

**2024 City of Plymouth Commercial E**

<b>Table Number</b>	<b>Table Name</b>	<b>2023 ECF</b>	<b>RECOMMENDED ON LIST</b>	<b>2024 ECF</b>
C-300	MULTIFAMILY/APARTMENTS	1.6500	1.767	1.767
C-AUTO	AUTO RELATED	1.6500	1.716	1.716
C-OFF	OFFICE	1.5000	1.522	1.520
C-RES	RESTAURANTS	1.5500	1.578	1.578
C-RET	RETAIL	1.4600	1.515	1.515
C-GEN	GENERAL COMMERCIAL	1.4000	1.368	1.368

**CF Neighborhood Summary**

<b>COMMENTS</b>	<b>TYPE OF PROPERTIES INCLUDED</b>
	<i>ON INCOME - OVER 4 UNITS</i>
	<i>CAR WASHES, GAR, GAS STATION, DEALER</i>
	<i>ALL OFFICES-INCL MEDICAL, MORTURAY AND BANKS</i>
	<i>ALL RESTAURANTS</i>
	<i>ALL RETAIL</i>
	<i>BAR, THEATHER, VACANT, LAUNDRY, BEAUTY</i>



**2024 CITY OF PLYMOUTH COMMERCIAL LAN**

<b>TABLE</b>	<b>2023 \$/Sq Ft</b>	<b>WEIGHTED AVG</b>	<b>MEAN AVG</b>	<b>MEDIAN</b>
<b>COM. COMMERCIAL</b>				
<b>MN SHCRCH AA RR</b>	\$ 8.25	\$ 8.54	\$ 7.88	\$ 3.47
<b>SMALL DOWNTOWN</b>	\$ 28.00	\$ 27.16	\$ 32.17	\$ 40.70
<b>SMALL OLD VILL</b>	\$ 11.00	\$ 10.62	\$ 13.16	\$ 11.80
<b>ALL ELSE</b>	\$ 6.00	\$ 6.34	\$ 5.02	\$ 3.47

**ID VALUE SUMMARY**

2024 \$/Sq Ft	# of Sales	COMMENTS?
\$ 8.25	5	
\$ 28.00	6	
\$ 11.00	8	
\$ 6.00	10	

## 2024 CITY OF PLYMOUTH COMMERCIAL LAND VALUE SUMMARY

### MN SHCRCH AA RR

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
005 01 0362 007	340 N MAIN	05/10/2022	\$3,575,000	PTA
005 01 0377 001	358 N MAIN	05/20/2022	\$585,000	PTA
009 08 0867 000	772 S MAIN	09/20/2021	\$315,000	PTA
010 05 0115 000	980 W ANN ARBOR RD	12/15/2022	\$1,219,212	PTA
010 12 0002 000	1056 W ANN ARBOR RD	09/15/2022	\$475,000	PTA
011 02 0039 002	965 S MAIN	04/22/2021	\$700,000	PTA
011 99 0037 000	1225 S MAIN	12/14/2021	\$335,000	PTA
<b>5 Totals:</b>			<b>\$3,044,212</b>	

### SMALL DOWNTOWN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
006 03 0231 002	760 PENNIMAN	12/30/2021	\$1,200,000	PTA
009 06 0317 301	555 FOREST	02/02/2022	\$3,825,000	PTA
009 08 0860 301	650 S MAIN	04/09/2021	\$1,025,000	PTA
009 08 0867 000	772 S MAIN	09/20/2021	\$315,000	PTA
010 05 0115 000	980 W ANN ARBOR RD	12/15/2022	\$1,219,212	PTA
011 02 0039 002	965 S MAIN	04/22/2021	\$700,000	PTA
<b>6 Totals:</b>			<b>\$8,284,212</b>	

