$107.40	H	20.4073	SPLIT/TRI LEVEL	Rural Res	401
C -03-13-200-016	7715 TROTTERS LN	10/13/21	\$400,000	WD	Arm's Length	\$400,000	\$177,200	44.30	\$405,023	\$233,180	\$166,820	\$177,891	0.938	1,092	\$152.77	H	7.6634	1 STORY	Rural Res	401
C -03-14-100-002	7969 WEBSTER CHURCH RD	03/04/22	\$920,000	WD	Arm's Length	\$920,000	\$322,200	35.02	\$859,573	\$225,028	\$694,972	\$666,539	1.043	2,347	\$296.11	H	2.8260	1 STORY	Rural Res	401
C -03-14-110-003	3750 VALENTINE RD	06/30/21	\$482,000	WD	Arm's Length	\$482,000	\$133,900	27.78	\$378,585	\$65,729	\$416,271	\$323,868	1.285	2,406	\$173.01	H	27.0915	2 STORY	Rural Res	401
C -03-14-200-010	7837 WEBSTER CHURCH RD	07/15/22	\$300,000	WD	Arm's Length	\$300,000	\$82,000	27.33	\$242,167	\$64,900	\$235,100	\$183,506	1.281	894	\$262.98	H	26.6757	1 STORY	Rural Res	401
C -03-14-200-025	7583 WEBSTER CHURCH RD	09/03/21	\$373,000	WD	Arm's Length	\$373,000	\$151,800	40.70	\$408,289	\$119,504	\$253,496	\$298,949	0.848	1,568	\$161.67	H	16.6442	1 STORY	Rural Res	401
C -03-14-300-021	7227 WHEELER DR	04/28/22	\$619,000	WD	Arm's Length	\$619,000	\$209,100	33.78	\$497,855	\$102,000	\$517,000	\$409,788	1.262	2,152	\$240.24	H	24.7231	2 STORY	Rural Res	401
C -03-14-300-025	7198 WEBSTER CHURCH RD	09/23/21	\$575,000	WD	Arm's Length	\$575,000	\$202,100	35.15	\$522,047	\$123,614	\$451,386	\$412,457	1.094	2,568	\$175.77	H	7.9986	1 1/2 STORY	Rural Res	401
C -03-14-300-026	7190 WEBSTER CHURCH RD	02/23/22	\$470,000	WD	Arm's Length	\$470,000	\$210,100	44.70	\$511,576	\$125,276	\$344,724	\$359,896	0.958	2,184	\$157.84	H	5.6556	1 STORY	Rural Res	401
C -03-14-300-041	7201 WHEELER DR	07/08/22	\$505,000	WD	Arm's Length	\$505,000	\$211,800	41.94	\$452,015	\$153,449	\$351,551	\$314,280	1.119	2,744	\$128.12	H	10.4194	2 STORY	Rural Res	401
C -03-14-400-042	3907 W PILLAR DR	06/01/21	\$480,000	WD	Arm's Length	\$480,000	\$180,300	37.56	\$485,675	\$81,000	\$399,000	\$418,918	0.952	2,758	\$144.67	H	6.1945	2 STORY	Rural Res	401
C -03-15-300-012	5142 NORTH TERRITORIAL RD	03/17/22	\$925,000	WD	Arm's Length	\$925,000	\$350,300	37.87	\$834,267	\$143,029	\$781,971	\$715,567	1.093	3,646	\$214.47	H	7.8401	2 STORY	Rural Res	401
C -03-15-310-015	7171 HICKORY CREEK DR	09/24/21	\$613,000	WD	Arm's Length	\$613,000	\$242,500	39.56	\$647,827	\$145,515	\$467,485	\$519,992	0.899	2,682	\$174.30	H	11.5374	2 STORY	H-Central Township Area	401
C -03-15-310-016	7163 HICKORY CREEK DR	10/22/21	\$610,000	WD	Arm's Length	\$610,000	\$275,300	45.13	\$681,850	\$151,419	\$458,581	\$549,100	0.835	3,543	\$129.43	H	17.9249	2 STORY	H-Central Township Area	401
C -03-16-300-001	6360 TODDS LN	11/16/22	\$420,000	WD	Arm's Length	\$420,000	\$168,000	40.00	\$442,879	\$95,640	\$324,360	\$359,461	0.902	2,630	\$123.33	H	11.2046	2 STORY	Rural Res	401
C -03-16-400-004	5801 NORTH TERRITORIAL RD	05/20/22	\$375,000	WD	Arm's Length	\$375,000	\$113,000	30.13	\$288,284	\$75,700	\$299,300	\$220,066	1.360	1,341	\$223.19	H	34.5647	1 1/4 STORY	Rural Res	401
C -03-16-400-015	5898 NORTH TERRITORIAL RD	08/09/21	\$1,250,000	WD	Arm's Length	\$1,250,000	\$415,600	33.25	\$1,145,965	\$104,984	\$1,145,016	\$1,077,620	1.063	2,768	\$413.66	H	4.8143	1+ STORY	Rural Res	401
C -03-17-410-002	7054 N MEADOWS TR	07/25/22	\$565,000	WD	Arm's Length	\$565,000	\$234,500	41.50	\$557,964	\$107,800	\$457,200	\$466,008	0.981	2,759	\$165.71	H	3.3300	2 STORY	H-Central Township Area	401
C -03-17-410-008	7178 N MEADOWS TR	05/05/22	\$640,000	WD	Arm's Length	\$640,000	\$245,100	38.30	\$648,627	\$111,676	\$528,324	\$555,850	0.950	2,754	\$191.84	H	6.3918	2 STORY	H-Central Township Area	401
C -03-17-410-010	6594 N MEADOWS PASS	07/19/22	\$601,500	WD	Arm's Length	\$601,500	\$219,300	36.46	\$527,110	\$109,551	\$491,949	\$432,256	1.138	2,320	\$212.05	H	12.3699	2 STORY	H-Central Township Area	401
