

6

Allen Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
006-016-100-04	3980 W CARLETON	12/31/21	\$340,000	WD	03-ARMI'S LENGTH	\$340,000	\$76,000
006-222-151-08	181 URAN	08/23/21	\$140,000	WD	19-MULTI PARCEL	\$140,000	\$66,600
08 010 100 014 10 6 2	4700 KNOWLES RD	05/26/21	\$179,000	LC	03-ARMI'S LENGTH	\$179,000	\$95,900
21 090 001 058	107 OLDS ST	09/13/22	\$370,000	WD	03-ARMI'S LENGTH	\$370,000	\$253,700
Totals:			\$1,029,000			\$1,029,000	\$238,500

Sale. Ratio =>

Std. Dev. =>

Due to a lack of sales in the 301 class, sales from surrounding communities were used to develop the 2024 301 ECF of 0.353.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area
22.35	\$335,920	\$108,672	\$231,328	\$430,394	0.537	23,323	\$9.92	IAPP
47.57	\$171,562	\$59,464	\$80,536	\$234,025	0.344	10,000	\$8.05	IAPP
53.58	\$259,023	\$28,851	\$150,149	\$480,526	0.312	18,751	\$8.01	IAPP
68.57	\$697,183	\$163,560	\$206,440	\$750,525	0.275	19,915	\$10.37	CAPP
	\$1,463,688	\$360,547	\$668,453	\$1,895,470			\$9.09	
23.18		E.C.F. =>	0.353	Std. Deviation=>	0.122			
16.57		Ave. E.C.F. =>	0.398	Ave. Variance=>	#REF!			

Building Style	Use Code	Land Value	Other Parcels in Sale
M-99/425 Area Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$108,672	
Hillsdale Industrial Park	WAREHOUSE - DISTRIBUTION	\$59,464	006-222-151-07
Village Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$28,851	
M-99 City Multi Unit Com	SHOP NBHD	\$163,560	

#REF!

Property Class

301

301

301

201

Allen Township Commercial & Industrial Land Analysis

Sale Date	Parcel Number	# of Pkts	Libert/Pag	Sale Price	Ver	PA 250	Bldg Value/PP	Land Residual	Total Acres	Tillable Acres	Tillable Price	
1/20/23	20 110 002 160 23 7 4	1	1842/1197	\$ 15,000				15,000	0.75	0.75	\$ 20,000	
7/6/22	02 027 300 005 27 5 3	1	1830/548	\$ 4,000	pta			4,000	0.76	0.68	\$ 5,882	
10/20/21	02 017 100 006 17 5 3	1	1811/1054	\$ 10,500	pta			10,500	1.45	1.45	-	
10/20/22	21 004 100 013 04 6 3	1	1838/167	\$ 29,000				29,000	1.84	1.84	-	
5/24/22	21 032 400 026 32 5 3	1	1833/771	\$ 10,000	pta			10,000	1.93	0.00	\$ -	
10/15/21	07 028 200 050 28 6 3	2	1809/590	\$ 18,000	pta			18,000	2.50	0.00	\$ -	
3/18/22	07 021 200 005 21 6 3	1	1822/268	\$ 17,900				17,900	3.00	2.69	\$ 6,654	
9/6/22	07 025 300 016 25 6 3	1	1834/739	\$ 40,000	pta			40,000	3.30	2.60	\$ 15,385	
5/18/22	06 035 100 011 35 5 3	1	1826/170	\$ 36,000	pta			36,000	4.02	4.02	\$ 8,955	
2/14/23	02 007 200 026 07 5 3	1	1844/115	\$ 32,000	pta			32,000	5.00	0.00	\$ -	
8/25/21	07 021 400 008 21 6 3	1	1805/24	\$ 70,000	pta			70,000	6.06	0.00	\$ -	
6/9/21	07 024 100 017 24 6 3	1	1798/371	\$ 16,000	pta			16,000	6.07	0.00	\$ -	
5/5/22	06 032 100 020 32 5 3	1	1825/156	\$ 45,000	pta			45,000	8.55	0.00	\$ -	
3/25/22	21 004 100 015 04 6 3	2	1822/480	\$ 35,000	pta/ps			35,000	9.98	0.00	\$ -	
9/16/22	05 008 200 014 08 6 4	1	1835/1250	\$ 50,300				50,300	20.10	19.60	\$ 2,566	
9/26/22	06 012 200 008 12 6 3	1	1836/370	\$ 83,000				83,000	23.78	0.00	\$ -	
5/19/21	02 015 100 004 15 5 3	1	1796/787	\$ 118,900				118,900	24.00	10.00	\$ -	
11/8/21	02 012 300 010 12 5 3	2	1811/1095	\$ 115,900	ps	X		115,900	25.18	24.57	\$ 4,681	
2/10/23	01 013 200 009 13 5 4	1	1844/1041	\$ 119,206	ps			119,206	31.19	29.94	\$ 3,981	
2/4/22	01 033 400 003 33 5 4	1	1818/1271	\$ 132,000	ps			132,000	36.01	25.25	\$ -	
10/27/21	05 020 400 003 20 6 4	1	1810/1083	\$ 150,000	ps			150,000	37.95	14.04	\$ -	
2/10/23	02 006 400 006 06 5 3	1	1844/1043	\$ 200,569				200,569	40.00	38.02	\$ 5,275	
8/12/21	01 030 400 001 30 5 4	1	1804/29	\$ 250,000				250,000	85.00	40.08	\$ -	
Sale Count =				23	\$ 1,597,375				378.42	212.24	\$ 2,817	
Total AVE/Acre =				\$ 69.01	Total AVE/Acre =				\$ 4.221	← Includes ROW Acres		

Acreeage Analysis

Sale Count	23
Ave Acres/Sale	16.45
Ave ABS DEV Acres	#VALUE!
C.O.D.	#VALUE!