### SMALL OLD VILL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
002 01 0622 003	1165 STARKWEATHER	02/10/2022	\$450,000	PTA
003 01 0543 000	1017 N HOLBROOK	11/23/2022	\$415,000	PTA
005 01 0400 000	160 AMELIA	11/01/2021	\$305,000	PTA
005 03 0042 000	643 N MILL	01/05/2023	\$400,000	PTA
005 03 0045 000	640 STARKWEATHER	08/06/2021	\$320,000	PTA
005 03 0048 000	173 W LIBERTY	07/01/2022	\$250,000	PTA
005 03 0060 303	770 DAVIS	12/28/2022	\$619,000	PTA
005 08 0015 000	777 KARMADA	09/21/2022	\$390,000	PTA
<b>8 Totals:</b>			<b>\$3,149,000</b>	

---

**ALL ELSE**

<b>Parcel Number</b>	<b>Street Address</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instr.</b>
005 01 0362 007	340 N MAIN	05/10/2022	\$3,575,000	PTA
005 01 0377 001	358 N MAIN	05/20/2022	\$585,000	PTA
006 09 0629 001	110 W ANN ARBOR TRL	10/25/2021	\$590,000	PTA
006 10 0720 000	445 W ANN ARBOR TRL	02/13/2023	\$430,000	PTA
008 02 0047 000	1415 GOLDSMITH	10/15/2021	\$441,000	PTA
009 08 0860 301	650 S MAIN	04/09/2021	\$1,025,000	PTA
009 08 0867 000	772 S MAIN	09/20/2021	\$315,000	PTA
010 05 0115 000	980 W ANN ARBOR RD	12/15/2022	\$1,219,212	PTA
010 05 0116 002	1020 W ANN ARBOR RD	09/09/2021	\$800,000	PTA
010 12 0002 000	1056 W ANN ARBOR RD	09/15/2022	\$475,000	PTA
011 02 0039 002	965 S MAIN	04/22/2021	\$700,000	PTA
011 99 0037 000	1225 S MAIN	12/14/2021	\$335,000	PTA
<b>10 Totals:</b>			<b>\$6,330,212</b>	

---

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-ARM'S LENGTH	\$3,575,000	\$1,672,600	46.79	\$3,459,892	\$670,498
03-ARM'S LENGTH	\$585,000	\$291,400	49.81	\$602,411	\$38,291
03-ARM'S LENGTH	\$315,000	\$105,500	33.49	\$241,692	\$145,182
03-ARM'S LENGTH	\$1,219,212	\$647,000	53.07	\$1,201,403	\$499,724
03-ARM'S LENGTH	\$475,000	\$277,200	58.36	\$583,026	\$18,211
03-ARM'S LENGTH	\$700,000	\$253,400	36.20	\$528,815	\$342,964
03-ARM'S LENGTH	\$335,000	\$190,700	56.93	\$407,661	(\$2,584)
	<b>\$3,044,212</b>	<b>\$1,473,800</b>		<b>\$2,962,597</b>	<b>\$1,003,497</b>
		<b>Sale. Ratio =&gt;</b>	<b>48.41</b>		
		<b>Std. Dev. =&gt;</b>	<b>11.85</b>		

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-ARM'S LENGTH	\$1,200,000	\$386,800	32.23	\$870,281	\$579,753
19-MULTI PARCEL A	\$3,825,000	\$1,276,200	33.36	\$2,589,251	\$2,065,131
03-ARM'S LENGTH	\$1,025,000	\$393,000	38.34	\$866,042	\$314,206
03-ARM'S LENGTH	\$315,000	\$105,500	33.49	\$241,692	\$145,182
03-ARM'S LENGTH	\$1,219,212	\$647,000	53.07	\$1,201,403	\$499,724
03-ARM'S LENGTH	\$700,000	\$253,400	36.20	\$528,815	\$342,964
	<b>\$8,284,212</b>	<b>\$3,061,900</b>		<b>\$6,297,484</b>	<b>\$3,946,960</b>
		<b>Sale. Ratio =&gt;</b>	<b>36.96</b>		
		<b>Std. Dev. =&gt;</b>	<b>7.81</b>		

