

2026 Sumpter Township Commercial ECF Neighborhood Summary

Table Number	Table Name	2025 ECF	RECOMMENDED ON LIST	2026 ECF	TYPE OF PROPERTIES INCLUDED
APT81	APT/MULTIRES	1.235	1.379	1.380	<i>APARTMENTS AND MOBILE HOMES</i>
00020	COMMERICAL	1.000	N/A	1.000	<i>VACANT LAND -1 ECF</i>
GAR81	GARAGES	0.830	0.963	0.960	
OFF81	OFFICES	0.975	1.023	1.025	
RET81	RETAIL/RESTAURANTS/BARS	1.045	1.173	1.170	

2026 Sumpter Township Commercial ECF Neighborhood Summary

APT81		APT/MULTIRES																			
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 (%)	Other Parcels in Sale	Land Table	Property Class		
57 019 07 0051 000	4297 QUARRY	11/16/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$213,200	0.406	\$507,970	\$80,736	\$444,264	\$330,165	1.346	6,111	\$85.91	WYANDOTTE	2.4265		WYANDOTTE	201	
57 023 10 0001 302	4255 7TH	06/07/22	\$500,000	LC	04-BUYERS INTEREST IN	\$500,000	\$146,400	0.293	\$378,772	\$13,190	\$486,810	\$282,521	1.723	6,513	\$76.77	WYANDOTTE	35.3248		WYANDOTTE	201	
58 134 03 0040 000	24899 MAYFAIR	11/10/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$247,500	0.341	\$831,072	\$110,858	\$614,342	\$556,734	1.103	13,319	\$54.43	WYANDOTTE	26.6371		WYANDOTTE	201	
75 030 01 0242 000	36817 SIBLEY	07/28/21	\$260,000	LC	03-ARM'S LENGTH	\$260,000	\$75,800	0.292	\$209,531	\$28,101	\$231,899	\$151,066	1.535	3,035	\$85.67	HURON	16.5238		HURON	201	
70 005 01 0015 001	18225 RACHO	02/03/25	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$299,500	0.419	\$702,643	\$105,767	\$609,233	\$374,452	1.627	7,643	\$93.55	00004	175.8132		BROWNSTOWN	201	
81 002 99 0004 000	41000 HARRIS	06/28/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$136,500	0.581	\$266,438	\$147,015	\$87,985	\$99,436	0.885	4,227	\$55.59	SUMPTER	48.5005		SUMPTER	201	
6 Totals:			\$2,960,000			\$2,960,000	\$1,118,900		\$2,896,426		\$2,474,533	\$1,794,374			\$75.32						
								37.80					E.C.F. =>		Std. Deviation=>	0.324033617					
								0.11					Ave. E.C.F. =>		Ave. Variance=>	50.8710	Coefficient of Va		37.13630559		

