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Amboy Commercial Land Analysis

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft
Vacant	006-426-377-13	100 W St Joe St	4/5/2022	\$12,000		1823/840	0.890	38,768
Vacant	14 100 001 107	Miller St (Lots 57-58)	11/4/2022	\$15,000		1838/971	0.500	21,780
Vacant	20 110 002 160 23 7 4	Strong St	6/2/2023	\$16,500		1851/550	0.750	32,670
Vacant	07 220 001 014	1491 Vera Dr	10/27/2023	\$15,800		1860/825	1.187	51,706

\$59,300

3.327

\$17,823.83

Total Front Ft	ROW (Sq Ft)	Value	Indicate		Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months		Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre
			Imprvmnts	Land					To				
379	0	0	\$12,000	N/A	0.890	38,768	\$13,483	\$0.31	12	0.00%	\$12,000	\$13,483	
165	0	0	\$15,000	N/A	0.500	21,780	\$30,000	\$0.69	5	0.00%	\$15,000	\$30,000	
66	0	0	\$16,500	N/A	0.750	32,670	\$22,000	\$0.51	-2	0.00%	\$16,500	\$22,000	
285	0	0	\$15,800	N/A	1.187	51,706	\$13,311	\$0.31	-7	0.00%	\$15,800	\$13,311	

Adjust \$		Adjust \$	
Adjust \$	Per Front	Other Parcels in Sale	Comments
Per Sq Ft	Ft		
\$0.31	\$31.68		Ag Society Purchased
\$0.69	\$90.91	14 100 001 108	Camden Village Com/Res
\$0.51	\$250.00		Reading City/Res Area/Across from School
\$0.31	\$55.37	07 220 001 015, 07 220 001 016	Hillsdale Twp - Commercial

Amboy Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL	\$140,000	\$56,600
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$40,900
Totals:			\$225,000			\$225,000	\$97,500

Sale. Ratio =>
Std. Dev. =>

Total Sales = 2

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40.43	\$152,070	\$2,144	\$137,856	\$225,453	0.611	5,848	\$23.57	CAPP2
48.12	\$106,065	\$9,967	\$75,033	\$144,508	0.519	5,094	\$14.73	CAPP2
	\$258,135		\$212,889	\$369,961			\$19.15	
43.33			E.C.F. => 0.575	Std. Deviation=> 0.065				
5.44			Ave. E.C.F. => 0.565	Ave. Variance=> 4.6117				

Standard Deviation Range				# of
	Low	High	Sales	
1	0.500	0.631	2	
2	0.435	0.696	2	
3	0.370	0.761	2	

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
4.6117	M-99 Downtown Restaurant w/ Res	RESTAURANTS	\$3,565	Yes	09/03/24
4.6117	M-99 Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$6,274	No	09/24/21
1.0090					

Coefficient of Var=> 8.1572

% of Sales
 100.00%
 100.00%
 100.00%

Other Parcels in Sale	Land Table	Property Class	Building Depr.
19 040 001 176	19-CAPP.COMMERCIAL APPRAISALS	201	0
	19-CAPP.COMMERCIAL APPRAISALS	201	45