

2024 City of Plymouth Industrial ECF Neighborhood Summary

Table Number	Table Name	2023 ECF	RECOMMENDED ECF	2024 ECF	Comments
IND	INDUSTRIAL	0.5750	0.5781	0.5750	

2024 City of Plymouth Industrial ECF Neighborhood Summary

INDUSTRIAL																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class				
49 003 01 0521 000	935 YORK	07/08/2022	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$255,700	51.14	\$533,731	\$43,908	\$456,092	\$851,866	0.535	8,400	\$54.30	'IND	18.6294	WHS STG	\$43,908	INDUSTRIAL	301				
49 002 01 0602 301	1056 CHERRY	08/11/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$56,900	56.90	\$80,999	\$29,621	\$70,379	\$54,774	1.285	1,532	\$45.94	IND	56.3201	WAREHOUSE	\$29,621	INDUSTRIAL	301				
46 115 05 0009 000	37100 PLYMOUTH	12/07/2021	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$411,400	88.47	\$924,405	\$377,502	\$87,498	\$583,052	0.150	23,831	\$3.67	LIVONIA	57.1628	WAREHOUSE	\$336,937	LIVONIA	301				
46 107 99 0006 011	33000 CAPITOL	06/03/2021	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,000	50.80	\$291,447	\$70,602	\$179,398	\$235,442	0.762	8,320	\$21.56	LIVONIA	4.0265	WAREHOUSE	\$66,930	LIVONIA	301				
78 009 02 0040 000	14841 KEEL ST	07/01/2021	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$311,900	41.04	\$787,512	\$145,427	\$599,750	\$684,526	0.876	7,200	\$83.30	PLYMOUTH TWP	15.4456	INDUSTRIAL	\$131,987	PLYMOUTH TWP	301				
5 Totals:			\$2,075,000			\$2,075,000	\$1,162,900		\$2,618,094		\$1,393,117	\$2,409,660			\$54.30					14.3559					
								Sale. Ratio =>	56.04									E.C.F. =>	0.578						
								Std. Dev. =>	18.14									Ave. E.C.F. =>	0.722						
																Std. Deviation=>	0.419564481								
																Ave. Variance=>	30.3169								

2024 CITY OF PLYMOUTH INDUSTRIAL LAND VALUE SUMMARY

TABLE	AVE 2023 \$/Sq Ft	WEIGHTED AVG	MEAN AVG	MEDIAN	2024 \$/Sq Ft	# of Sales
IND. INDUSTRIAL						
< 2 ACRES	\$3.50	\$3.22	\$3.70	\$2.57	\$3.50	6
> 2 ACRES	\$2.25	\$1.89	\$2.55	\$0.41	\$2.25	5

Notes

2024 CITY OF PLYMOUTH INDUSTRIAL LAND VALUE SUMMARY

< 2 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
49 003 01 0521 000	935 YORK	07/08/2022	\$500,000	PTA
49 005 99 0001 703	695 AMELIA	09/29/2021	\$65,000	PTA
78 019 01 0067 000	1179 STARKWEATHER	02/14/2022	\$200,000	WD
46 111 03 0002 000	34413 ROSATI	06/07/2021	\$40,000	WD
46 111 03 0003 000	34417 ROSATI	06/11/2021	\$115,000	WD
46 111 03 0004 000	34421 ROSATI	06/11/2021	\$115,000	WD
6 Totals:			\$1,035,000	

> 2 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
71 002 99 0005 003	HAGGERTY N	04/27/2022	\$3,780,000	PTA
71 128 99 0005 702	47725 MICHIGAN	07/25/2022	\$840,000	WD
71 131 02 0015 000	4985 RESEARCH	09/09/2022	\$895,000	WD
71 139 99 0003 701	42850 YOST	05/26/2022	\$265,000	WD
78 008 01 0031 000	47659 HALYARD DR	10/25/2022	\$3,925,000	WD
5 Totals:			\$9,705,000	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-ARM'S LENGTH	\$500,000	\$255,700	51.14	\$533,731	\$10,177
03-ARM'S LENGTH	\$65,000	\$14,100	21.69	\$27,443	\$65,000
03-ARM'S LENGTH	\$200,000	\$43,900	21.95	\$113,792	\$158,627
03-ARM'S LENGTH	\$40,000	\$11,500	28.75	\$25,483	\$40,000
03-ARM'S LENGTH	\$115,000	\$11,500	10.00	\$25,613	\$115,000
03-ARM'S LENGTH	\$115,000	\$11,500	10.00	\$26,572	\$115,000
	\$1,035,000	\$348,200		\$752,634	\$503,804
		Sale. Ratio =>	33.64		
		Std. Dev. =>	15.24		

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-ARM'S LENGTH	\$3,780,000	\$2,405,100	63.63	\$4,275,177	\$51,937
03-ARM'S LENGTH	\$840,000	\$218,500	26.01	\$147,668	\$840,000
03-ARM'S LENGTH	\$895,000	\$205,100	22.92	\$397,485	\$895,000
03-ARM'S LENGTH	\$265,000	\$188,100	70.98	\$402,628	\$117,309
03-ARM'S LENGTH	\$3,925,000	\$1,818,700	46.34	\$4,318,767	\$148,556
	\$9,705,000	\$4,835,500		\$9,541,725	\$2,052,802
		Sale. Ratio =>	49.82		
		Std. Dev. =>	21.61		

Est. Land Value	Net Acres	SQ FT	Dollars/SqFt	ECF Area	Other Parcels in Sale
\$43,908	0.29	12,545.28	\$0.81		'IND
\$27,443	0.18	7,840.80	\$8.29		'IND
\$72,419	1.33	57,934.80	\$2.74	PLYMOUTH TWP	
\$25,483	0.59	25,700.40	\$1.56		LIVONIA
\$25,613	0.59	25,700.40	\$4.47		LIVONIA
\$26,572	0.61	26,571.60	\$4.33		LIVONIA
\$221,438	3.59	156,293.28			

\$	3.22	WEIGHTED AVG
\$	3.70	MEAN AVG
\$	2.57	MEDIAN

Est. Land Value	Net Acres	SQ FT	Dollars/SqFt	ECF Area	Other Parcels in Sale
					71 002 99 0005 002, 71 002 99 0005 001, 71 002 99 0004 000
\$796,278	8.36	364,161.60	\$0.14	CANTON	
\$147,668	3.39	147,668.40	\$5.69	CANTON	
\$397,485	3.65	158,994.00	\$5.63	CANTON	
\$254,937	4.58	199,504.80	\$0.59	CANTON	
\$542,323	4.98	216,928.80	\$0.68	PLYMOUTH TWP	
\$2,138,691	24.96	1,087,257.60			

\$	1.89	WEIGHTED AVG
\$	2.55	MEAN AVG
\$	0.41	MEDIAN

Land Table

INDUSTRIAL
INDUSTRIAL
PLYMOUTH TWP
LIVONIA
LIVONIA
LIVONIA

Land Table

CANTON
CANTON
CANTON
CANTON
PLYMOUTH TWP