C -03-17-410-018	6860 N MEADOWS PASS	11/15/22	\$676,500	WD	Arm's Length	\$676,500	\$291,800	43.13	\$707,504	\$107,800	\$568,700	\$620,812	0.916	3,834	\$148.33	H	9.8339	2 STORY	H-Central Township Area	401
C -03-17-410-023	6755 N MEADOWS PASS	08/02/21	\$569,900	WD	Arm's Length	\$569,900	\$243,700	42.76	\$642,783	\$119,155	\$450,745	\$502,058	0.898	2,970	\$151.77	H	11.6603	2 STORY	H-Central Township Area	401
C -03-17-410-031	7024 N MEADOWS WAY	07/20/22	\$600,000	WD	Arm's Length	\$600,000	\$263,400	43.90	\$626,670	\$107,800	\$492,200	\$507,133	0.971	3,176	\$154.97	H	4.3843	2 STORY	H-Central Township Area	401
C -03-17-410-034	6951 N MEADOWS WAY	01/18/22	\$550,000	WD	Arm's Length	\$550,000	\$219,600	39.93	\$544,918	\$107,800	\$442,200	\$389,503	1.135	2,374	\$186.27	H	12.0895	2 STORY	H-Central Township Area	401
C -03-19-200-005	8235 NORTH TERRITORIAL RD	07/02/21	\$275,000	WD	Arm's Length	\$275,000	\$92,500	33.64	\$220,067	\$67,794	\$207,206	\$107,633	1.925	1,056	\$196.22	H	91.0727	1 STORY	Rural Res	401
C -03-19-200-007	8936 HURON RIVER DR	11/29/21	\$369,000	WD	Arm's Length	\$369,000	\$145,500	39.43	\$362,544	\$122,160	\$246,840	\$208,845	1.182	1,468	\$168.15	H	16.7533	1 STORY	Rural Res	401
C -03-19-205-001	8770 HIDDEN WOODS DR	04/29/22	\$535,000	WD	Arm's Length	\$535,000	\$232,900	43.53	\$547,336	\$96,000	\$439,000	\$467,222	0.940	2,208	\$198.82	H	7.4801	2 STORY	H-Central Township Area	401
C -03-19-205-005	8779 HIDDEN WOODS CT	06/07/22	\$580,000	WD	Arm's Length	\$580,000	\$217,400	37.48	\$559,181	\$96,000	\$484,000	\$459,483	1.053	2,366	\$204.56	H	3.8959	2 STORY	H-Central Township Area	401
C -03-19-205-019	8835 HIDDEN WOODS DR	12/27/22	\$541,000	WD	Arm's Length	\$541,000	\$245,100	45.30	\$570,399	\$100,341	\$440,659	\$466,603	0.944	2,331	\$189.04	H	6.9999	2 STORY	H-Central Township Area	401
C -03-19-300-016	8120 GREGORY RD	06/20/22	\$390,000	WD	Arm's Length	\$390,000	\$116,100	29.77	\$271,714	\$76,100	\$313,900	\$202,499	1.550	1,480	\$212.09	H	53.5733	1 STORY	Rural Res	401
C -03-19-300-026	8640 HURON RIVER DR	11/17/22	\$335,000	WD	Arm's Length	\$335,000	\$189,700	56.63	\$411,302	\$93,975	\$241,025	\$248,496	0.970	3,100	\$77.75	H	4.4462	2 STORY	Rural Res	401
C -03-20-215-001	7272 S PINEFIELD DR	07/14/22	\$645,000	WD	Arm's Length	\$645,000	\$251,100	38.93	\$617,610	\$107,800	\$537,200	\$527,754	1.018	2,700	\$198.96	H	0.3501	2 STORY	H-Central Township Area	401
C -03-20-215-010	7359 S PINEFIELD DR	02/18/22	\$650,000	WD	Arm's Length	\$650,000	\$303,600	46.71	\$707,415	\$113,199	\$536,801	\$589,130	0.911	2,912	\$184.34	H	10.3223	2 STORY	H-Central Township Area	401
C -03-22-400-006	6180 SCULLY RD	06/21/21	\$450,000	WD	Arm's Length	\$450,000	\$174,400	38.76	\$446,256	\$111,908	\$338,092	\$346,116	0.977	2,060	\$164.12	H	3.7581	2 STORY	Rural Res	401
C -03-23-100-048	7066 RYAN RD	06/22/22	\$576,000	WD	Arm's Length	\$576,000	\$243,100	42.20	\$568,306	\$115,326	\$460,674	\$468,923	0.982	2,561	\$179.88	H	3.1990	2 STORY	Rural Res	401
C -03-23-230-007	6804 RALARIC DR	11/17/22	\$510,000	WD	Arm's Length	\$510,000	\$225,500	44.22	\$536,421	\$96,000	\$414,000	\$455,922	0.908	2,486	\$166.53	H	10.6349	2 STORY	H-Central Township Area	401
C -03-23-230-013	6708 RALARIC DR	04/16/21	\$425,000	WD	Arm's Length	\$425,000	\$216,800	51.01	\$515,075	\$98,757	\$326,243	\$378,971	0.861	2,368	\$137.77	H	15.3533	2 STORY	H-Central Township Area	401
C -03-23-230-018	6628 RALARIC DR	02/08/22	\$450,000	WD	Arm's Length	\$450,000	\$172,200	38.27	\$448,760	\$97,218	\$352,782	\$363,915	0.969	2,286	\$154.32	H	4.4991	2 STORY	H-Central Township Area	401
C -03-23-240-018	4113 LORI LYNN LN	03/04/22	\$475,000	WD	Arm's Length	\$475,000	\$167,300	35.22	\$443,678	\$96,000	\$379,000	\$359,915								

