

Manchester Township Agricultural and Residential Economic Condition Factors (ECF)

| ECF | Parcel Number | Street Address | Sale Date | Sale Price | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. |
|----------------------------|------------------|------------------------|-----------|------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|
| P -16-04-200-002 & P - | | | | | | | | | | | |
| 00500 Ag | 16-04-200-015 | 17600 SHARON HOLLOW LN | 4/6/2022 | 720,000 | 187,900 | 26.097 | 643,984 | 362,527 | 357,473 | 281,457 | 1.270 |
| | P -16-01-400-023 | 20351 SCHWAB RD | 12/7/2023 | 450,000 | 194,050 | 43.122 | 478,215 | 263,043 | 186,957 | 215,172 | 0.869 |
| | Totals: | | | 1,170,000 | 381,950 | | 1,122,199 | | 544,430 | 496,629 | |
| | | | | | | | | | | E.C.F. => | 1.096 |
| 00500 chose an ECF of 1.00 | | | | | | | | | | Ave. E.C.F. => | 1.069 |

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|----------------------------|------------------|-------------------|-----------|------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|
| 00700 | P -16-30-300-012 | 11937 MULVANEY RD | 4/12/2022 | 218,000 | 66,250 | 30.390 | 210,353 | 68,613 | 149,387 | 119,109 | 1.254 |
| Columbia | P -16-31-360-009 | 608 VALLEY CT | 4/6/2023 | 215,000 | 93,500 | 43.488 | 244,454 | 22,755 | 192,245 | 186,302 | 1.032 |
| | P -16-31-360-010 | 612 LAKE CT | 4/19/2023 | 160,000 | 62,850 | 39.281 | 143,240 | 17,473 | 142,527 | 124,399 | 1.146 |
| | P -16-31-200-021 | 12175 WATKINS RD | 7/31/2023 | 1,200,000 | 311,250 | 25.938 | 1,152,759 | 644,819 | 555,181 | 426,840 | 1.301 |
| | Totals: | | | 1,793,000 | 533,850 | | 1,750,806 | | 1,039,340 | 856,650 | |
| | | | | | | | | | | E.C.F. => | 1.213 |
| 00700 chose an ECF of 1.19 | | | | | | | | | | Ave. E.C.F. => | 1.183 |

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|----------------------------|------------------|------------------|------------|------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|
| 00800 | P -16-35-100-001 | 14200 HUDSON RD | 4/27/2022 | 422,500 | 140,100 | 33.160 | 404,781 | 124,311 | 298,189 | 235,689 | 1.265 |
| Clinton | P -16-31-300-013 | 14615 AYRES HWY | 4/28/2023 | 625,000 | 297,800 | 47.648 | 679,779 | 288,513 | 336,487 | 328,795 | 1.023 |
| | P -16-20-400-003 | 16801 ENGLISH RD | 11/17/2023 | 390,000 | 125,550 | 32.192 | 393,537 | 97,473 | 292,527 | 248,793 | 1.176 |
| | Totals: | | | 1,437,500 | 563,450 | | 1,478,097 | | 927,203 | 813,277 | |
| | | | | | | | | | | E.C.F. => | 1.140 |
| 00800 chose an ECF of 1.14 | | | | | | | | | | Ave. E.C.F. => | 1.155 |

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|----------------------------|------------------|------------------------|------------|------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|
| 10925 & | P -16-28-260-014 | 13568 SHARON HOLLOW RD | 1/13/2023 | 155,000 | 58,550 | 37.774 | 135,675 | 60,395 | 94,605 | 80,085 | 1.181 |
| 12023 | P -16-31-403-009 | 1856 LAKESIDE DR | 10/10/2023 | 140,000 | 55,050 | 39.321 | 139,132 | 28,721 | 111,279 | 92,782 | 1.199 |
| Lakefronts | Totals: | | | 295,000 | 113,600 | | 274,807 | | 205,884 | 172,867 | |
| 10925 & | | | | | | | | | | E.C.F. => | 1.191 |
| 12023 chose an ECF of 1.19 | | | | | | | | | | Ave. E.C.F. => | 1.190 |