Tillable Analysis

Sale Count	3
Ave Tillable	2,817
Ave ABS DEV Tillable	1,759
C.O.D.	0.6244
Use	\$ 2,810

total assessable acres	364.34	Sale Count
total sale price of all sales	\$ 1,597,375	Ave \$/Acre
Value/Assessable Acre	\$ 4,384	Ave ABS DEV \$/Acre
Use	\$ 4,380	C.O.D.

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	15,000	3 Acre:	30,000	10 Acre:	42,500	30 Acre:	120,000
1.5 Acre:	20,000	4 Acre:	35,000	15 Acre:	55,000	40 Acre:	150,000
2 Acre:	25,000	5 Acre:	37,500	20 Acre:	75,000	50 Acre:	170,000
2.5 Acre:	27,500	7 Acre:	40,000	25 Acre:	115,000	100 Acre:	340,000

Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROI/Acres	Comments	\$ per acre	ACREAGE	PRICE	ABS DEV Acreage	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV \$/Acre
\$ 15,000	0.00	\$ -	\$ -	0.00	Reading City, Res Area	\$ 20,000	ok	ok	22.25	\$ 19,997	\$ -	19977
\$ 4,000	0.00	\$ -	\$ -	0.08	adj owner, added to pci	\$ 5,263	ok	ok	22.24	\$ 5,879	\$ -	5859.352941
\$ 1,32	1.32	\$ 7,955	\$ 10,500	0.13	Jonesville City, wooded	\$ 7,241	ok	ok	1.45	\$ -	\$ -	7954.545455
\$ 1,84	1.84	\$ 15,761	\$ 29,000	0.00	Jonesville City, No Rd	\$ 15,761	ok	ok	1.84	\$ -	\$ 7,806	15760.86957
\$ 1,93	1.93	\$ 5,181	\$ 10,000	0.00	Near Hillside City Limits	\$ 5,181	ok	ok	1.93	\$ -	\$ 2,773	5181.34715
\$ 17,900	2.50	\$ 7,200	\$ 18,000	0.00	Near Hillside City Limits	\$ 7,200	ok	ok	#VALUE!	\$ -	#REF!	7200
\$ 40,000	0.00	\$ -	\$ -	0.31	Near Hillside City Limits	\$ 5,967	ok	ok	#VALUE!	\$ 6,614	\$ -	6654.275093
\$ 36,000	0.00	\$ -	\$ -	0.70	US-12 East of Jonesville	\$ 12,121	ok	ok	#VALUE!	\$ 15,382	\$ -	15384.61538
\$ 4,75	4.75	\$ 6,737	\$ 32,000	0.25	Wooded, Gravel Rd	\$ 8,955	ok	ok	#VALUE!	\$ 8,951	\$ -	8955.223881
\$ 5,81	5.81	\$ 12,048	\$ 70,000	0.25	Near Hillside City Limits	\$ 6,400	ok	ok	#VALUE!	\$ -	\$ 9,024	6736.842105
\$ 5,41	5.41	\$ 2,957	\$ 16,000	0.66	Adj to campground	\$ 2,636	ok	ok	#VALUE!	\$ -	\$ 4,848	12048.19277
\$ 8,55	8.55	\$ 5,263	\$ 45,000	0.00	Adj to campground	\$ 5,263	ok	ok	#VALUE!	\$ -	\$ 4,243	2957.486137
\$ 9,98	9.98	\$ 3,507	\$ 35,000	0.00	some non-till	\$ 3,507	ok	ok	#VALUE!	\$ -	\$ 5,263	5263.157895
\$ 50,300	0.00	\$ -	\$ -	0.50	some non-till	\$ 2,502	ok	ok	#VALUE!	\$ 2,566	\$ -	3507.014028
\$ 22,84	22.84	\$ 3,634	\$ 83,000	0.94		\$ 3,490	ok	ok	#VALUE!	\$ -	\$ 3,566	3591.975482
\$ 13,49	13.49	\$ -	\$ -	0.51		\$ 4,954	ok	error	#VALUE!	\$ -	\$ -	5019.728395
\$ 0,00	0.00	\$ -	\$ -	0.61	pa260 some non-till	\$ 4,567	ok	ok	#VALUE!	\$ 4,681	\$ -	4680.504681
\$ 119,206	119.206	\$ 0,00	\$ -	1.25	some non-till	\$ 3,822	ok	ok	#VALUE!	\$ 3,981	\$ -	3939.496326
\$ 9,43	9.43	\$ -	\$ -	1.33		\$ 3,666	ok	error	#VALUE!	\$ -	\$ -	3796.798374
\$ 22,25	22.25	\$ -	\$ -	1.66		\$ 3,953	ok	error	#VALUE!	\$ -	\$ -	4123.940074
\$ 200,569	0.00	\$ -	\$ -	1.98		\$ 5,014	ok	ok	#VALUE!	\$ 5,275	\$ -	5261.865076
\$ 42,00	42.00	\$ -	\$ -	2.92	old house rly	\$ 2,941	ok	error	#VALUE!	\$ 3	#REF!	3035.828967
\$ 597,975	152.10	\$ -	\$ -	14.08								

Non-Tillable Analysis	
Sale Count	23
Ave Non-Tillable	\$ 4,384
Ave ABS DEV Non-Tillable	\$ 540
C.O.D.	0.1232
Use \$	

23
\$ 4,384
\$ 540
0.1232