2024 Residential ECF Analysis

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Neighborhood Code: I Description: I-Walsh Farms Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-07-200-022	8000 WALSH RD	06/13/22	\$1,250,000	WD	Arm's Length	\$1,250,000	\$456,500	36.52	\$1,208,415	\$223,309	\$1,026,691	\$1,063,829	0.965	4,360	\$235.48	I	0.1026	2 STORY	Rural Res	401
C -03-07-200-023	8026 WALSH RD	07/30/21	\$640,000	WD	Arm's Length	\$640,000	\$228,200	35.66	\$556,020	\$130,386	\$509,614	\$455,224	1.119	1,898	\$268.50	I	15.3365	2 STORY	Rural Res	401
C -03-07-410-007	8463 TRAIL RDG	09/14/21	\$490,000	WD	Arm's Length	\$490,000	\$240,900	49.16	\$566,204	\$134,284	\$355,716	\$411,947	0.864	2,610	\$136.29	I	10.2615	2 STORY	I-Walsh Farms Area	401
C -03-07-410-010	8397 TRAIL RDG	08/10/21	\$582,000	WD	Arm's Length	\$582,000	\$247,900	42.59	\$621,226	\$103,400	\$478,600	\$553,825	0.864	2,714	\$176.34	I	10.1943	1 STORY	I-Walsh Farms Area	401
C -03-07-410-040	8000 TRAIL RDG	04/27/21	\$575,000	WD	Arm's Length	\$575,000	\$293,800	51.10	\$688,587	\$104,827	\$470,173	\$518,342	0.907	2,756	\$170.60	I	5.9045	2 STORY	I-Walsh Farms Area	401
C -03-07-410-042	8054 TRAIL RDG	01/18/23	\$515,000	WD	Arm's Length	\$515,000	\$233,500	45.34	\$543,484	\$104,145	\$410,855	\$469,881	0.874	2,488	\$165.13	I	9.1735	2 STORY	I-Walsh Farms Area	401
C -03-07-410-060	7676 FOX TRACE	04/23/21	\$585,000	WD	Arm's Length	\$585,000	\$249,800	42.70	\$616,200	\$119,168	\$465,832	\$531,585	0.876	2,554	\$182.39	I	8.9808	2 STORY	I-Walsh Farms Area	401
C -03-08-110-008	8518 CEDAR HILLS DR	06/15/22	\$1,050,000	WD	Arm's Length	\$1,050,000	\$407,000	38.76	\$950,467	\$110,000	\$940,000	\$878,895	1.070	5,748	\$163.54	I	10.3409	2+ STORY	I-Walsh Farms Area	401
C -03-08-130-005	8986 MAST RD	08/12/22	\$450,000	WD	Arm's Length	\$450,000	\$168,800	37.51	\$399,937	\$126,796	\$323,204	\$292,129	1.106	1,970	\$164.06	I	14.0257	2 STORY	I-Walsh Farms Area	401
C -03-08-215-023	8541 WEBSTER HILLS RD	10/07/21	\$665,000	WD	Arm's Length	\$665,000	\$262,100	39.41	\$694,282	\$104,495	\$560,505	\$630,788	0.889	3,226	\$173.75	I	7.7537	2 STORY	I-Walsh Farms Area	401
C -03-08-215-033	8819 WEBSTER HILLS RD	05/23/22	\$540,000	WD	Arm's Length	\$540,000	\$260,900	48.31	\$584,315	\$109,853	\$430,147	\$507,446	0.848	2,297	\$187.26	I	11.8445	1 1/2 STORY	I-Walsh Farms Area	401
C -03-08-300-005	7303 LUCY DR	08/23/22	\$910,000	WD	Arm's Length	\$910,000	\$352,600	38.75	\$926,912	\$244,276	\$665,724	\$730,092	0.912	4,178	\$159.34	I	5.4280	2 STORY	Rural Res	401
C -03-08-315-003	8472 WEBSTER HILLS RD	07/01/22	\$912,000	WD	Arm's Length	\$912,000	\$396,600	43.49	\$920,566	\$114,760	\$797,240	\$831,825	0.958	3,330	\$239.41	I	0.7693	2 STORY	I-Walsh Farms Area	401
C -03-08-315-006	8330 WEBSTER HILLS RD	05/10/21	\$702,500	WD	Arm's Length	\$702,500	\$227,600	32.40	\$598,533	\$110,000	\$592,500	\$512,495	1.156	2,450	\$241.84	I	18.9993	2 STORY	I-Walsh Farms Area	401
C -03-17-200-004	7322 PARK LAKE DR	04/14/22	\$610,000	WD	Arm's Length	\$610,000	\$205,000	33.61	\$460,931	\$156,273	\$453,727	\$325,837	1.392	2,295	\$197.70	I	42.6379	1 STORY	Rural Res	401
C -03-18-100-017	7700 CHAMBERLIN RD	03/21/22	\$390,000	WD	Arm's Length	\$390,000	\$157,100	40.28	\$383,238	\$78,700	\$311,300	\$325,709	0.956	2,589	\$120.24	I	1.0355	1 3/4 STORY	Rural Res	401
C -03-18-110-010	8010 POPLAR DR	04/22/22	\$599,900	WD	Arm's Length	\$599,900	\$230,500	38.42	\$535,979	\$103,702	\$496,198	\$442,328	1.122	2,788	\$177.98	I	15.5671	1 1/2 STORY	I-Walsh Farms Area	401
C -03-18-200-018	8166 CHAMBERLIN RD	03/04/22	\$510,000	WD	Arm's Length	\$510,000	\$167,200	32.78	\$439,812	\$94,573	\$415,427	\$369,240	1.125	3,644	\$114.00	I	15.8972	BI-LEVEL	Rural Res	401
C -03-18-300-060	7263 WOODHAVEN RD	06/14/21	\$879,500	WD	Arm's Length	\$879,500	\$395,400	44.96	\$1,022,896	\$245,125	\$634,375	\$745,926	0.850	3,670	\$172.85	I	11.5662	2 STORY	I-Walsh Farms Area	401
C -03-18-400-028	7100 WINTERS CT	04/26/21	\$700,000	WD	Arm's Length	\$700,000	\$292,500	41.79	\$777,651	\$119,108	\$580,892	\$704,324	0.825	2,255	\$257.60	I	14.1365	1+ STORY	Rural Res	401
Totals:			\$13,555,900			\$13,555,900	\$5,473,900		\$13,495,655		\$10,918,720	\$11,301,667			\$185.22		1.7827			
													Ave. ECF=>	0.984	Std. Deviation=> 0.14731611					
													ECF Used=>	0.966	Ave. Variance=> 11.4978		Coefficient of Var=> 11.90103732			

