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Dexter Township Commercial ECF Analysis

Municipality	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
Dexter Township	D-04-01-480-005	9270 MCGREGOR RD	06/22/23	\$200,000	LC	03-ARM'S LENGTH
Dexter Township	D-04-13-400-005	8510 NORTH TERRITORIAL RD	06/30/23	\$550,000	LC	03-ARM'S LENGTH
Dexter Township	D-04-18-463-023	13996 NORTH TERRITORIAL RD	12/17/24	\$315,000	WD	19-MULTI PARCEL ARM'S LENGTH
Dexter City	08-08-06-129-017	7954 ANN ARBOR ST	03/15/24	\$600,000	WD	03-ARM'S LENGTH
Dexter City	08-08-07-125-018	2362 BISHOP CIRCLE EAST	08/18/23	\$1,900,000	WD	03-ARM'S LENGTH

Totals: \$3,565,000

Adj. Sale \$	Asd. when Sold	Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.	Floor Area
\$200,000	\$51,400	25.70	\$118,383	\$28,038	\$171,962	\$107,810	1.595	2,472
\$550,000	\$178,000	32.36	\$408,625	\$92,907	\$457,093	\$353,046	1.295	9,177
\$315,000	\$143,400	45.52	\$323,796	\$42,350	\$272,650	\$307,045	0.888	4,641
\$600,000	\$302,800	50.47	\$663,814	\$268,207	\$331,793	\$373,214	0.889	3,481
\$1,900,000	\$499,900	26.31	\$1,847,883	\$188,320	\$1,711,680	\$2,175,050	0.787	18,954

\$3,565,000	\$1,175,500		\$3,362,501		\$2,945,178	\$3,316,165		
Sale. Ratio =>		32.97				E.C.F. =>	0.888	
Std. Dev. =>		10.09				Ave. E.C.F. =>	1.259	

Dexter Township Commercial Land Analysis

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D-04-01-480-005	9270 MCGREGOR RD	06/22/23	\$200,000	LC	03-ARM'S LENGTH	\$200,000
D-04-13-400-005	8510 NORTH TERRITORIAL RD	06/30/23	\$550,000	LC	03-ARM'S LENGTH	\$550,000
D-04-18-463-023	13996 NORTH TERRITORIAL RD	12/17/24	\$315,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$315,000
Totals:						\$1,065,000

\$1,065,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$51,400	25.70	\$117,833	\$109,655	\$27,488	0.30	0.30	\$370,456	\$8.50
\$178,000	32.36	\$408,625	\$198,916	\$57,541	1.32	1.32	\$150,694	\$3.46
\$143,400	45.52	\$299,133	\$47,280	\$31,413	0.67	0.22	\$70,148	\$1.61
\$372,800		\$825,591	\$355,851	\$116,442	2.29	1.84		
Sale. Ratio =>	35.00				Average		Average	
Std. Dev. =>	10.09				per Net Acre=>	155,393.45	per SqFt=>	\$3.57

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
00201	5526/0933		DEXTER COMMERCIAL	201
00201	5544/0147	D -04-13-400-014	DEXTER COMMERCIAL	201
00201	5574/0819	D -04-18-463-022, D -04-18-463-029	DEXTER COMMERCIAL	201