

2026 CITY OF YPSILANTI RESIDENTIAL ECF ANALYSIS

ECF #	ECF NEIGHBORHOOD	2025 ECF	2025 SEV	2025 PARCEL CT.	SALES SAMPLE	2026 Recommended ECF per study	2026 SEV	% OF CHANGE	2026 Final recommended ECF per study
00001	ALL OF E CROSS/ N OF CROSS/ E HURON	1.930	\$ 81,675,100	663	29	2.015	\$ 88,080,800	7.84%	2.015
00004	GARLAND/ VINEWOOD	1.930	\$ 4,263,900	39	29	2.015	\$ 4,603,400	7.96%	2.015
00005	UPPER EAST SIDE	1.504	\$ 5,832,600	40	1	1.499	\$ 6,050,800	3.74%	1.499
00006	GATEWAY ASSOCIATES/ S. MICHIGAN AVE/ W. HAMILTON	1.276	\$ 61,215,700	40	16	1.284	\$ 63,698,600	4.06%	1.284
00007	GATEWAY 07/ S. MICHIGAN AVE/ E. HURON	1.290	\$ 11,421,700	178	13	1.325	\$ 12,146,600	6.35%	1.325
00008	S. OF CROSS/ E. HURON/N. MICHIGAN AVE	1.706	\$ 13,541,200	120	4	1.806	\$ 14,525,400	7.27%	1.806
00011	BRICKHAVEN CONDOS	1.372	\$ 971,100	18	6	1.420	\$ 1,030,000	6.07%	1.420
00018	STUDENT HOUSING AREA	1.668	\$ 23,159,700	187	10	1.732	\$ 24,782,700	7.01%	1.732
00019	STUDENT AREA APARTMENTS	1.668	\$ 10,528,200	65	10	1.732	\$ 11,306,300	7.39%	1.732
00024	NORMAL PARK APARTMENTS	1.439	\$ 11,108,800	74	1	1.499	\$ 11,652,600	4.90%	1.499
00025	NORMAL PARK ASSOCIATION	1.959	\$ 94,926,700	657	29	2.028	\$ 101,303,900	6.72%	2.028
00027	UNIVERSITY VILLAGE APARTMENTS	1.771	\$ 8,761,600	55	6	1.891	\$ 9,441,200	7.76%	1.891
00028	UNIVERSITY VILLAGE ASSOCIATES	1.740	\$ 10,114,400	84	7	1.850	\$ 11,133,600	10.08%	1.850
00032	GERNANOFF & FAIRVIEW	1.867	\$ 21,342,700	111	7	1.962	\$ 22,795,300	6.81%	1.962
00033	WASHTENAW CONDOS	1.372	\$ 3,771,300	54	6	1.420	\$ 3,813,500	1.12%	1.420
00035	WOODS ROAD ASSOCIATES	1.930	\$ 9,755,200	69	29	2.015	\$ 10,521,900	7.86%	2.015
00036	PARK CONDOS / HOMES	1.372	\$ 374,400	4	6	1.420	\$ 380,400	1.60%	1.420
00037	COLLEGE HEIGHTS & MIDWEST	1.976	\$ 105,457,700	641	39	2.139	\$ 113,636,200	7.76%	2.139
00042	STADIUM MEADOWS CONDOS	0.800	\$ 10,268,400	128	8	0.933	\$ 11,069,600	7.80%	0.933
00043	GATEWAY RES CLASS APARTMENTS	1.306	\$ 2,931,200	25	2	1.442	\$ 3,223,500	9.97%	1.442
00045	GATEWAY HISTORIC	1.363	\$ 15,466,000	135	5	1.475	\$ 16,096,100	4.07%	1.475
00046	DORSEY 1 / 2	1.000	\$ 1,468,600	46	8	0.933	\$ 1,391,800	-5.23%	0.933

LAND TABLES	2025 front foot used after review of data	2025 site value used after review of data	Recommended 2026 front foot per study	Recommended 2026 site value per study	2026 front foot used after review of data	2026 site value used after review of data
00001 E. Cross/ N. Cross/ E. Huron River	\$ 950	N/A	\$ 999	N/A	\$ 999	N/A
00003 Huron River Dr Area -3	\$ 799	N/A	\$ 824	N/A	\$ 824	N/A
00004 Garland Area	\$ 950	N/A	\$ 999	N/A	\$ 999	N/A
00006 Gateway Associates	\$ 825	N/A	\$ 843	N/A	\$ 843	N/A
00007 Gateway	\$ 526	N/A	\$ 608	N/A	\$ 608	N/A
00008 S. of Cross/ E. Huron/ N. Michigan Ave	\$ 937	N/A	\$ 862	N/A	\$ 862	N/A
00011 Brickhaven Condos	N/A	\$ 15,650	N/A	\$ 14,364	N/A	\$ 14,364
00018 Student Housing	\$ 799	N/A	\$ 824	N/A	\$ 824	N/A
00019 Student Area Apartment	\$ 799	N/A	\$ 824	N/A	\$ 824	N/A
00024 Normal Park Apartment	\$ 923	N/A	\$ 824	N/A	\$ 824	N/A
00025 Normal Park Associates	\$ 1,001	N/A	\$ 1,012	N/A	\$ 1,012	N/A
00027 University Village Apartments	\$ 763	N/A	\$ 802	N/A	\$ 802	N/A
00028 University Village Associates 2	\$ 763	N/A	\$ 802	N/A	\$ 802	N/A
00032 Gernanoff Associates	\$ 1,025	N/A	\$ 1,013	N/A	\$ 1,013	N/A
00033 Washtenaw Condos	N/A	\$ 15,650	N/A	\$ 14,364	N/A	\$ 14,364
00035 Woods Road Associates	\$ 950	N/A	\$ 999	N/A	\$ 999	N/A
00036 Park Condos / Homes	N/A	\$ 15,650	N/A	\$ 14,364	N/A	\$ 14,364
00037 College Heights	\$ 817	N/A	\$ 922	N/A	\$ 922	N/A
00042 Stadium Meadows Condos	N/A	\$ 36,965	N/A	\$ 31,753	N/A	\$ 31,753
00043 Gateway South Apartments	\$ 763	N/A	\$ 802	N/A	\$ 802	N/A
00045 Gateway Historic South Side	\$ 1,018	N/A	\$ 905	N/A	\$ 905	N/A
00046 Dorsey 1 / 2	N/A	\$ 15,650	N/A	\$ 14,364	N/A	\$ 14,364