2024 Residential ECF Analysis

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Neighborhood Code:	J1	Description:	J1- Brass Creek Area
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-29-300-010	7300 WEBSTER STATION DR	07/26/22	\$1,110,000	WD	Arm's Length	\$1,110,000	\$625,600	56.36	\$1,164,350	\$197,927	\$912,073	\$998,371	0.914	4,688	\$194.55	J1	8.6890	2 STORY	Rural Res	401
C -03-30-100-002	7891 GREGORY RD	07/20/21	\$275,000	QC	Arm's Length	\$275,000	\$143,700	52.25	\$327,069	\$60,673	\$214,327	\$225,202	0.952	1,624	\$131.97	J1	4.8743	1 STORY	Rural Res	401
C -03-30-260-022	8319 HURON RIVER DR	10/22/21	\$440,000	WD	Arm's Length	\$440,000	\$175,900	39.98	\$438,991	\$92,759	\$347,241	\$357,678	0.971	2,664	\$130.35	J1	2.9631	1 STORY	Rural Res	401
C -03-30-260-025	8269 HURON RIVER DR	01/05/22	\$275,000	WD	Arm's Length	\$275,000	\$71,400	25.96	\$211,056	\$134,203	\$140,797	\$134,522	1.047	752	\$187.23	J1	4.6198	1 STORY	Rural Res	401
C -03-30-400-012	8008 HURON RIVER DR	07/22/21	\$520,000	WD	Arm's Length	\$520,000	\$202,000	38.85	\$498,795	\$85,250	\$434,750	\$407,216	1.068	1,829	\$237.70	J1	6.7164	1 1/2 STORY	Rural Res	401
C -03-30-405-019	7741 QUAIL RDG	05/02/22	\$750,000	WD	Arm's Length	\$750,000	\$363,500	48.47	\$837,620	\$123,981	\$626,019	\$737,230	0.849	3,998	\$156.58	J1	15.1302	2 STORY	J1-Brass Creek Area	401
C -03-30-405-020	7685 QUAIL RDG	10/08/21	\$625,000	WD	Arm's Length	\$625,000	\$282,100	45.14	\$728,473	\$132,093	\$492,907	\$529,095	0.932	3,238	\$152.23	J1	6.8848	2 STORY	J1-Brass Creek Area	401
C -03-31-110-011	7691 QUEEN ANNES CT	04/15/22	\$638,000	WD	Arm's Length	\$638,000	\$220,500	34.56	\$549,656	\$123,042	\$514,958	\$430,717	1.196	2,598	\$198.21	J1	19.5132	2 STORY	J1-Brass Creek Area	401
C -03-31-110-017	7649 BLUE GENTIAN CT	10/20/21	\$580,000	WD	Arm's Length	\$580,000	\$238,300	41.09	\$596,590	\$114,300	\$465,700	\$468,233	0.995	2,641	\$176.33	J1	0.5862	2 STORY	J1-Brass Creek Area	401
C -03-31-110-026	7640 BEEBALM CT	05/13/21	\$644,000	WD	Arm's Length	\$644,000	\$286,500	44.49	\$727,664	\$124,504	\$519,496	\$523,099	0.993	3,190	\$162.85	J1	0.7340	2 STORY	J1-Brass Creek Area	401
C -03-31-115-033	7619 KINGFISHER CT	07/21/21	\$620,000	WD	Arm's Length	\$620,000	\$217,900	35.15	\$565,161	\$114,300	\$505,700	\$315,766	1.602	2,898	\$174.50	J1	60.1053	2 STORY	J1-Brass Creek Area	401
C -03-31-120-008	7710 BRASS CREEK CT	05/27/22	\$710,000	WD	Arm's Length	\$710,000	\$332,900	46.89	\$731,123	\$114,300	\$595,700	\$517,214	1.152	3,262	\$182.62	J1	15.1297	2 STORY	J1-Brass Creek Area	401
C -03-31-120-010	7707 BRASS CREEK CT	09/27/21	\$560,000	WD	Arm's Length	\$560,000	\$296,700	52.98	\$666,683	\$117,563	\$442,437	\$467,273	0.947	3,143	\$140.77	J1	5.3602	2 STORY	J1-Brass Creek Area	401
