

2026 Sumpter Township Industrial ECF Summary

CODE	NAME	2025 ECF	RECOMMENDED ECF	2026 ECF	COMMENTS
00040	INDUSTRIAL	0.860	0.919	0.920	

2026 Sumpter Township Industrial ECF Summary

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 (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class		
83 009 99 0006 701	44001 VAN BORN	11/03/23	\$2,600,000	WD	03-ARM'S LENGTH	\$2,600,000	\$1,157,900	0.45	\$2,470,684	\$553,119	2,046,881	\$1,867,152	1.096	59,801	\$43.48	00000	27.2355	IND LIGHT	\$522,720		EQUAL IND	301		
83 041 99 0002 702	41965 ECORSE	06/28/24	\$7,369,512	WD	03-ARM'S LENGTH	\$7,369,512	\$3,978,900	0.54	\$8,294,884	\$489,802	6,879,710	\$7,599,885	0.905	115,830	\$63.62	00000	8.1335	IND LIGHT	\$307,534		EQUAL IND	301		
71 002 99 0004 000	41155 JOY	04/27/22	\$3,780,000	PTA	03-ARM'S LENGTH	\$3,780,000	\$2,405,100	63.63	\$4,524,341	\$850,657	\$2,929,343	\$3,916,507	0.748	82,914	\$35.33	CANTON	7.5956		\$796,278			301		
71 002 99 0005 002	8659 HAGGERTY N	04/27/22	\$3,780,000	PTA	03-ARM'S LENGTH	\$3,780,000	\$2,405,100	63.63	\$4,375,365	\$850,657	\$2,929,343	\$3,916,507	0.748	82,914	\$35.33	CANTON	7.5956		\$796,278			301		
71 005 01 0006 000	8640 RONDA DR	01/12/23	\$1,500,000	PTA	04-BUYERS INTEREST IN A LC	\$1,500,000	\$775,900	51.73	\$1,679,389	\$395,365	\$1,104,635	\$1,304,902	0.847	29,923	\$36.92	CANTON	2.2623		\$360,676			301		
71 139 99 0003 701	42850 YOST	05/26/22	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$188,100	70.98	\$304,073	\$254,937	\$10,063	\$157,453	0.064	10,018	\$1.00	CANTON	75.9992		\$254,937			301		
75 017 02 0020 000	17608 COMMERCE	11/28/23	\$3,800,000	WD	03-ARM'S LENGTH	\$3,800,000	\$788,200	0.21	\$2,141,411	\$80,516	3,719,484	\$2,006,714	1.854	47,570	\$79.88	00000	102.9616	WAREHOUSES	\$70,567		EQUAL IND	301		
83 023 99 0003 000	175 RAWSONVILLE	03/09/23	\$726,000	WD	03-ARM'S LENGTH	\$726,000	\$601,500	82.85	\$1,333,003	\$428,082	\$297,918	\$903,115	0.330	10,018	\$29.74	301B	49.4025		\$420,354			301		
8 Totals:			\$23,820,512			\$23,820,512	\$12,300,700		\$25,123,150		\$19,917,377	\$21,672,235			\$40.66		9.5124							
								Sale. Ratio =>	51.64					E.C.F. =>	0.919	Std. Deviation=>		1TDEV(N3:N6)						
								Std. Dev. =>	35.32					Ave. E.C.F. =>	0.824	Ave. Variance=>		35.1482	Coefficient of Var=>		42.6606154			

2026 Sumpter Township Industrial Land Value Analysis

	2025 \$/SF	WEIGHTED AVE	MEAN AVE	MEDIAN	2026 \$/SF	NOTES
IND81.INDUSTRIAL						
POWERLINES	\$ 0.17	N/A	N/A	N/A	\$ 0.17	NO SALES-NOT BUILDABLE EXCEPT LINES. DETERMINE APPROX 1/3 VALUE OF INDUSTRIAL LAND
INDUSTRIAL	\$ 0.52	\$ 0.55	\$ 0.61	\$ 0.19	\$ 0.53	

2026 Sumpter Township Industrial Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Proce	Instr	Terms of Sale	Adj Sale \$	Asd when Sold	Asd/Adj Sale	Cur Appraisal	Land Residual	nits Land Vali	Net Acres	Land Sq Ft	Land Residual Per Sq Ft	ECF Area	Other Parcels in Sale	Land Table	
83 123 99 0001 002	RAWSONVILLE	03/26/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,300	47.92%	\$103,782	\$130,000	\$103,782	9.53	415,127	\$0.31	00000		EQUAL IND	
83 009 99 0005 000	44168 VAN BORN	09/25/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$310,100	44.30%	\$775,368	\$700,000	\$775,368	14.24	620,294	\$1.13	00000		EQUAL IND	
83 009 99 0006 701	44001 VAN BORN	11/03/23	\$2,600,000	WD	03-ARM'S LENGTH	\$2,600,000	\$1,157,900	44.53%	\$2,632,732	\$489,988	\$522,720	12.00	522,720	\$0.94	00000		EQUAL IND	
81 065 99 0003 706	ELWELL	01/17/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$38,400	59.08	\$78,960	\$65,000	\$78,960	22.56	982,714	\$0.07	00000		EQUAL IND	
3											\$1,384,988			2,540,855				
											\$	0.55	WEIGHTED AVE					
											\$	0.61	MEAN AVE					
											\$	0.19	MEDIAN					