GAR81		GARAGES																			
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 (%)	Other Parcels in Sale	Land Table	Property Class		
53 008 03 0308 000	12337 DIX-TOLEDO	12/04/23	\$265,000	WD	16-LC PAYOFF	\$265,000	\$140,500	0.530	\$302,609	\$73,432	\$191,568	\$180,312	1.062	1,988	133.30	SOUTHGATE	19.4069		SOUTHGATE	201	
54 015 03 0527 002	3065 W JEFFERSON	10/31/22	\$102,500	QC	21-NOT USED/OTHER	\$102,500	\$56,800	0.554	\$142,979	\$33,351	\$69,149	\$86,253	0.802	1,725	59.42	TRENTON	6.6657		TRENTON	201	
57 017 05 0296 000	2146 OAK	10/28/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,500	0.407	\$217,160	\$143,857	\$86,143	\$57,673	1.494	4,372	52.61	WYANDOTTE	62.5279		WYANDOTTE	201	
60 048 99 0024 701	25830 GODDARD	04/29/22	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$213,300	0.296	\$706,550	\$225,072	\$494,928	\$378,818	1.307	0	#DIV/0!	TAYLOR	43.8151		TAYLOR	201	
60 085 02 0112 300	24361 EUREKA	07/25/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$106,300	0.425	\$309,272	\$51,443	\$198,557	\$202,855	0.979	1,136	220.07	TAYLOR	11.0458		TAYLOR	201	
70 030 99 0027 707	20176 DIX-TOLEDO RD	11/02/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$159,300	0.601	\$276,345	\$159,865	\$105,135	\$91,644	1.147	3,280	80.79	00003	27.8853		00003	201	
75 092 99 0015 000	24354 MIDDLEBELT RD	12/16/2024	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$56,500	113.00	\$128,147	\$24,852	\$25,148	\$110,950	0.227	3,289	57.65	AUT75	44.9697		75 COMMERCIAL	201	
75 120 99 0002 000	26015 WALTZ	01/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,300	0.463	\$355,132	\$76,488	\$323,512	\$318,087	1.017	3,114	128.45	HURON	14.8701		HURON	201	
80 002 99 0002 000	28527 VAN BORN	10/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$87,200	0.581	\$171,020	\$106,158	\$43,842	\$51,032	0.859	2,028	73.96	00003	0.9250		00003	201	
80 020 99 0016 000	6587 WAYNE	12/14/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,400	0.396	\$185,221	\$52,615	\$102,385	\$151,377	0.676	2,846	54.46	ROMULUS	19.1996		ROMULUS	201	
80 098 99 0025 703	29349 NORTHLINE	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$166,500	0.666	\$330,883	\$98,523	\$151,477	\$182,817	0.829	0	#DIV/0!	00003	3.9781		00003	201	
81 058 99 0008 000	45205 JUDD	04/24/21	\$50,000	QC	03-ARM'S LENGTH	\$50,000	\$41,100	0.822	\$88,149	\$48,874	\$1,126	\$50,677	0.022	1,638	30.53	GAR81	84.6135		GAR81	201	
12 Totals:			\$2,887,500			\$2,887,500	\$1,367,700		\$3,213,467		\$1,792,970	\$1,862,497			#DIV/0!						
								47.37					E.C.F. =>		Std. Deviation=>	0.415973385					
								32.47					Ave. E.C.F. =>		Ave. Variance=>	28.3252	Coefficient of Va		32.61945289		