C -03-31-200-007	4210 DEXTER PINCKNEY	02/25/22	\$500,000	WD	Arm's Length	\$500,000	\$212,100	42.42	\$503,315	\$102,000	\$398,000	\$314,582	1.265	2,514	\$158.31	J1	26.4721	1 3/4 STORY	Rural Res	401
C -03-31-200-020	4311 DEXTER PINCKNEY	11/01/22	\$419,000	WD	Arm's Length	\$419,000	\$172,900	41.26	\$426,421	\$62,946	\$356,054	\$315,491	1.129	1,930	\$184.48	J1	12.8121	2 1/2 STORY	Rural Res	401
C -03-31-200-022	4410 DEXTER PINCKNEY	01/18/23	\$301,024	WD	Arm's Length	\$301,024	\$122,000	40.53	\$299,777	\$116,798	\$184,226	\$201,028	0.916	2,560	\$71.96	J1	8.4031	2 STORY	Rural Res	401
C -03-31-400-017	7601 HURON RIVER DR	12/30/21	\$369,000	WD	Arm's Length	\$369,000	\$133,300	36.12	\$316,007	\$112,493	\$256,507	\$230,242	1.114	1,140	\$225.01	J1	11.3625	1 3/4 STORY	Rural Res	401
C -03-32-205-041	7658 PURPLE MARTIN WAY	03/18/22	\$650,000	WD	Arm's Length	\$650,000	\$279,600	43.02	\$659,201	\$114,300	\$535,700	\$582,914	0.919	2,603	\$205.80	J1	8.1448	2 STORY	J1-Brass Creek Area	401
C -03-32-205-049	7340 BRASS CREEK DR	11/30/21	\$650,000	WD	Arm's Length	\$650,000	\$267,800	41.20	\$680,690	\$114,300	\$535,700	\$585,114	0.916	3,641	\$147.13	J1	8.4903	2 STORY	J1-Brass Creek Area	401
C -03-32-205-051	4733 BLUEBIRD CT	04/30/21	\$662,000	WD	Arm's Length	\$662,000	\$291,500	44.03	\$699,089	\$119,160	\$542,840	\$599,100	0.906	2,738	\$198.26	J1	9.4359	2 STORY	J1-Brass Creek Area	401
C -03-32-205-058	4831 OAK HOLLOW CT	11/16/21	\$665,000	WD	Arm's Length	\$665,000	\$265,100	39.86	\$703,365	\$134,505	\$530,495	\$587,665	0.903	3,165	\$167.61	J1	9.7735	2 STORY	J1-Brass Creek Area	401
C -03-32-205-074	4804 MEADOW LARK LN	03/31/23	\$532,000	WD	Arm's Length	\$532,000	\$245,600	46.17	\$570,205	\$115,801	\$416,199	\$435,126	0.957	2,609	\$159.52	J1	4.3949	2 STORY	J1-Brass Creek Area	401
C -03-32-205-087	7273 BRASS CREEK DR	09/15/22	\$670,000	WD	Arm's Length	\$670,000	\$232,800	34.75	\$584,754	\$127,953	\$542,047	\$471,902	1.149	2,708	\$200.17	J1	14.8192	2 STORY	J1-Brass Creek Area	401
C -03-32-205-091	4665 FOX SEDGE CT	05/14/21	\$600,000	WD	Arm's Length	\$600,000	\$302,400	50.40	\$703,754	\$116,933	\$483,067	\$595,889	0.811	3,378	\$143.00	J1	18.9786	2 STORY	J1-Brass Creek Area	401
C -03-32-205-093	7391 BRASS CREEK DR	09/06/22	\$725,000	WD	Arm's Length	\$725,000	\$283,200	39.06	\$663,868	\$114,300	\$610,700	\$567,736	1.076	3,649	\$167.36	J1	7.5225	2+ STORY	J1-Brass Creek Area	401
Totals:			\$14,490,024			\$14,490,024	\$6,265,300		\$14,853,677		\$11,603,640	\$11,598,404			\$170.18		2.6492			
													Ave. ECF=>	1.027	Std. Deviation=>		0.16546169			
													ECF Used=>	1.000	Ave. Variance=>		11.6766	Coefficient of Var=>	11.671363	

