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Lodi Township Commercial ECF Analysis

Municipality	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
Lodi Township	M-13-13-300-002	4548 ANN ARBOR SALINE RD	10/14/22	\$525,000	WD	03-ARM'S LENGTH
Lodi Township	M-13-24-360-022	5939 ANN ARBOR SALINE	01/31/23	\$500,000	WD	03-ARM'S LENGTH
Ypsilanti Township	K-11-16-360-002	1349 S HURON	10/31/24	\$1,900,000	WD	03-ARM'S LENGTH
Milan City	19-19-36-255-010	1200 DEXTER ST	3/21/2023	\$1,090,000	PTA	03-ARM'S LENGTH
Dexter City	08-08-05-380-001	7200 DAN HOEY RD	04/16/24	\$535,000	WD	03-ARM'S LENGTH
Totals:				\$4,550,000		

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 1.129 was utilized for the 2026 year.

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$525,000	\$185,100	35.26	\$365,219	\$52,218	\$472,782	\$297,196	1.591	3,152	\$149.99
\$500,000	\$269,500	53.90	\$538,969	\$99,843	\$400,157	\$410,398	0.975	7,102	\$56.34
\$1,900,000	\$1,037,500	54.61	\$2,265,312	\$538,060	\$1,364,940	\$1,175,443	1.161	15,228	\$89.63
\$1,090,000	\$556,600	51.06	\$1,100,937	\$121,723	\$968,277	\$938,843	1.031	5,253	\$184.33
\$535,000	\$248,700	46.49	\$525,305	\$87,500	\$447,500	\$413,024	1.083	2,240	\$199.78
\$4,550,000	\$2,297,400		\$4,795,742		\$3,653,656	\$3,234,904			\$136.02
	Sale. Ratio =>	50.49					E.C.F. =>	1.129	
	Std. Dev. =>	13.18					Ave. E.C.F. =>	1.190	

Building Style	Land Value	Property Class
Day Care Facility	\$42,250	201
Gas Station	\$74,060	201
Office Buildings	\$529,486	201
Markets - Mini-Mart Convenir	\$59,580	201
Medical - Dental Clinics	\$87,500	201

6.0156

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Lodi Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
M-13-13-200-009	4431 S WAGNER RD	05/30/24	\$2,200,000	WD	19-MULTI PARCEL ARMS LENGTH	\$2,200,000	\$736,600
M-13-13-300-002	4548 ANN ARBOR SALINE RD	10/14/22	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$164,100
M-13-24-360-022	5939 ANN ARBOR SALINE	01/31/23	\$500,000	WD	03-ARMS LENGTH	\$500,000	\$266,000
Totals:						\$3,225,000	\$1,166,700
						Sale. Ratio =>	
						Std. Dev. =>	

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
33.48	\$1,473,110	\$1,010,390	\$283,500	13.53	12.24	\$74,667	\$1.71	ZZ
31.26	\$328,109	\$233,226	\$36,335	1.03	1.03	\$226,433	\$5.20	ZZ
53.20	\$531,969	\$35,091	\$67,060	3.55	3.56	\$9,885	\$0.23	ZZ
36.18	\$2,333,188	\$1,278,707	\$386,895	18.11	16.83	Average	Average	
12.08			Average	per FF=>	per Net Acre=>	70,599.99	per SqFt=>	\$1.62

Liber/Page	Other Parcels In Sale	Land Table	Class
5556/0092	M-13-13-200-014, M-13-13-200-015, M-13-13-200-016	COMMERCIAL	201
5500/916	M-99-10-006-600	COMMERCIAL	201
5510/679		COMMERCIAL	201