OFF81		OFFICES																			
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 (%)	Other Parcels in Sale	Land Table	Property Class		
31 084 01 0280 001	25 FIFTH	02/19/24	\$150,000	WD	13-GOVERNMENT	\$150,000	\$62,700	0.418	\$181,318	\$57,451	\$92,549	\$156,595	0.591	2,394	\$62.66	00002	31.7524		EQUAL COMM	201	
31 084 03 0104 304	152 MAIN	12/16/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$234,100	0.624	\$443,061	\$122,958	\$252,042	\$404,681	0.623	4,545	\$82.51	00002	28.5715		EQUAL COMM	201	
51 012 05 0015 302	18263 FORT	12/08/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$63,400	0.576	\$117,262	\$28,166	\$81,834	\$112,637	0.727	1,200	\$91.67	00002	18.2003		EQUAL COMM	201	
52 014 01 0002 316	21969 HURON RIVER	10/17/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,800	0.450	\$261,101	\$43,612	\$231,388	\$274,954	0.842	2,522	\$109.04	00002	6.6980		EQUAL COMM	201	
58 139 01 0033 304	24100 HURON RIVER	05/04/23	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$180,500	0.550	\$365,992	\$105,415	\$222,585	\$329,427	0.676	5,552	\$59.08	00002	23.2858		EQUAL COMM	201	
75 018 99 0013 701	17901 HURON RIVER	06/01/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$200,300	0.549	\$447,986	\$61,674	\$303,326	\$488,384	0.621	4,986	\$73.20	00002	28.7450		EQUAL COMM	201	
75 018 99 0013 702	17903 HURON RIVER DR	8/23/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$168,500	0.526	\$364,510	\$117,433	\$202,567	\$249,572	0.812	4,640	\$43.66	OFF75	81.1658		75 RESIDENTIAL	201	
75 019 99 0010 706	18757 HURON RIVER DR	12/02/21	\$945,000	WD	03-ARM'S LENGTH	\$945,000	\$346,500	0.367	\$772,694	\$44,431	\$900,569	\$856,780	1.051	3,175	\$297.64	OFF75	14.2578		75 COMMERCIAL	201	
75 050 99 0006 000	21005 MIDDLEBELT RD	5/1/2024	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$116,200	23.24	\$253,229	\$27,615	\$472,385	\$227,892	2.073	4,612	\$102.43	OFF75	104.9761		75 COMMERCIAL	201	
80 008 01 0001 300	29750 ECORSE	01/31/24	\$750,000	WD	19-MULTI PARCEL ARM	\$750,000	\$300,400	0.401	\$949,473	\$126,943	\$623,057	\$1,039,861	0.599	7,104	\$105.57	00002	30.9357	80 008 01 0002 002	EQUAL COMM	201	
80 012 99 0014 703	31470 ECORSE	06/20/22	\$2,725,000	CD	03-ARM'S LENGTH	\$2,725,000	\$579,600	0.213	\$1,160,294	\$122,288	\$2,602,712	\$1,312,271	1.983	6,812	\$400.03	00002	107.4835		EQUAL COMM	201	
81 013 99 0026 000	45476 HARRIS	10/05/22	\$200,000	WD	16-LC PAYOFF	\$200,000	\$193,200	0.966	\$486,681	\$91,476	\$108,524	\$499,627	0.217	7,555	\$26.47	00002	69.1320		EQUAL COMM	201	
83 112 02 0029 005	1166 SUMPTER	12/29/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,600	0.404	\$132,602	\$29,244	\$130,756	\$131,165	0.997	940	\$170.21	MED83	8.8351		83 COMMERCIAL	201	
13 Totals:			\$7,203,000			\$7,203,000	\$2,633,800		\$5,936,203		\$6,224,924	\$6,083,848			\$124.94						
								36.57					E.C.F. =>		Std. Deviation=>	0.538436082					
								15.29					Ave. E.C.F. =>		Ave. Variance=>	42.6184	Coefficient of Va		46.90913881		

RET81		RETAIL/RESTAURANTS/BARS																			
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 (%)	Other Parcels in Sale	Land Table	Property Class		
75 025 01 0068 000	19250 HURON RIVER	03/06/24	\$335,000	QC	03-ARM'S LENGTH	\$335,000	\$63,200	0.189	\$138,032	\$12,584	\$322,416	\$129,595	2.488	1,521	220.25	HURON	96.0188		HURON	201	
75 025 01 0068 000	19250 HURON RIVER DR	3/7/2024	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$63,200	12.15	\$140,776	\$4,704	\$515,296	\$123,477	4.173	1,106	\$465.91	RET75	315.6159		75 COMMERCIAL	201	
75 030 02 0166 001	36955 HURON RIVER	11/30/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$71,100	0.356	\$170,474	\$8,276	\$191,724	\$156,110	1.228	2,415	\$79.39	RET75	29.9549		75 COMMERCIAL	201	
75 030 03 0001 001	36974 HURON RIVER	05/24/22	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$78,700	0.368	\$196,792	\$9,801	\$204,199	\$186,618	1.094	2,904	73.69	HURON	43.3475		HURON	201	
75 030 03 0001 001	36974 HURON RIVER	05/24/22	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$78,700	0.368	\$197,324	\$6,534	\$207,466	\$183,628	1.130	2,928	\$70.86	RET75	39.7871		75 COMMERCIAL	201	
75 072 99 0015 001	22984 WALTZ RD	4/19/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$60,400	31.79	\$122,683	\$13,414	\$176,586	\$99,155	1.781	768	\$229.93	RET75	79.5914		75 COMMERCIAL	201	
75 072 99 0015																					