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|----------------------------|------------------|-----------------------|------------|------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|
| 11981 D-C | P -16-10-200-012 | 8150 GROSSMAN RD | 6/24/2022 | 257,000 | 87,650 | 34.105 | 225,685 | 23,141 | 233,859 | 183,298 | 1.276 |
| | P -16-17-400-001 | 9670 SHARON HOLLOW RD | 7/21/2022 | 230,000 | 91,850 | 39.935 | 223,955 | 90,845 | 139,155 | 118,848 | 1.171 |
| | P -16-02-200-011 | 536 ANN ARBOR ST | 1/3/2023 | 180,000 | 82,400 | 45.778 | 181,359 | 38,707 | 141,293 | 129,097 | 1.094 |
| | P -16-19-200-001 | 10120 NOGGLES RD | 1/25/2023 | 285,000 | 142,100 | 49.860 | 319,827 | 49,944 | 235,056 | 240,967 | 0.975 |
| | P -16-14-400-010 | 19655 KIRK RD | 4/26/2023 | 320,000 | 142,550 | 44.547 | 296,176 | 44,402 | 275,598 | 224,798 | 1.226 |
| | P -16-15-300-016 | 9670 GROSSMAN RD | 7/15/2023 | 375,000 | 163,950 | 43.720 | 375,229 | 146,986 | 228,014 | 203,788 | 1.119 |
| | P -16-18-400-004 | 9891 NOGGLES RD | 10/19/2023 | 350,000 | 157,800 | 45.086 | 345,952 | 71,284 | 278,716 | 245,239 | 1.137 |
| | P -16-04-400-003 | 17590 W AUSTIN RD | 3/15/2024 | 175,000 | 91,650 | 52.371 | 181,910 | 122,656 | 52,344 | 52,905 | 0.989 |
| | Totals: | | | 2,172,000 | 959,950 | | 2,150,093 | | 1,584,035 | 1,398,941 | |
| | | | | | | | | | | E.C.F. => | 1.132 |
| 11981 chose an ECF of 1.12 | | | | | | | | | | Ave. E.C.F. => | 1.123 |

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|----------------------------|------------------|------------------------|------------|------------|----------------|---------------|----------------|-------------|----------------|----------------|-----------|
| 11984 C5-C10 | P -16-10-200-002 | 18420 W AUSTIN RD | 4/29/2022 | 507,000 | 171,000 | 33.728 | 423,110 | 138,453 | 368,547 | 297,137 | 1.240 |
| | P -16-13-200-006 | 20151 BOETGER RD | 6/6/2022 | 266,900 | 75,950 | 28.456 | 249,329 | 35,858 | 231,042 | 195,845 | 1.180 |
| | P -16-14-400-009 | 13575 SCHLEWEIS RD | 8/12/2022 | 315,000 | 114,950 | 36.492 | 324,572 | 104,501 | 210,499 | 201,900 | 1.043 |
| | P -16-12-400-031 | 20799 HOGAN RD | 9/9/2022 | 460,000 | 195,300 | 42.457 | 510,490 | 39,006 | 420,994 | 432,554 | 0.973 |
| | P -16-04-100-002 | 17850 SHARON HOLLOW LN | 9/23/2022 | 415,000 | 124,900 | 30.096 | 417,292 | 138,056 | 276,944 | 256,180 | 1.081 |
| | P -16-09-401-003 | 1006 DEER VALLEY DR | 10/13/2022 | 445,000 | 181,900 | 40.876 | 455,551 | 87,495 | 357,505 | 337,666 | 1.059 |
| | P -16-12-400-026 | 20807 HOGAN RD | 10/24/2022 | 363,000 | 135,250 | 37.259 | 307,132 | 37,426 | 325,574 | 280,944 | 1.159 |
| | P -16-16-400-009 | 17910 MAHRLE RD | 11/22/2022 | 336,000 | 123,750 | 36.830 | 326,395 | 50,490 | 285,510 | 253,124 | 1.128 |
| | P -16-09-401-030 | 1022 DEER VALLEY DR | 11/23/2022 | 329,000 | 140,900 | 42.827 | 321,473 | 38,929 | 290,071 | 294,317 | 0.986 |
| | P -16-09-301-020 | 17121 COUNTRY DR | 3/31/2023 | 350,700 | 147,450 | 42.044 | 372,102 | 21,500 | 329,200 | 321,653 | 1.023 |
| | P -16-09-301-022 | 17113 COUNTRY DR | 4/11/2023 | 340,000 | 159,400 | 46.882 | 362,608 | 27,634 | 312,366 | 321,164 | 0.973 |
| | P -16-21-400-001 | 17971 ENGLISH RD | 5/22/2023 | 324,900 | 105,300 | 32.410 | 245,712 | 20,116 | 304,784 | 206,969 | 1.473 |
| | P -16-09-401-024 | 1025 DEER VALLEY DR | 6/29/2023 | 432,000 | 201,200 | 46.574 | 468,904 | 45,620 | 386,380 | 388,334 | 0.995 |
| | P -16-11-400-023 | 12841 SCHLEWEIS RD | 7/19/2023 | 330,000 | 104,100 | 31.545 | 306,275 | 51,311 | 278,689 | 244,453 | 1.140 |
| | P -16-14-100-008 | 13051 SCHLEWEIS RD | 11/3/2023 | 379,000 | 115,700 | 30.528 | 295,555 | 45,922 | 333,078 | 239,341 | 1.392 |
| | P -16-21-100-009 | 17970 ENGLISH RD | 3/15/2024 | 260,000 | 123,800 | 47.615 | 289,339 | 35,456 | 224,544 | 232,920 | 0.964 |
| | Totals: | | | | 5,853,500 | 2,220,850 | | 5,675,839 | | 4,935,727 | 4,504,500 |
| | | | | | | | | | | E.C.F. => | 1.096 |
| 11984 chose an ECF of 1.09 | | | | | | | | | | Ave. E.C.F. => | 1.113 |