Outlier

C -03-30-260-025	8269 HURON RIVER DR	01/05/22	\$275,000	WD	Arm's Length	\$275,000	\$71,400	25.96	\$211,056	\$134,203	\$140,797	\$79,394	1.773	752	\$187.23	J1	177.3405	1 STORY	Rural Res	401
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2024 Residential ECF Analysis

Neighborhood code: **J2** Description: **J2- Eckville Area**

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-30-230-001	8482 HURON RIVER DR	12/30/22	\$299,900	WD	Arm's Length	\$299,900	\$94,900	31.64	\$299,975	\$93,383	\$206,517	\$181,221	1.140	1,088	\$189.81	J2	0.0104	1 STORY	J2-Eckville Area	401
C -03-30-230-006	8452 HURON RIVER DR	01/20/23	\$300,000	WD	Arm's Length	\$300,000	\$107,000	35.67	\$300,043	\$72,470	\$227,530	\$199,625	1.140	960	\$237.01	J2	0.0094	1 STORY	J2-Eckville Area	401
Totals:			\$599,900			\$599,900	\$201,900		\$600,018	\$165,853	\$434,047	\$380,846			\$213.41		0.0005			

Ave. ECF=> 1.140

ECF Used=> 1.140

Std. Deviation=> 0.00014031

Ave. Variance=> 0.0099

Coefficient of Var=> 0.008705254

2024 Residential ECF Analysis

Neighborhood Code: **K** Description: **K- South Central Township Area**

Assessor Determination:
- 2 Year Sales Study Period: 4/1/21 to 3/31/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. 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	Land Table	Class
C -03-27-100-036	5837 WEBSTER CHURCH RD	09/08/22	\$475,000	WD	Arm's Length	\$475,000	\$176,400	37.14	\$418,215	\$76,697	\$398,303	\$352,080	1.131	1,980	\$201.16	K	13.1564	1 STORY	Rural Res	401
C -03-27-400-022	5335 WEBSTER CHURCH RD	06/18/21	\$405,000	WD	Arm's Length	\$405,000	\$177,200	43.75	\$432,581	\$85,900	\$319,100	\$317,403	1.005	2,020	\$157.97	K	0.5626	2 STORY	Rural Res	401
C -03-28-200-024	6311 COBBLESTONE LN	03/24/23	\$1,030,000	WD	Arm's Length	\$1,030,000	\$386,600	37.53	\$901,733	\$152,670	\$877,330	\$762,230	1.151	4,394	\$199.67	K	15.1284	2 STORY	K-South Central Area	401
C -03-28-205-003	5557 COBBLE LN	10/19/21	\$1,060,500	WD	Arm's Length	\$1,060,500	\$555,900	52.42	\$1,325,232	\$235,361	\$825,139	\$900,578	0.916	4,752	\$173.64	K	8.3488	2 STORY	K-South Central Area	401
C -03-29-110-012	5710 CREST CT	05/06/21	\$549,000	WD	Arm's Length	\$549,000	\$208,100	37.91	\$561,416	\$107,533	\$441,467	\$447,921	0.986	1,960	\$225.24	K	1.4128	1 1/4 STORY	K-South Central Area	401
C -03-32-100-011	6800 DALY RD	11/30/21	\$355,000	WD	Arm's Length	\$355,000	\$142,800	40.23	\$368,968	\$77,100	\$277,900	\$284,785	0.976	1,560	\$178.14	K	2.3897	1 STORY	Rural Res	401
C -03-32-100-016	6859 DALY RD	05/06/22	\$785,000	WD	Arm's Length	\$785,000	\$335,300	42.71	\$796,900	\$169,985	\$615,015	\$646,304	0.952	3,408	\$180.46	K	4.8133	2 STORY	Rural Res	401
C -03-32-100-018	6843 DALY RD	03/23/23	\$875,000	WD	Arm's Length	\$875,000	\$370,400	42.33	\$855,257	\$153,000	\$722,000	\$723,976	0.997	3,389	\$213.04	K	0.2450	2 STORY	Rural Res	401
C -03-32-410-011	4234 PEARL CT	11/14/22	\$677,500	WD	Arm's Length	\$677,500	\$284,900	42.05	\$701,905	\$120,600	\$556,900	\$599,284	0.929	3,435	\$162.13	K	7.0444	2 STORY	K-South Central Area	401
Totals:			\$6,212,000			\$6,212,000	\$2,637,600		\$6,362,207	\$1,178,846	\$5,033,154	\$5,034,561			\$187.94		0.5104			

Ave. ECF=>1.005

ECF Used=>1.000

Std. Deviation=>0.08293007

Ave. Variance=>5.9002

Coefficient of Var=>5.901804285

2024 Agriculture Land Analysis

Neighborhood Code: **AG** Description: **AG- Agriculture Land**

Assessor Determination:
- Due to minimal AG sales, AG sales from neighboring townships to develop AG land & ECF studies were utilized.
- Data derived from study of sales from 4/1/21 to 3/31/23