2026 SUMPTER TOWNSHIP COMMERCIAL LAND VALUE SUMMARY

TABLE	2025 \$/Sq Ft	WEIGHTED AVG	MEAN AVG	MEDIAN	2026 \$/Sq Ft	COMMENTS?
COM81. 81 COMMERCIAL						
COMMERCIAL	\$ 1.07	\$ 0.78	\$ 1.07	\$ 1.38	\$ 1.08	
COM >2 AC	\$ 0.48	\$ 0.47	\$ 0.37	\$ 0.56	\$ 0.50	

2026 SUMPTER TOWNSHIP COMMERCIAL LAND VALUE SUMMARY

COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Sq Ft	Dollars/SqFt	Other Parcels in Sale	Land Table	Class	
81 023 99 0010 702	51356 WILLIS	07/31/23	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$0	0.00	\$70,092	\$38,661	\$18,753	0.41	17,859.60	\$2.16		81 COMMERCIAL	201	
81 026 99 0005 000	51235 WILLIS	02/24/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$162,000	61.13	\$382,332	(\$46,686)	\$70,646	1.59	69,260.40	(\$0.67)		81 COMMERCIAL	201	
81 026 99 0006 702	51255 WILLIS	06/30/22	\$400,000	WD	19-MULTI PARCEL /	\$400,000	\$221,400	55.35	\$472,245	\$86,818	\$159,063	1.45	63,162.00	\$1.37	81 026 99 0006 701	81 COMMERCIAL	201	
83 056 99 0010 000	10680 HAGGERTY	09/30/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$116,800	63.14	\$239,599	\$105,375	\$159,974	1.13	49,222.80	\$2.14		83 COMMERCIAL	201	
83 106 99 0008 704	435 SUMPTER	10/19/22	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$358,000	94.21	\$526,120	\$3,726	\$149,846	1.60	69,696.00	\$0.05		83 COMMERCIAL	201	
83 106 99 0010 701	491 SUMPTER	08/03/22	\$285,000	PTA	21-NOT USED/OTHI	\$285,000	\$153,400	53.82	\$314,349	\$53,067	\$82,416	0.88	38,332.80	\$1.38		83 COMMERCIAL	201	
6 Totals:			\$1,605,000			\$1,605,000	\$1,011,600		\$2,004,737	\$240,961	\$640,698	7.06	307,533.60					
								Sale. Ratio =>										
								Std. Dev. =>										

WEIGHTED	
\$	0.78 AVG
\$	1.07 MEAN AVG
\$	1.38 MEDIAN

COM >2 AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Sq Ft	Dollars/SqFt	Other Parcels in Sale	Land Table	Class	
81 002 99 0004 000	41000 HARRIS	06/28/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$136,500	58.09	\$274,353	\$101,781	\$141,134	6.75	294,030.00	\$0.35		81 COMMERCIAL	201	
81 013 99 0026 000	45476 HARRIS	10/05/22	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$193,200	96.60	\$450,928	(\$58,828)	\$192,100	4.20	182,952.00	(\$0.32)		81 COMMERCIAL	201	
83 073 99 0009 000	49541 S INTERSTATE 94 SERVICE	03/18/24	\$146,900	WD	21-NOT USED/OTHI	\$146,900	\$192,900	131.31	\$434,519	\$146,900	\$434,519	5.36	233,481.60	\$0.63		83 COMMERCIAL	202	
81 026 99 0006 702	51255 WILLIS	06/30/22	\$400,000	WD	19-MULTI PARCEL /	\$400,000	\$221,400	55.35	\$472,245	\$86,818	\$159,063	3.58	155,944.80	\$0.56	81 026 99 0006 701	81 COMMERCIAL	201	
83 036 99 0002 702	8470 BELLEVILLE	08/02/22	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$346,500	70.71	\$692,947	\$490,000	\$692,947	17.70	771,012.00	\$0.64		83 COMMERCIAL	001	
5 Totals:			\$1,471,900			\$1,471,900	\$1,090,500		\$2,324,992	\$766,671	\$1,619,763	37.59	1,637,420.40					
								Sale. Ratio =>					Average per SqFt=>					
								Std. Dev. =>										

WEIGHTED	
\$	0.47 AVG
\$	0.37 MEAN AVG
\$	0.56 MEDIAN