

6

Camden Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
006-016-100-04	3980 W CARLETON	12/31/21	\$340,000	03-ARM'S LENGTH	\$340,000	\$76,000	22.35
006-221-276-06	231 MECHANIC	04/12/22	\$470,000	03-ARM'S LENGTH	\$470,000	\$138,800	29.53
006-222-151-08	181 URAN	08/23/21	\$140,000	19-MULTI PARCEL	\$140,000	\$66,600	47.57
08 010 100 014 10 6 2	4700 KNOWLES RD	05/26/21	\$179,000	03-ARM'S LENGTH	\$179,000	\$95,900	53.58
19 015 400 019 15 5 4	917 ANDERSON RD	03/30/22	\$3,750,000	19-MULTI PARCEL	\$3,750,000	\$1,350,900	36.02
<b>Totals:</b>			<b>\$4,879,000</b>		<b>\$4,879,000</b>	<b>\$1,728,200</b>	<b>35.42</b>

Sale. Ratio =>

35.42

Due to a Lack of sales in Camden Township,  
 Sales from the entire county of Hillsdale were  
 used to derive an ECF of .500 for the Industrial  
 class.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
\$335,920	\$108,672	\$231,328	\$430,394	0.537	23,323	\$9.92	\$108,672
\$437,706	\$26,155	\$443,845	\$788,148	0.563	36,000	\$12.33	\$60,183
\$171,562	\$59,464	\$80,536	\$234,025	0.344	10,000	\$8.05	\$59,464
\$259,023	\$28,851	\$150,149	\$480,526	0.312	18,751	\$8.01	\$28,851
\$3,541,204	\$159,180	\$3,590,820	\$7,060,593	0.509	227,788	\$15.76	\$159,180
<b>\$4,745,415</b>	<b>\$382,322</b>	<b>\$4,496,678</b>	<b>\$8,993,686</b>				<b>\$10.81</b>
<b>E.C.F. =&gt;</b>				<b>0.500</b>	<b>Std. Deviation=&gt; 0.116</b>		

**Other Parcels in Sale**

006-222-151-07

19 015 400 005 15 5 4, 19 015 400 020 15 5 4

Camden Township Industrial Land Analysis

SALE DATE	Parcel 1	# of Lots	LIBER/ PAGE	SALE PRICE	Bldg Value	Land Residual	Sq Ft
5/14/21	04 165 001 009	1.00	1797/859	\$ 5,000	\$ -	\$ 5,000	13,334
10/22/21	18 085 001 041	3.00	1810/723	\$ 11,000	\$ -	\$ 11,000	43,200
1/20/23	20 110 002 16 023 7 4	1.00	1842/197	\$ 15,000	\$ -	\$ 15,000	32,670
4/15/21	17 085 001 089	5.00	1792/1054	\$ 15,000	\$ -	\$ 15,000	87,455
6/3/21	21 065 001 002	1.00	1798/728	\$ 11,400	\$ -	\$ 11,400	20,625
<b>Number of Lots = 11.00</b>			<b>Totals</b>	<b>\$ 57,400</b>	<b>\$ -</b>	<b>\$ 57,400</b>	<b>197,284</b>

Sale Count = 5

Ave->

Due to a Lack of sales in Camden Township, Sales from the entire county of Hillsdale were used for the Industrial class.

Acreage Table 'A'

Description: INDUSTRIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	17,500	3 Acre:	40,000	10 Acre:	65,000	30 Acre:	125,000
1.5 Acre:	24,000	4 Acre:	44,000	15 Acre:	80,000	40 Acre:	150,000
2 Acre:	31,000	5 Acre:	48,000	20 Acre:	95,000	50 Acre:	180,000
2.5 Acre:	35,000	7 Acre:	55,000	25 Acre:	110,000	100 Acre:	360,000

Close

\$/Sq Ft	Acreage	\$/ acre	Comment
\$ 0.37	0.31	\$ 16,129.03	BL Lake LeAnn/N of US-12
\$ 0.25	0.99	\$ 11,111.11	BL Merry Lake (Territorial Rd)
\$ 0.46	0.75	\$ 20,000.00	Reading City - Residential
\$ 0.17	2.01	\$ 7,462.69	Waldron Village Res
\$ 0.55	0.47	\$ 24,255.32	Jonesville City - Residential

4.53 \$78,958.15

\$ 0.29

Ave->

\$17,430.05