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Lodi Township Commercial ECF Analysis

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
Dexter City	08-08-06-400-002	2870 BAKER RD	04/14/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000
Dexter City	08-08-07-125-018	2362 BISHOP CIRCLE EAST	08/18/23	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000
Dexter City	08-08-06-212-024	150 JEFFORDS ST	12/23/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000
Dexter City	08-08-06-129-017	7954 ANN ARBOR ST	03/15/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000
Dexter Township	D-04-01-480-005	9270 MCGREGOR RD	06/22/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000
Dexter Township	D-04-13-400-005	8510 NORTH TERRITORIAL	06/30/23	\$550,000	LC	03-ARM'S LENGTH	\$550,000
Lodi Township	M-13-13-300-002	4858 ANN ARBOR SALINE RD	10/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000
Lodi Township	M-13-24-360-022	5939 ANN ARBOR SALINE RD	01/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000
6 Totals:							\$5,100,000

Due to a limited number of commercial sales in Lodi Township, sales from other townships/cities were utilized using similar property types that we have in Lodi Township. ECF of 1.070 was utilized for the 2025 year.

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Occupancy
\$363,400	63.20	\$500,769	\$234,898	\$340,102	\$250,822	1.356	5,594	\$60.80	Day Care Centers
\$499,900	26.31	\$1,839,192	\$188,320	\$1,711,680	\$2,163,659	0.791	18,954	\$90.31	Fraternal Buildings
\$173,700	69.48	\$290,470	\$69,750	\$180,250	\$208,226	0.866	1,949	\$92.48	Apartment
\$302,800	50.47	\$648,516	\$278,647	\$321,353	\$348,933	0.921	3,455	\$93.01	Restaurants
\$51,400	25.70	\$105,749	\$27,488	\$172,512	\$102,975	1.675	2,472	\$69.79	Market
\$178,000	32.36	\$355,425	\$73,771	\$476,229	\$330,085	1.443	9,177	\$51.89	Retail
\$164,100	31.26	\$328,109	\$47,219	\$477,781	\$288,128	1.658	3,152	\$151.58	Shop
\$243,000	48.60	\$486,022	\$94,737	\$405,263	\$403,387	1.005	7,102	\$57.06	Day Care Centers
\$1,976,300		\$4,554,252		\$4,085,170	\$4,096,215			\$83.36	
Sale. Ratio =>	38.75				E.C.F. =>	0.997			
Std. Dev. =>	26.08				Ave. E.C.F. =>	1.070			

Land Value	Other Parcels in Sale	Class
\$234,898		201
\$188,320		301
\$69,750		201
\$268,207		201
\$27,488		201
\$57,541	D-04-13-400-014	201
\$36,335		201
\$67,060		201





Lodi Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-13-300-002	4548 ANN ARBOR SALINE RD	10/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$164,100	31.26	
M-13-24-360-022	5939 ANN ARBOR SALINE	01/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$243,000	48.60	
Totals:			\$1,025,000			\$1,025,000	\$407,100		
								Sale. Ratio =>	39.72
								Std. Dev. =>	12.26

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sq-Ft	ECF Area	Libert/Page
\$328,109	\$233,226	\$36,335	1.03	1.03	\$226,433	\$5.20		ZZ 5500/916
\$486,022	\$81,038	\$67,060	3.55	3.56	\$22,828	\$0.52		ZZ 5510/679
\$814,131	\$314,264	\$103,395	4.58	4.59				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		68,616.59 per SqFt=>		\$1.58		

Other Parcels in Sale Land Table Class

M-99-10-006-600 COMMERCIAL 201

COMMERCIAL 201