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-ARM'S LENGTH	\$450,000	\$135,500	30.11	\$300,740	\$224,009
03-ARM'S LENGTH	\$415,000	\$85,600	20.63	\$225,700	\$259,867
03-ARM'S LENGTH	\$305,000	\$114,100	37.41	\$302,533	\$59,966
03-ARM'S LENGTH	\$400,000	\$163,400	40.85	\$334,151	\$132,452
03-ARM'S LENGTH	\$320,000	\$198,400	62.00	\$415,756	(\$31,069)
03-ARM'S LENGTH	\$250,000	\$104,100	41.64	\$216,600	\$54,483
03-ARM'S LENGTH	\$619,000	\$264,600	42.75	\$575,035	\$157,918
03-ARM'S LENGTH	\$390,000	\$107,000	27.44	\$401,187	\$168,890
	<b>\$3,149,000</b>	<b>\$1,172,700</b>		<b>\$2,771,702</b>	<b>\$1,026,516</b>



Sale. Ratio => 37.24  
 Std. Dev. => 12.51

---

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
03-ARM'S LENGTH	\$3,575,000	\$1,672,600	46.79	\$3,459,892	\$670,498
03-ARM'S LENGTH	\$585,000	\$291,400	49.81	\$602,411	\$38,291
03-ARM'S LENGTH	\$590,000	\$214,200	36.31	\$438,817	\$297,545
03-ARM'S LENGTH	\$430,000	\$210,700	49.00	\$474,673	\$27,201
03-ARM'S LENGTH	\$441,000	\$291,900	66.19	\$622,390	(\$104,550)
03-ARM'S LENGTH	\$1,025,000	\$393,000	38.34	\$866,042	\$314,206
03-ARM'S LENGTH	\$315,000	\$105,500	33.49	\$241,692	\$145,182
03-ARM'S LENGTH	\$1,219,212	\$647,000	53.07	\$1,201,403	\$499,724
03-ARM'S LENGTH	\$800,000	\$491,800	61.48	\$1,050,598	(\$151,771)
03-ARM'S LENGTH	\$475,000	\$277,200	58.36	\$583,026	\$18,211
03-ARM'S LENGTH	\$700,000	\$253,400	36.20	\$528,815	\$342,964
03-ARM'S LENGTH	\$335,000	\$190,700	56.93	\$407,661	(\$2,584)
	<b>\$6,330,212</b>	<b>\$3,075,400</b>		<b>\$6,415,117</b>	<b>\$1,386,128</b>
		Sale. Ratio =>	<b>48.58</b>		
		Std. Dev. =>	<b>12.01</b>		

---

Est. Land Value	Net Acres	SQ Ft	Dollars/SqFt	ECF Area
\$555,390	2.13	92,565.00	\$7.24	'C-OFF
\$55,702	0.16	6,751.80	\$5.67	'C-OFF
\$71,874	0.20	8,712.00	\$16.66	'C-GEN
\$481,915	1.34	58,413.96	\$8.55	'C-OFF
\$126,237	0.48	21,039.48	\$0.87	'C-RET
\$171,779	0.48	20,821.68	\$16.47	'C-OFF
\$70,077	0.20	8,494.20	(\$0.30)	'C-OFF
<b>\$921,882</b>	<b>2.70</b>	<b>117,481.32</b>		

WEIGHTED	
\$ 8.54	AVG
\$ 7.88	MEAN AVG
\$ 3.47	MEDIAN

Est. Land Value	Net Acres	SQ Ft	Dollars/SqFt	ECF Area
\$250,034	0.21	8,929.80	\$64.92	'C-GEN
\$829,382	0.68	29,620.80	\$69.72	'C-RES
\$155,248	0.43	18,817.92	\$16.70	'C-OFF
\$71,874	0.20	8,712.00	\$16.66	'C-GEN
\$481,915	1.34	58,413.96	\$8.55	'C-OFF
\$171,779	0.48	20,821.68	\$16.47	'C-OFF
<b>\$1,960,232</b>	<b>3.34</b>	<b>145,316.16</b>		

