

5

Fayette Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
006-126-160-07	59 N BROAD	11/08/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,300	40.19
006-126-162-13	31 N BROAD	01/09/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$75,300	30.49
006-222-377-06	164 LEWIS	10/13/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$161,600	29.38
006-227-236-06	16 HILLSDALE	10/05/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$68,200	26.96
006-227-282-10	70 N HOWELL	05/06/22	\$78,352	WD	03-ARM'S LENGTH	\$78,352	\$31,100	39.69
006-227-285-14	14 N HOWELL	01/10/23	\$435,000	WD	19-MULTI PARCEL	\$435,000	\$100,700	23.15
006-227-285-18	2 N HOWELL	11/02/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$126,000	34.52
006-227-285-24	20 N HOWELL	09/28/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$41,900	25.39
006-227-285-25	22 N HOWELL	09/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$42,300	27.29
006-327-428-18	16 S HOWELL	01/09/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$40,100	27.28
006-426-302-01	62 WALDRON	02/20/24	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$29,600	27.41
006-426-302-08	51 S HOWELL	01/31/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,600	51.38
006-435-103-29	208 S BROAD	02/01/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$135,600	90.40
01 022 100 002 22 5 4	8980 ANDERSON RD	11/15/23	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$41,300	44.41
04 012 300 031 12 5 1	14247 E CHICAGO RD	12/20/23	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$110,980	31.71
05 017 200 024 17 6 4	9247 W CHICAGO RD	02/22/24	\$480,000	MLC	03-ARM'S LENGTH	\$480,000	\$165,500	34.48
12 013 400 017 13 7 2	8991 HUDSON RD	07/13/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,700	37.91
14 100 001 011	113 S MAIN ST	11/04/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$45,800	25.59
17 065 001 170	108 N MAIN ST	06/30/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,700	49.40
21 060 001 158	310 NORTH ST	05/25/23	\$250,000	MLC	03-ARM'S LENGTH	\$245,000	\$70,500	28.78
21 090 001 058	107 OLDS ST	09/13/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$253,700	68.57
Totals:			\$4,920,352			\$4,915,352	\$1,786,480	

Sale. Ratio => 36.34
Std. Dev. => 16.30

Due to no Commercial sales in Fayette Township, sales from outside the township were utilized to develop the 2025 Commercial ECF. A mix of City, Township and Village sales were utilized. ECF of 0.757 was used for the 2025 year.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
\$123,911	\$2,025	\$157,975	\$183,287	0.862	1,595	\$99.04	9.0991
\$197,899	\$3,259	\$243,741	\$292,692	0.833	5,612	\$43.43	6.1849
\$427,996	\$10,976	\$539,024	\$627,098	0.860	9,080	\$59.36	8.8646
\$208,060	\$5,167	\$247,833	\$305,102	0.812	10,240	\$24.20	4.1387
\$69,419	\$2,588	\$75,764	\$100,498	0.754	6,201	\$12.22	1.7020
\$413,330	\$3,780	\$431,220	\$615,865	0.700	6,444	\$66.92	7.0721
\$281,628	\$4,057	\$360,943	\$417,505	0.865	6,752	\$53.46	9.3617
\$163,882	\$1,848	\$163,152	\$243,660	0.670	4,845	\$33.67	10.1319
\$116,739	\$1,367	\$153,633	\$173,492	0.886	3,003	\$51.16	11.4628
\$122,372	\$1,527	\$145,473	\$181,722	0.801	4,053	\$35.89	2.9618
\$106,734	\$1,282	\$106,718	\$158,574	0.673	1,485	\$71.86	9.7924
\$234,720	\$4,907	\$220,093	\$345,583	0.637	5,558	\$39.60	13.4034
\$146,096	\$8,502	\$141,498	\$206,908	0.684	4,528	\$31.25	8.7039
\$74,776	\$11,731	\$81,269	\$94,805	0.857	3,000	\$27.09	8.6320
\$312,109	\$12,726	\$337,274	\$450,200	0.749	4,824	\$69.92	2.1743
\$332,301	\$21,339	\$458,661	\$467,612	0.981	12,140	\$37.78	20.9951
\$96,248	\$7,781	\$102,219	\$133,033	0.768	1,522	\$67.16	0.2535
\$158,496	\$1,752	\$177,248	\$235,705	0.752	2,696	\$65.74	1.8917
\$50,013	\$1,201	\$48,799	\$73,402	0.665	1,935	\$25.22	10.6085
\$179,146	\$3,203	\$241,797	\$264,576	0.914	2,479	\$97.54	14.2997
\$517,249	\$19,586	\$350,414	\$748,365	0.468	19,915	\$17.60	30.2668
\$4,333,124		\$4,784,748	\$6,319,683			\$49.05	1.3789
E.C.F. =>		0.757	Std. Deviation=>		0.116		
Ave. E.C.F. =>		0.771	Ave. Variance=>		9.1429		
					Coefficient of Var=>		

Building Style	Use Code	Land Value	Property Class
M-99 Downtown Office	STORE RETAIL	\$3,252	201
M-99 Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$4,991	201
City Shopping/Neighborhood	LAUNDROMAT	\$14,813	201
City Misc Com	COMMERCIAL MISCELLANEOUS	\$7,543	201
City Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$4,059	201
City Downtown Com/Res Mix	COMMERCIAL MISCELLANEOUS	\$6,113	201
City Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$6,075	201
City Downtown Com/Res Mix	COMMERCIAL MISCELLANEOUS	\$2,995	201
City Downtown Com/Res Mix	COMMERCIAL MISCELLANEOUS	\$2,274	201
City Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$2,532	201
City Office	OFFICE BUILDINGS	\$2,132	201
City Office	COMMERCIAL MISCELLANEOUS	\$7,202	201
M-99 City Bar/Restaurant	FRATERNAL	\$10,029	201
Mini-Storage (Borders Litchfield City)	WAREHOUSE MINI-STORAGE	\$15,721	201
US-12 Veterinary Hospital	HOSP VET	\$13,808	201
US-12 Retail (Antique Mall)	STORE RETAIL	\$26,863	201
M-99 Village-Unincorporated Misc Com	MARKET MINI	\$10,738	201
M-49 Village Bar/Restaurant	BAR	\$2,856	201
Village Bar/Restaurant	BAR	\$1,997	201
City Day Care	DAY CARE	\$4,914	201
M-99 City Shopping /Neighborhood	SHOP NBHD	\$24,885	201

11.8599

Fayette Township Commercial Land Analysis

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Lot/Cont	Page	Total Area	Total Sq Ft	Total From Pt	ROW (Sq Ft)
Vacant	04 011 300 016 11 5 1	13153 E Chicago Rd	12/6/2022	\$74,900	1840/946		12.58	547,985	331.89	16594.5
Vacant	06 032 100 020 32 5 3	Jonesville Rd	5/5/2022	\$45,000	1825/1156		8.55	372,438	0	0
Vacant	06 032 300 010 32 5 3	3548 Jonesville Rd	9/29/2022	\$25,000	1836/306		10.0101	436,040	663.45	0
Vacant	06 035 100 011 35 5 3	E Chicago Rd	5/18/2022	\$36,000	1826/1170		4.02	175,111	310.57	0
Total:				\$180,900	Total AC:		35.1601	1,531,574		

Price/AC:

\$5,145.04

Price/SF:

\$0.12

Imp Units Other Parcels
Value In Sale

Comments

\$0	US-12/Church Sold
\$0	Adj to Campground
\$0	Fayette Twp/Jonesville City
\$0	US-12/East of Jonesville