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Dexter 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	08-08-07-125-018	2362 BISHOP CIRCLE EAST	11/18/22	\$1,650,000	WD	03-ARM'S LENGTH	\$1,650,000
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
<b>7 Totals:</b>							<b>\$5,725,000</b>

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
\$472,500	28.64	\$1,839,192	\$188,320	\$1,461,680	\$2,163,659	0.676	18,954	\$77.12	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
<b>\$2,041,700</b>		<b>\$5,579,313</b>		<b>\$4,663,806</b>	<b>\$5,568,360</b>			<b>\$76.49</b>	
Sale. Ratio =>	35.66					E.C.F. =>			0.838
Std. Dev. =>	20.66					Ave. E.C.F. =>			0.941

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

Dexter Township Commercial Land Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-480-005	9270 MCGREGOR RD	06/22/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$51,400
D-04-13-400-005	8510 NORTH TERRITORIAL RD	06/30/23	\$550,000	LC	03-ARM'S LENGTH	\$550,000	\$178,000
D-04-24-300-007	6100 DEXTER PINCKNEY RD	05/18/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$171,000
M-13-13-300-002	4548 ANN ARBOR SALINE RD	10/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$164,100
M-13-24-360-022	5939 ANN ARBOR SALINE	01/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$243,000
<b>Totals:</b>			<b>\$1,400,000</b>			<b>\$2,425,000</b>	<b>\$807,500</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
25.70	\$105,749	\$121,739	\$27,488	0.30	0.30	\$411,280	\$9.44	00201
32.36	\$355,425	\$252,116	\$57,541	1.32	1.32	\$190,997	\$4.38	00201
26.31	\$432,855	\$338,331	\$121,186	2.00	2.00	\$168,997	\$3.88	00201
31.26	\$328,109	\$233,226	\$36,335	1.03	1.03	\$226,433	\$5.20	ZZ
48.60	\$486,022	\$81,038	\$67,060	3.55	3.56	\$22,828	\$0.52	ZZ
	\$1,708,160	\$1,026,450	\$309,610	8.20	8.21			
33.30			Average			Average		
3.68			per Net Acre=>	125,207.37	per SqFt=>	\$2.87		

Liber/Page	Other Parcels in Sale	Land Table	Class
5526/0933		DEXTER COMMERCIAL	201
5544/0147	D-04-13-400-014	DEXTER COMMERCIAL	201
5427/0506		DEXTER COMMERCIAL	201
5500/916	M-99-10-006-600	COMMERCIAL	201
5510/679		COMMERCIAL	201

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