WEIGHTED	
\$ 27.16	AVG
\$ 32.17	MEAN AVG
\$ 40.70	MEDIAN

Est. Land Value	Net Acres	SQ Ft	Dollars/SqFt	ECF Area
\$74,749	0.29	12,458.16	\$17.98	'C-AUT
\$70,567	0.27	11,761.20	\$22.10	'C-300
\$57,499	0.22	9,583.20	\$6.26	'C-300
\$66,603	0.14	6,054.84	\$21.88	'C-OFF
\$64,687	0.14	5,880.60	(\$5.28)	'C-RET
\$21,083	0.04	1,916.64	\$28.43	'C-RET
\$113,953	0.44	18,992.16	\$8.31	'C-AUT
\$180,077	0.69	30,012.84	\$5.63	'C-300
<b>\$649,218</b>	<b>2.22</b>	<b>96,659.64</b>		

	<b>WEIGHTED</b>
\$	<b>10.62 AVG</b>
\$	<b>13.16 MEAN AVG</b>
\$	<b>11.80 MEDIAN</b>

Est. Land Value	Net Acres	SQ Ft	Dollars/SqFt	ECF Area
\$555,390	2.13	92,565.00	\$7.24	'C-OFF
\$55,702	0.16	6,751.80	\$5.67	'C-OFF
\$146,362	1.12	48,787.20	\$6.10	'C-RET
\$71,874	0.20	8,712.00	\$3.12	'C-RET
\$76,840	0.29	12,806.64	(\$8.16)	'C-OFF
\$155,248	0.43	18,817.92	\$16.70	'C-OFF
\$71,874	0.20	8,712.00	\$16.66	'C-GEN
\$481,915	1.34	58,413.96	\$8.55	'C-OFF
\$98,827	0.28	11,979.00	(\$12.67)	'C-RES
\$126,237	0.48	21,039.48	\$0.87	'C-RET
\$171,779	0.48	20,821.68	\$16.47	'C-OFF
\$70,077	0.20	8,494.20	(\$0.30)	'C-OFF
<b>\$1,471,033</b>	<b>5.02</b>	<b>218,584.08</b>		

	<b>WEIGHTED</b>
\$	<b>6.34 AVG</b>
\$	<b>5.02 MEAN AVG</b>
\$	<b>3.47 MEDIAN</b>





## City of Plymouth 2023 Apartment Income Analysis

cap rate of 7%. Expenses at 40% vacancy left at 10% for all.