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|---|------------------|-------------------|------------|------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|
| 11990 BC-A & 12040 Timberhill_Lake_Duetschgrat | P -16-16-300-012 | 17090 MAHRLE RD | 6/8/2022 | 501,000 | 175,000 | 34.930 | 502,940 | 135,170 | 365,830 | 404,143 | 0.905 |
| | P -16-06-400-014 | 7756 SUNSET DR | 12/2/2022 | 371,000 | 122,450 | 33.005 | 367,974 | 31,756 | 339,244 | 369,470 | 0.918 |
| | P -16-06-300-026 | 15135 W AUSTIN RD | 12/29/2023 | 640,000 | 281,050 | 43.914 | 643,629 | 183,062 | 456,938 | 506,118 | 0.903 |
| Totals: | | | | 1,512,000 | 578,500 | | 1,514,543 | | 1,162,012 | 1,279,731 | |
| | | | | | | | | | | E.C.F. => | 0.908 |
| 11990 & 12040 chose an ECF of 0.91 | | | | | | | | | | Ave. E.C.F. => | 0.909 |

Manchester Township Commercial and Industrial Economic Condition Factors (ECF)

| ECF | Parcel Number | Street Address | Sale Date | Sale Price | Loc Adj | Adj Sale \$ | Asd. when Sold | Asd/Adj. Sale | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | |
|-----------|------------------|-----------------------------|------------|-------------|-----------|-------------|----------------|---------------|-------------|----------------|--------------|-------------|-------|
| 50010 Com | 11-11-39-165-001 | 915 W MICHIGAN | 5/13/2022 | \$400,000 | 0.60 | \$240,000 | \$125,500 | 52.29 | \$57,711 | \$182,289 | \$348,142 | 0.524 | |
| | 11-11-05-363-001 | 1483 WASHTENAW | 6/15/2022 | \$550,000 | 0.60 | \$330,000 | \$151,600 | 45.94 | \$81,871 | \$248,129 | \$359,549 | 0.690 | |
| | 18-18-01-153-001 | 101 W MICHIGAN AVE | 06/24/2022 | \$355,000 | 0.60 | \$213,000 | \$165,100 | 77.51 | \$23,359 | \$189,641 | \$306,930 | 0.618 | |
| | K -11-14-487-017 | 1990 MCCARTNEY | 7/20/2022 | \$150,000 | 0.60 | \$90,000 | \$58,700 | 65.22 | \$51,978 | \$38,022 | \$74,836 | 0.508 | |
| | B -02-21-300-016 | 1477 E NORTH TERRITORIAL RD | 8/1/2022 | \$1,300,000 | 0.60 | \$780,000 | \$375,500 | 48.14 | \$451,737 | \$328,263 | \$580,773 | 0.565 | |
| | 08-08-06-205-020 | 8106 MAIN ST | 10/31/2022 | \$403,200 | 0.60 | \$241,920 | \$190,200 | 78.62 | \$41,732 | \$200,188 | \$281,789 | 0.710 | |
| | K -11-06-479-007 | 1900 PACKARD | 12/14/2022 | \$1,030,000 | 0.60 | \$618,000 | \$622,400 | 100.71 | \$143,204 | \$474,796 | \$962,368 | 0.493 | |
| | 11-11-10-345-027 | 334 ECORSE | 2/28/2023 | \$50,000 | 0.60 | \$30,000 | \$21,000 | 70.00 | \$2,459 | \$27,541 | \$58,239 | 0.473 | |
| | 11-11-10-268-005 | 20 EMERICK | 4/14/2023 | \$155,000 | 0.60 | \$93,000 | \$50,400 | 54.19 | \$41,238 | \$51,762 | \$63,536 | 0.815 | |
| | 19-19-34-405-001 | 32 S PLATT RD | 4/21/2023 | \$300,000 | 0.60 | \$180,000 | \$120,600 | 67.00 | \$43,291 | \$136,709 | \$187,906 | 0.728 | |
| | 19-19-35-454-004 | 13 W MAIN ST | 11/1/2023 | \$244,000 | 0.60 | \$146,400 | \$87,700 | 59.90 | \$58,836 | \$87,564 | \$131,762 | 0.665 | |
| | 11-11-40-483-002 | 126 N ADAMS | 11/7/2023 | \$365,000 | 0.60 | \$219,000 | \$136,900 | 62.51 | \$52,780 | \$166,220 | \$190,004 | 0.875 | |
| | 18-13-36-428-017 | 7641 N ANN ARBOR ST | 11/10/2023 | \$335,000 | 0.60 | \$201,000 | \$122,300 | 60.85 | \$72,174 | \$128,826 | \$172,417 | 0.747 | |
| | I -12-12-300-011 | 4139 E ELLSWORTH RD | 12/27/2023 | \$802,517 | 0.60 | \$481,510 | \$344,900 | 71.63 | \$324,135 | \$157,375 | \$354,834 | 0.444 | |
| | 18-12-31-390-008 | 660 E MICHIGAN AVE | 12/27/2023 | \$647,551 | 0.60 | \$388,531 | \$288,500 | 74.25 | \$234,787 | \$153,744 | \$342,306 | 0.449 | |
| | 11-11-40-164-026 | 111 N NORMAL | 2/1/2024 | \$400,000 | 0.60 | \$240,000 | \$208,900 | 87.04 | \$99,483 | \$140,517 | \$304,457 | 0.462 | |
| | Totals: | | | | 7,487,268 | | 4,492,361 | \$3,070,200 | | | \$2,711,586 | \$4,719,847 | |
| | | | | | | | | | | | | E.C.F. => | 0.575 |

