

5A

Dexter Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale
D -04-15-100-028	10900 NORTH TERRITORIAL RD	09/24/24	\$347,500	WD	03-ARMS LENGTH
D -04-17-300-017	13330 NORTH TERRITORIAL RD	11/08/23	\$330,000	WD	03-ARMS LENGTH
D -04-30-200-031	13890 ISLAND LAKE RD	05/17/24	\$451,200	WD	03-ARMS LENGTH
D -04-31-300-033	3191 JEANETTE DR	08/23/23	\$485,000	WD	03-ARMS LENGTH
D -04-05-400-003	9200 GLENBROOK	07/29/24	\$1,175,000	WD	19-MULTI PARCEL ARMS LENGTH
D -04-12-400-010	8595 HURON RIVER CT	12/20/24	\$331,300	WD	03-ARMS LENGTH
D -04-20-100-019	12694 OAK HILL DR	08/04/23	\$575,000	WD	03-ARMS LENGTH
D -04-19-200-015	6310 STOFFER RD	06/04/24	\$698,000	WD	03-ARMS LENGTH
D -04-27-100-022	4926 DEXTER TOWNHALL RD	06/07/23	\$705,000	WD	03-ARMS LENGTH
D -04-32-400-034	12861 MCKINLEY HEIGHTS	10/06/23	\$537,500	WD	03-ARMS LENGTH
D -04-22-100-011	10649 MOUNTAIN VIEW DR	08/31/23	\$1,200,000	WD	03-ARMS LENGTH
D -04-22-400-020	5366 MCGUINNESS RD	08/08/23	\$485,000	WD	03-ARMS LENGTH
D -04-31-400-016	13730 MCKINLEY RD	04/26/23	\$569,900	WD	03-ARMS LENGTH
D -04-15-100-031	7023 TOMA RD	08/13/23	\$491,500	WD	03-ARMS LENGTH
D -04-15-400-016	10501 NORTH TERRITORIAL RD	09/13/24	\$675,000	WD	03-ARMS LENGTH
D -04-15-100-034	7333 TOMA RD	12/18/23	\$421,000	WD	03-ARMS LENGTH
D -04-31-400-012	13600 MCKINLEY RD	05/25/23	\$700,000	WD	03-ARMS LENGTH
D -04-36-100-032	4693 DEXTER PINCKNEY RD	02/29/24	\$245,000	WD	03-ARMS LENGTH
Totals:			\$10,422,900		

The 101 class had no improved sale in its class so sales from the 401 class were integrated to develop the 2026 Agricultural ECF. ECF of 1.158 was utilized.

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$347,500	\$157,900	45.44	\$361,744	\$100,252	\$247,248	\$191,785	1.289	1,428
\$330,000	\$128,500	38.94	\$320,103	\$90,143	\$239,857	\$161,944	1.481	1,144
\$451,200	\$193,900	42.97	\$433,303	\$84,000	\$367,200	\$245,988	1.493	1,692
\$485,000	\$205,400	42.35	\$545,248	\$166,800	\$318,200	\$266,513	1.194	2,171
\$1,175,000	\$579,400	49.31	\$1,102,328	\$444,590	\$730,410	\$503,128	1.452	3,806
\$331,300	\$237,000	71.54	\$487,257	\$76,039	\$255,261	\$318,774	0.801	2,851
\$575,000	\$344,600	59.93	\$690,266	\$112,926	\$462,074	\$506,439	0.912	3,602
\$698,000	\$316,900	45.40	\$785,173	\$119,703	\$578,297	\$515,868	1.121	3,401
\$705,000	\$238,600	33.84	\$616,810	\$187,240	\$517,760	\$380,356	1.361	1,900
\$537,500	\$288,000	53.58	\$636,986	\$76,100	\$461,400	\$492,005	0.938	2,045
\$1,200,000	\$525,600	43.80	\$1,190,021	\$185,398	\$1,014,602	\$890,842	1.139	5,066
\$485,000	\$184,400	38.02	\$423,828	\$96,300	\$388,700	\$287,305	1.353	1,848
\$569,900	\$237,800	41.73	\$572,384	\$174,926	\$394,974	\$352,038	1.122	1,890
\$491,500	\$184,100	37.46	\$416,160	\$67,200	\$424,300	\$306,105	1.386	2,265
\$675,000	\$309,100	45.79	\$697,614	\$183,680	\$491,320	\$450,819	1.090	2,577
\$421,000	\$154,400	36.67	\$420,999	\$145,100	\$275,900	\$242,950	1.136	1,970
\$700,000	\$341,300	48.76	\$813,617	\$103,554	\$596,446	\$622,862	0.958	2,900
\$245,000	\$84,100	34.33	\$209,236	\$34,881	\$210,119	\$152,943	1.374	1,042
\$10,422,900	\$4,711,000		\$10,723,077		\$7,974,068	\$6,888,663		
	Sale. Ratio =>	45.20				E.C.F. =>	1.158	
	Std. Dev. =>	9.42				Ave. E.C.F. =>	1.200	

\$/Sq.Ft.	ECF Area	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
\$173.14	00001	1.75 STORY	\$99,600		GENERAL TWP	401	60
\$209.67	00001	1 STORY	\$85,200		GENERAL TWP	401	60
\$217.02	00001	1 STORY	\$84,000		GENERAL TWP	401	60
\$146.57	00001	2 STORY	\$166,800		GENERAL TWP	401	60
\$191.91	00001	1 STORY	\$431,550	D -04-05-400-002	GENERAL TWP	401	65
\$89.53	00001	2 STORY	\$70,000		GENERAL TWP	401	68
\$128.28	00001	2 STORY	\$111,000		GENERAL TWP	401	68
\$170.04	00001	1.50 STORY	\$110,500		GENERAL TWP	401	70
\$272.51	00001	1 STORY	\$187,240		GENERAL TWP	401	73
\$225.62	00001	1 STORY	\$76,100		GENERAL TWP	401	73
\$200.28	00001	2 STORY	\$180,200		GENERAL TWP	401	75
\$210.34	00001	1 STORY	\$94,800		GENERAL TWP	401	75
\$208.98	00001	1.50 STORY	\$169,000		GENERAL TWP	401	75
\$187.33	00001	2 STORY	\$67,200		GENERAL TWP	401	76
\$190.66	00001	1 STORY	\$183,680		GENERAL TWP	401	77
\$140.05	00001	BI-LEVEL	\$144,100		GENERAL TWP	401	79
\$205.67	00001	1 STORY	\$84,000		GENERAL TWP	401	79
\$201.65	00001	1 STORY	\$33,800		GENERAL TWP	401	79
\$187.18							