information from CoStar and Apartments websites 12.23.2020

<u>Parcel Number</u>	<u>Apartment Name</u>	<u>Address</u>	<u># units</u>
49 004 01 0429 301	STARKWEATHER DEVELOPMENT	301 PLYMOUTH	93
49 004 02 0271 003	MAYFLOWER CO OP #1805	400 PLYMOUTH	80
49 005 01 0414 000	300 MILL ST LLC	300 N MILL	18
49 006 08 0017 000	SHERIDAN PROPERTIES LLC	303 ROE	18
49 007 99 0006 702	WRE PLYMOUTH INN LLC	107 HAGGERTY	70
49 004 01 0429 310	MULTI PROPERTIES CO LLC	700 YORK	18
49 004 02 0269 000	HOLBROOK PLACE LLC	230 PLYMOUTH	16
49 004 02 0271 002	MAYFLOWER CO OP #1805	400 PLYMOUTH	22
49 010 05 0089 000	PLYMOUTH APARTMENTS LLC	1365 MCKINLEY	8
49 010 05 0090 002	PLYMOUTH APARTMENTS LLC	1142 BYRON	8
49 010 05 0092 002	STEVENS, JAMES-PATRICIA	1098 BYRON	8
49 010 05 0094 002	BARLETT, ROBERT	1056 BYRON	8
49 010 05 0098 000	ARBOR LIL PROPERTIES LLC	1361 S HARVEY	8
49 010 05 0101 000	ARBOR LIL PROPERTIES LLC	892 BYRON	8
49 010 99 0015 301	SAM CASSAR & CO	1475 SHELDON	36
49 010 99 0016 001	SAM CASSAR & CO	1401 SHELDON	36
49 011 99 0001 000	PLYMOUTH HILLS APARTMENTS	724 S MILL	44
49 011 99 0002 001	PLYMOUTH HILLS APARTMENTS	744 S MILL	28
49 011 99 0013 000	PHIPPS JABARA ASSOCIATES LLC	725 COOLIDGE	24
49 011 99 0041 002	JORDAN PROPERTIES	1280 DEWEY	6
49 011 99 0043 000	1353-1380 DEWEY LLC	1353 DEWEY	8
49 011 99 0055 004	LEGACY PLACE INVESTMENTS	1300 DEWEY	14
49 012 99 0002 000	PLYMOUTH CROSSING LLC	1600 NORTH TERRITORIAL	19
49 012 99 0003 000	PLYMOUTH CROSSING LLC	1600 NORTH TERRITORIAL	19

# 1 bed		# 2 bed		# 3 bed		2022 Millage Rate
40	\$ 1,800	53	\$ 2,150	0		0.061
0		41	\$ 1,400	39	\$ 1,800	0.061
18		0		0		0.061
18	\$ 700	0		0		0.061
58	\$ 960	12	\$ 1,150	0		0.061
0		18		0		0.061
4	\$ 780	12	\$ 970	0		0.061
0		22		0		0.061
0		8		0		0.061
8	\$ 600	0		0		0.061
8	\$ 600	0		0		0.061
8		0		0		0.061
0		8		0		0.061
8		0		0		0.061
24	\$ 625	12	\$ 725	0		0.061
24	\$ 625	12	\$ 725	0		0.061
22	\$ 975	22	\$ 1,075	0		0.061
14	\$ 975	14	\$ 1,075	0		0.061
16		8		0		0.061
5		1		0		0.061
0		8		0		0.061
14		0		0		0.061
19	\$ 650	0		0		0.061
19	\$ 650	0		0		0.061
	\$ 775		\$ 1,000		\$ 1,200	

2022 Assess				
%	Tax Rate %	TCV with changes		\$/unit
50.00	3.04	\$ 11,272,000	\$	121,204
50.00	3.03	\$ 2,376,000	\$	29,700
50.00	3.03	\$ 758,160	\$	42,120
50.00	3.03	\$ 904,000	\$	50,222
50.00	3.03	\$ 4,691,520	\$	67,022
50.00	3.03	\$ 1,137,200	\$	63,178
50.00	3.03	\$ 1,060,000	\$	66,250
50.00	3.03	\$ 696,960	\$	31,680
50.00	3.03	\$ 403,920	\$	50,490
50.00	3.03	\$ 401,800	\$	50,225
50.00	3.03	\$ 514,000	\$	64,250
50.00	3.03	\$ 453,600	\$	56,700
50.00	3.03	\$ 529,200	\$	66,150
50.00	3.03	\$ 529,200	\$	66,150
50.00	3.03	\$ 1,982,800	\$	55,078
50.00	3.03	\$ 1,988,800	\$	55,244
50.00	3.03	\$ 2,530,400	\$	57,509
50.00	3.03	\$ 1,610,200	\$	57,507
50.00	3.03	\$ 1,140,480	\$	47,520
50.00	3.03	\$ 351,600	\$	58,600
50.00	3.03	\$ 518,400	\$	64,800
50.00	3.03	\$ 873,200	\$	62,371
50.00	3.03	\$ 1,056,200	\$	55,589
50.00	3.03	\$ 1,070,800	\$	56,358
			\$	55,422