50010 chose an ECF of .575

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|-----------|------------------|-------------------------|--------------|--------------|-------------|-------------|----------------|---------------|-------------|----------------|--------------|-------------|-------|
| 80010 Ind | A -01-13-300-003 | 7586 CHUBB RD | 5/17/2022 | \$1,350,000 | 0.50 | \$675,000 | \$334,250 | 49.52 | \$210,465 | \$464,535 | \$560,189 | 0.829 | |
| | 11-11-04-360-003 | 626 N HURON | 7/27/2022 | \$1,225,000 | 0.50 | \$612,500 | \$233,900 | 38.19 | \$51,638 | \$560,862 | \$1,067,139 | 0.526 | |
| | 11-11-37-226-010 | 612 S MANSFIELD | 9/12/2022 | \$435,000 | 0.50 | \$217,500 | \$132,500 | 60.92 | \$167,330 | \$50,170 | \$253,724 | 0.198 | |
| | 11-11-37-230-012 | 599 S MANSFIELD | 10/7/2022 | \$1,100,000 | 0.50 | \$550,000 | \$231,600 | 42.11 | \$220,200 | \$329,800 | \$670,746 | 0.492 | |
| | 08-08-07-125-018 | 2362 BISHOP CIRCLE EAST | 11/18/2022 | \$1,650,000 | 0.50 | \$825,000 | \$472,500 | 57.27 | \$188,320 | \$636,680 | \$2,163,659 | 0.294 | |
| | 16-16-01-372-005 | 617 CITY RD | 1/23/2023 | \$145,090 | 0.95 | \$137,836 | \$74,000 | 53.69 | \$30,550 | \$107,286 | \$209,021 | 0.513 | |
| | 16-16-11-226-001 | 505 TERRITORIAL RD | 7/10/2023 | \$595,000 | 0.95 | \$565,250 | \$205,300 | 36.32 | \$75,704 | \$489,546 | \$620,737 | 0.789 | |
| | 08-08-07-125-018 | 2362 BISHOP CIRCLE EAST | 8/18/2023 | \$1,900,000 | 0.50 | \$950,000 | \$499,900 | 52.62 | \$188,320 | \$761,680 | \$2,163,659 | 0.352 | |
| | 11-11-37-235-009 | 580 S MANSFIELD | 2/21/2024 | \$1,000,000 | 0.50 | \$500,000 | \$364,200 | 72.84 | \$80,784 | \$419,216 | \$1,563,593 | 0.268 | |
| | | | | | | | | | | \$0 | | | |
| | | 16-16-12-130-004 | 750 HOGAN RD | 7/25/2024 | \$1,600,000 | 0.95 | \$1,520,000 | \$598,900 | 39.40 | \$222,315 | \$1,297,685 | \$1,711,426 | 0.758 |
| Totals: | | | | \$11,000,090 | | \$6,553,086 | \$3,147,050 | | | \$5,117,460 | \$10,983,894 | | |
| | | | | | | | | | | | | E.C.F. => | 0.466 |

80010 chose an ECF of 0.466