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Allen Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,200	34.08
19 009 400 013 09 5 4	515 MARSHALL ST	04/08/22	\$568,000	WD	03-ARM'S LENGTH	\$568,000	\$184,400	32.46
19 015 400 019 15 5 4	917 ANDERSON RD	03/30/22	\$3,750,000	WD	19-MULTI PARCEL	\$3,750,000	\$1,350,900	36.02
19 040 001 190	100 MARSHALL ST	12/30/21	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$29,400	42.00
19 040 001 322	119 JONESVILLE ST	01/24/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,000	41.43
19 085 001 001	916 ANDERSON RD	06/24/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$97,700	28.74
21 009 100 007 09 6 3	530 BECK ST	10/01/21	\$130,000	OTH	03-ARM'S LENGTH	\$130,000	\$52,600	40.46
21 060 001 049	237 E CHICAGO ST	06/16/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$87,100	91.68
21 090 001 030	204 OLDS ST	04/20/21	\$220,000	LC	03-ARM'S LENGTH	\$220,000	\$76,500	34.77
21 120 001 009	541 INDUSTRIAL PKWY	12/22/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$101,600	24.19
006-227-285-18	2 N HOWELL	11/02/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$126,000	34.52
006-227-236-06	16 HILLSDALE	10/05/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$68,200	26.96
<b>Totals:</b>						<b>\$6,531,000</b>	<b>\$2,288,600</b>	<b>35.04</b>

Sale. Ratio =>

Due to lack of sales in 201 class, sales of 201 properties in rural townships and surrounding cities to Allen Township were used to develop the 2024 Commercial ECF. 2023 Commercial ECF: 0.587

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
\$199,265	\$82,414	\$167,586	\$187,562	0.893	2,800	\$59.85	CAPP	Equipment Rental (Off M-99)
\$421,158	\$105,203	\$462,797	\$507,151	0.913	3,044	\$152.04	CAPP	M-99 City Medical/Dental
\$3,541,204	\$159,180	\$3,590,820	\$7,060,593	0.509	227,788	\$15.76	IAPP	M-49 Litchfield Industrial Park
\$80,522	\$1,859	\$68,141	\$126,265	0.540	6,634	\$10.27	CAPP2	M-99 DOWNTOWN Com/Res Mix
\$61,673	\$2,440	\$67,560	\$95,077	0.711	612	\$110.39	CAPP2	City Restaurant/Snack Bar/Fast Food
\$281,589	\$44,847	\$295,153	\$494,242	0.597	16,000	\$18.45	IAPP	M-49 Litchfield Industrial Park
\$92,752	\$7,995	\$122,005	\$176,946	0.690	9,019	\$13.53	IAPP	City Misc Com
\$119,146	\$5,169	\$89,831	\$160,305	0.560	2,500	\$35.93	CAPP	US-12 DOWNTOWN Retail
\$180,725	\$69,795	\$150,205	\$156,020	0.963	6,812	\$22.05	CAPP	M-99 City Service Garage
\$264,997	\$30,226	\$389,774	\$490,127	0.795	12,000	\$32.48	IAPP	Jonesville Industrial Park
\$239,163	\$18,702	\$346,298	\$417,540	0.829	6,752	\$51.29	CAPP	City DOWNTOWN Misc Com
\$187,210	\$26,116	\$226,884	\$305,102	0.744	10,240	\$22.16	CAPP	City Misc Com
<b>\$5,669,404</b>	<b>\$553,946</b>	<b>\$5,977,054</b>	<b>\$10,176,930</b>			<b>\$45.35</b>		
	<b>E.C.F. =&gt;</b>	<b>0.587</b>						
	<b>Ave. E.C.F. =&gt;</b>	<b>0.717</b>						

Use Code	Land Value	Other Parcels in Sale	Property Class
STORE RETAIL	\$82,414		201
MED DENTAL	\$103,185		201
INDUSTRIAL LIGHT MANUFACTURING	\$159,180	19 015 400 005 15 5 4, 19 015 400 020 15 5 4	301
SHOPPING/RESIDENTIAL MIXED	\$1,859		201
RESTAURANT - SNACK BAR	\$2,440		201
INDUSTRIAL LIGHT MANUFACTURING	\$44,847		301
INDUSTRIAL LIGHT MANUFACTURING	\$7,995		301
BARBER/BEAUTY	\$5,169		201
WAREHOUSE - STORAGE	\$69,795		201
WAREHOUSE - STORAGE	\$30,226		301
SHOPPING/RESIDENTIAL MIXED	\$18,702		201
COMMERCIAL MISCELLANEOUS	\$26,116		201