Description	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Liber/Page	Land Residual	Land Value	Net Acres	Total Acres	\$/Acre	Township/Land Table	Class
1. Acres 1-25	C -03-27-300-001	5401 FARRELL RD	04/08/21	\$84,000	WD	Arm's Length	\$84,000	\$55,500	66.07	5423 395	\$84,000	\$66,500	7.00	7.00	\$12,000	Webster Township	102
	C -03-27-300-007	5470 ZEEB RD	04/08/21	\$144,000	WD	Arm's Length	\$144,000	\$78,600	54.58	5423 398	\$144,000	\$114,380	12.04	12.04	\$11,960	Webster Township	102
	B -02-33-400-021	5192 NOLLAR RD	12/31/21	\$171,500	WD	Arm's Length	\$171,500	\$101,200	59.01	5464 757	\$171,500	\$210,539	17.21	17.21	\$9,965	Northfield Township	102
	C -03-34-100-023	5001 WEBSTER CHURCH F	06/02/23	\$140,000	WD	Arm's Length	\$140,000	\$83,200	59.43	5522 853	\$140,000	\$166,402	17.47	17.47	\$8,014	Webster Township	102
2. Acres 26-40	Q -17-35-300-006	E MICHIGAN AVE	04/07/22	\$135,000	WD	Arm's Length	\$135,000	\$69,400	51.41	5479 820	\$135,000	\$135,000	26.36	26.36	\$5,121	Bridgewater Township	102
	B -02-28-400-005	5950 NOLLAR RD	03/02/23	\$220,000	WD	Arm's Length	\$220,000	\$67,100	30.50	5516 35	\$220,000	\$134,200	27.10	27.10	\$8,118	Northfield Township	102
	B -02-28-400-003	VCNT. NOLLAR RD	12/29/22	\$325,000	WD	Arm's Length	\$325,000	\$84,600	26.03	5508 429	\$325,000	\$325,000	40.00	40.00	\$8,125	Northfield Township	102
	B -02-31-400-003	5200 HELLNER RD	01/14/22	\$475,000	WD	Arm's Length	\$475,000	\$75,000	15.79	5470 846	\$475,000	\$475,000	34.80	34.80	\$13,649	Northfield Township	102
3. Acres 41-100	C -03-03-100-004	9532 SCULLY RD	04/03/23	\$340,000	WD	Arm's Length	\$340,000	\$57,000	16.76	5517 276	\$340,000	\$114,032	50.00	50.00	\$6,800	Webster Township	102
	O -15-11-100-003	6701 HASHLEY RD	04/15/22	\$426,000	WD	Arm's Length	\$426,000	\$53,500	12.56	5480 348	\$307,000	\$307,000	53.91	53.91	\$7,902	Sharon Township	102
	N -14-10-400-004	ELLSWORTH RD	09/27/22	\$275,000	WD	Arm's Length	\$275,000	\$96,500	35.09	5499 730	\$275,000	\$275,000	41.00	41.00	\$6,707	Freedom Township	102
	N -14-09-300-011	ELLSWORTH RD	02/17/22	\$450,000	WD	Arm's Length	\$450,000	\$73,800	16.40	5472 201	\$450,000	\$450,000	48.46	48.46	\$9,286	Freedom Township	102
4. Woods	C -03-09-300-002	8101 DONOVAN RD	07/27/21	\$300,000	WD	Arm's Length	\$300,000	\$23,500	7.83	5439 880	\$49,000	\$49,000	40.00	40.00	\$1,225	Webster Township	102
	B -02-10-100-022	2960 SEVEN MILE RD	06/15/22	\$1,450,000	WD	Arm's Length	\$1,450,000	\$160,400	11.06	5491 565	\$58,144	\$189,400	43.37	43.37	\$1,341	Northfield Township	102
5. Pasture	O -15-23-100-002	8440 M 52	05/28/21	\$1,000,000	WD	Arm's Length	\$1,000,000	\$263,400	26.34	5427 357	\$197,100	\$362,000	78.11	78.11	\$2,523	Sharon Township	101
6. Low/Swamp	F -06-18-100-003	3750 MUSBACH RD	09/15/21	\$340,000	WD	Arm's Length	\$340,000	\$208,000	61.18	5445 487	\$113,540	\$261,200	109.16	109.16	\$1,040	Sylvan Township	101
7. PDR/Easement	C -03-28-400-001	5185 ZEEB RD	06/10/22	\$394,125	WD	Conservation Esmt.	\$394,125	\$320,100	81.22	5486 911	\$256,412	\$276,500	99.46	99.46	\$3,963	Webster Township	102
	C -03-29-400-013	5300 MAST RD	10/27/22	\$328,500	WD	Conservation Esmt.	\$328,500	\$204,300	62.19	5503 748	\$406,600	\$406,600	104.77	104.77	\$3,881	Webster Township	102
Totals:				\$6,998,125			\$6,998,125	\$2,075,100			\$4,147,296	\$4,317,753	850.22	850.22			

Rates for Rate Table "AG Rates"				
Description	2024 Final Rate Used (FR)	Average \$/acre (A)	A = Average value of \$/acre for respecive catgery from colored column ; FR = Average value(A) rounded to the nearest ten	
1. Acres 1-25 =>	\$10,480	\$10,485		
2. Acres 26-40 =>	\$8,750	\$8,753		
3. Acres 41-100 =>	\$7,670	\$7,674		
4. Woods =>	\$1,280	\$1,283		
5. Pasture =>	\$2,520	\$2,523		
6. Low/Swamp =>	\$1,040	\$1,040		
7. PDR/Easement => (Conservation Easements)	\$3,920	\$3,922		
8. RWW (Road Right of Way)	\$0	Not incl. in total acreage calc.		

2024 Agriculture ECF Analysis

AG rate used for entire township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Class
F -06-30-300-003	1655 RANK RD	02/08/23	\$375,000	WD	Arm's Length	\$375,000	\$177,800	47.41	\$298,315	\$180,800	\$187,060	\$177,458	1.054	101
G -07-01-300-029	2611 WYLIE RD	06/30/21	\$1,065,000	WD	Arm's Length	\$1,065,000	267,300	25.10	\$954,786	\$119,487	\$942,157	\$982,145	0.959	101
F -06-18-100-003	3750 MUSBACH RD	09/15/21	\$340,000	WD	Arm's Length	\$340,000	208,000	61.18	\$278,415	\$261,200	\$121,458	\$142,541	0.852	101
Totals:			\$1,780,000			\$1,780,000	653,100		\$1,531,516	\$561,487	\$1,250,675	\$1,302,144		
E.C.F. Used=>													0.960	
Avg. E.C.F. =>													0.955	

Outlier

C -03-28-205-008	6301 GREGORY RD	03/31/23	\$1,375,000	WD	Arm's Length	\$1,375,000	\$370,300	26.93	\$847,496	\$132,414	\$1,242,586	\$745,654	1.666	101
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2024 Commercial Land Analysis

Neighborhood Code: **COMM** Description: **C- Commercial**

Frontages

Frontage: A Canal/RIV FRT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Acres	Dollars/FF
D -04-01-182-011	9509 PORTAGE LK AVE	03/23/23	\$250,000	WD	Arm's Length	\$250,000	\$95,700	38.28	\$236,856	\$147,020	\$133,876	62.3	234.0	0.21	\$2,361
D -04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	Arm's Length	\$340,000	\$137,100	40.32	\$336,633	\$121,872	\$118,505	55.1	113.0	0.10	\$2,211
D -04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	Arm's Length	\$250,000	\$78,400	31.36	\$237,279	\$106,286	\$93,565	43.5	100.0	0.10	\$2,442
Totals:			\$840,000			\$840,000	\$311,200		\$810,768	\$375,178	\$345,946	160.9		0.42	

Average per FF=>												\$2,332			
Frontage A Rate Used=>												\$2,300			

**Rate rounded down to the nearest hundred*

Rate Table:

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 Acreage	Land/Acre	Class
C -03-32-300-009	7495 JOY RD	01/21/22	\$275,000	WD	Arm's Length	\$275,000	\$188,600	68.58	\$431,153	\$275,000	2.93	\$93,857	202
A -01-30-300-010	PONTIAC TRL VCNT	04/29/21	\$105,000	WD	Arm's Length	\$105,000	\$78,550	74.81	\$95,478	\$105,000	2.50	\$42,000	202
H -08-20-200-022	JACKSON RD VCNT	10/31/22	\$188,253	WD	Arm's Length	\$188,253	\$216,200	114.85	\$175,489	\$188,253	3.08	\$61,121	202
Totals:			\$568,253			\$568,253	\$483,350		\$702,120	Ave. Commercial Rate=>		\$65,659	

2024 Commercial Rate Used=>												\$65,600			
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**Rate rounded down to the nearest hundred*

Rate Table:

AG Rate

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 Acreage	Land/Acre	Libre/Pg
P -16-35-400-002	2340 W US-12 HWY	09/15/21	\$475,000	WD	Arm's Length	\$475,000	\$140,000	29.47	\$175,489	\$188,253	107.32	\$4,426	5446 812
Ave. Commercial Rate=>												\$4,426	

2024 AG Rate Used=>												\$4,425		
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**Rate rounded down to the nearest ten due to ratio*

2024 Commercial ECF Analysis

Neighborhood Code: **COMM** Description: **C- Commercial**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Class
06-06-12-477-004	515 S MAIN ST	03/21/22	\$210,000	PTA	Arm's Length	\$210,000	\$119,300	56.81	\$266,430	\$52,063	\$157,937	\$194,875	0.810	201
D -04-24-300-007	6100 DEX-PINCK RD	05/18/21	\$650,000	WD	Arm's Length	\$650,000	\$171,000	26.31	\$431,266	\$159,713	\$445,698	\$352,209	1.265	201
18-18-01-153-030	100 S ANN ARBOR ST	04/11/22	\$620,000	WD	Arm's Length	\$620,000	\$330,300	53.27	\$660,650	\$63,688	\$556,312	\$612,458	0.908	201
B -02-05-365-001	9275 BROOKSIDE DR	09/08/22	\$400,000	PTA	Arm's Length	\$400,000	\$99,300	24.83	\$274,974	\$72,320	\$327,680	\$314,587	1.042	201
Totals:			\$1,880,000			\$1,880,000	\$719,900		\$1,633,320		\$1,487,627	\$1,474,129		

Ave. E.C.F. =>													1.006		
E.C.F Used=>													1.009		

2024 Industrial Land Analysis

Land Table Code: **IND** Description: **I-Industrial**

Rate Table: Industrial

Parcel ID	Street Address	Sale Date	Sale Price	Instr.	Terms	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Value	Land Residual	\$/Acre	Liber/Pg	Total Acres	Class	
K -11-25-400-018	6480 RAWSONVILLE RD	9/30/2022	\$200,000	WD	Arm's Length	\$200,000	\$69,300	34.65	\$70,500	\$200,000	\$200,000	\$74,074	5499 223	2.70	302	
H -08-19-400-024	JACKSON RD VCNT	6/27/2022	\$480,000	WD	Arm's Length	\$480,000	\$38,700	8.06	\$249,800	\$249,800	\$249,800	\$48,048	5488 784	9.99	302	
C -03-32-300-020	4144 MAST RD	9/29/2021	\$330,000	WD	Arm's Length	\$330,000	\$240,300	72.82	\$398,458	\$377,188	\$197,265	\$46,544	5448 090	7.09	301	
Totals:			\$1,010,000			\$1,010,000			Ave. Industrial Land Rate=>		\$56,222	19.78				
Industrial Land Rate Used=>												\$56,200				

Rate Table: AG/Utilities

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 Acreage	Land/Acre	Liber/Pg	
P -16-35-400-002	2340 W US-12 HWY	09/15/21	\$475,000	WD	Arm's Length	\$475,000	\$140,000	29.47	\$175,489	\$188,253	107.32	\$4,426	5446 812	
											Ave. AG/Utilities Rate=>	\$4,426		
												AG/Utilities Rate Used=>	\$4,425	

2024 Industrial ECF Analysis

Neighborhood Code: **IND** Description: **I-Industrial**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Class
06-06-12-477-004	515 S MAIN ST	03/21/22	\$210,000	PTA	Arm's Length	\$210,000	\$119,300	56.81	\$266,430	\$52,063	\$157,937	\$153,338	1.030	301
18-18-01-153-030	100 S ANN ARBOR ST	04/11/22	\$620,000	WD	Arm's Length	\$620,000	\$330,300	53.27	\$660,650	\$63,688	\$524,125	\$596,962	0.878	301
18-12-31-210-025	960 WOODLAND DR	03/01/23	\$2,800,000	WD	Arm's Length	\$2,800,000	\$1,700,700	60.74	\$3,401,421	\$787,848	\$2,030,164	\$2,212,152	0.918	301
B -02-05-365-001	9275 BROOKSIDE DR	09/08/22	\$400,000	PTA	Arm's Length	\$400,000	\$99,300	24.83	\$274,974	\$72,320	\$327,680	\$307,052	1.067	301
Totals:			\$4,030,000				\$4,030,000	\$2,249,600	\$4,603,475		\$3,039,906	\$3,269,504		
													E.C.F. Used=>	0.930
													Ave. E.C.F. =>	0.973

Assessor Determination:
- Due to minimal vacant land sales, rates from neighboring townships were utilized.
- Due to no industrial buildings within the Township, values from neighboring townships were utilized for ECF analysis.
- Rates were rounded to the nearest ten.