Allen Township Commercial & Industrial Land Analysis

Sale Date	Parcel Number	# of Pcts	Liber/Pag	Sale Price	Ver	PA 260	Elgd. 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	pla			4,000	0.76	0.68	\$ 5,882
10/20/21	02 017 100 006 17 5 3	1	1811/1054	\$ 10,500	pla			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	pla			10,000	1.93	0.00	
10/15/21	07 028 200 050 28 6 3	2	1809/690	\$ 18,000	pla			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	pla			40,000	3.30	2.60	\$ 15,385
5/18/22	06 035 100 011 35 5 3	1	1826/1170	\$ 36,000	pla			36,000	5.00	4.02	\$ 8,955
2/14/23	02 007 200 026 07 5 3	1	1844/115	\$ 32,000	pla			32,000	6.06	0.00	
8/25/21	07 021 400 008 21 6 3	1	1805/24	\$ 70,000				70,000	6.07	0.00	
6/9/21	07 024 100 017 24 6 3	1	1798/371	\$ 16,000	pla			16,000	8.55	0.00	
5/5/22	06 032 100 020 32 5 3	2	1825/1156	\$ 45,000	pla/plps			45,000	9.98	0.00	
3/25/22	21 004 100 015 04 6 3	2	1822/480	\$ 35,000				35,000	20.10	19.60	\$ 2,566
9/16/22	05 008 200 014 08 6 4	1	1835/1250	\$ 50,300				50,300	23.78	10.00	
5/19/21	02 015 100 004 15 5 3	1	1836/370	\$ 83,000				83,000	24.00	10.00	
1/18/21	02 012 200 008 12 6 3	2	1811/1095	\$ 115,900	rps			115,900	31.19	29.94	\$ 4,681
2/10/23	01 013 200 009 13 5 4	1	1844/1041	\$ 119,206				119,206	36.01	25.25	\$ 3,981
2/14/22	01 033 400 003 33 5 4	1	1818/1271	\$ 132,000	rps			132,000	37.95	14.04	
10/27/21	05 020 400 003 20 6 4	1	1810/1083	\$ 150,000	rps			150,000	40.00	38.02	
2/10/23	02 006 400 006 06 5 3	1	1844/1043	\$ 200,569				200,569	85.00	40.08	
8/12/21	01 030 400 001 30 5 4	1	1804/29	\$ 250,000				250,000			
Sale Count = 23				\$ 1,597,375				1,597,375	378.42	212.24	\$ 2,817
								Total AVE/Acre = \$ 4,221	← Includes ROW Acres		

Acreage 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.

Description: COMM/JND ACREAGE

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	ROW Acres	Comments	SALE PRICE	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV \$/acre
\$ 15,000	0.00	\$ -	\$ -	0.00	Reading City Res Area	ok	\$ 19,997	\$ -	1997
\$ 4,000	0.00	\$ -	\$ -	0.08	adj owner, added to pool	ok	\$ 5,879	\$ -	5859.352941
\$ -	1.32	\$ 7,965	\$ 10,500	0.13	Jonesville City, wooded	ok	\$ -	\$ -	7954.545455
\$ -	1.84	\$ 15,761	\$ 29,000	0.00	Jonesville City, No Rd	ok	\$ -	\$ 7,806	15760.86957
\$ -	1.93	\$ 5,181	\$ 10,000	0.00	Near Hillisdale City Limits	ok	\$ -	\$ 2,773	5181.34715
\$ -	2.50	\$ 7,200	\$ 18,000	0.00	Near Hillisdale City Limits	ok	\$ -	\$ -	7200
\$ 17,900	0.00	\$ -	\$ -	0.31	Near Hillisdale City Limits	ok	\$ 6,614	\$ -	6654.275093
\$ 40,000	0.00	\$ -	\$ -	0.70	US-12 East of Jonesville	ok	\$ 15,382	\$ -	15384.61538
\$ 36,000	0.00	\$ -	\$ -	0.00	Wooded, Gravel Rd	ok	\$ 8,951	\$ -	8955.223881
\$ -	4.75	\$ 6,737	\$ 32,000	0.25	Near Hillisdale City Limits	ok	\$ -	\$ 9,024	6736.842105
\$ -	5.81	\$ 12,048	\$ 70,000	0.25	Adj to campground	ok	\$ -	\$ 4,848	12048.19277
\$ -	5.41	\$ 2,957	\$ 16,000	0.66		ok	\$ -	\$ 4,243	2957.486137
\$ -	8.55	\$ 5,263	\$ 45,000	0.00		ok	\$ -	\$ 5,263	5263.157895
\$ -	9.98	\$ 3,507	\$ 35,000	0.00		ok	\$ -	\$ 3,507	3507.014028
\$ 50,300	0.00	\$ -	\$ -	0.50	some non-hill	ok	\$ -	\$ -	2414.226531
\$ -	22.84	\$ 3,634	\$ 83,000	0.94		ok	\$ 2,566	\$ -	3591.975482
\$ -	13.49	\$ -	\$ -	0.51		error	\$ -	\$ -	5019.728395
\$ 115,000	0.00	\$ -	\$ -	0.61	pa280 some non-hill	ok	\$ -	\$ -	4680.50681
\$ 119,206	0.00	\$ -	\$ -	1.25	some non-hill	ok	\$ 3,981	\$ -	3939.496326
\$ -	9.43	\$ -	\$ -	1.33		error	\$ -	\$ -	3796.798374
\$ -	22.25	\$ -	\$ -	1.66		error	\$ -	\$ -	4123.940074
\$ 200,569	0.00	\$ -	\$ -	1.98		ok	\$ 5,275	\$ -	5261.865076
\$ -	42.00	\$ -	\$ -	2.92	old house n/v	error	\$ -	\$ -	3035.828967
\$ 597,975	152.10	\$ -	\$ -	14.08					

Non-Tillable Analysis	
Sale Count	2
Ave Non-Tillable	\$ -
Ave ABS DEV Non-Tillable	#REF!
C.O.D.	N/A
Use \$ -	

23	\$ 4,384
	\$ 540
	0.1232