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Fayette Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Building Style
006-016-100-04	3980 W CARLETON	12/31/21	WD	03-ARM'S LENGTH	\$340,000	\$108,672	\$231,328	\$430,394	0.537	0.5961	M-99/425 Area Industrial
006-221-226-11	282 INDUSTRIAL	02/22/23	WD	03-ARM'S LENGTH	\$2,500,000	\$37,656	\$2,462,344	\$4,490,381	0.548	0.4919	Hillsdale Industrial Park
006-221-276-06	231 MECHANIC	04/12/22	WD	03-ARM'S LENGTH	\$470,000	\$26,155	\$443,845	\$788,148	0.563	1.9709	Hillsdale Industrial Park
006-222-151-08	181 URAN	08/23/21	WD	19-MULTI PARCEL	\$140,000	\$59,464	\$80,536	\$234,025	0.344	19.9306	Hillsdale Industrial Park
006-222-177-03	305 ARCH	06/24/22	WD	19-MULTI PARCEL	\$240,000	\$40,948	\$199,052	\$290,856	0.684	14.0926	Hillsdale Industrial Park
08 010 100 014 10 6 2	4700 KNOWLES RD	05/26/21	LC	03-ARM'S LENGTH	\$179,000	\$28,851	\$150,149	\$480,526	0.312	23.0972	Village Industrial
19 015 400 019 15 5 4	917 ANDERSON RD	03/30/22	WD	19-MULTI PARCEL	\$3,750,000	\$159,180	\$3,590,820	\$7,060,593	0.509	3.4868	M-49 Litchfield Industrial Park
19 085 001 001	916 ANDERSON RD	06/24/22	WD	03-ARM'S LENGTH	\$340,000	\$44,847	\$295,153	\$494,242	0.597	5.3743	M-49 Litchfield Industrial Park
21 120 001 009	541 INDUSTRIAL PKWY	12/22/21	WD	03-ARM'S LENGTH	\$420,000	\$30,226	\$389,774	\$490,127	0.795	25.1810	Jonesville Industrial Park
Totals:					\$8,379,000	\$535,999	\$7,843,001	\$14,759,293	0.150	1.2046	
					E.C.F. =>	0.531	Std. Deviation=>	10.4691	Coefficient of Var=>	19.2644	
					Ave. E.C.F. =>	0.543	Ave. Variance=>				

Industrial Land Analysis Fayette

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
06 032 300 010 32 5 3	3548 JONESVILLE RD	09/29/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,700	58.80
Totals:			\$25,000			\$25,000	\$14,700	58.80
							Sale. Ratio =>	58.80
							Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
\$29,400	\$25,000	\$29,400	5.88	5.88	\$4,252	\$0.10	300	1836/0306	INDUSTRIAL
\$29,400	\$25,000	\$29,400	5.88	5.88	Average	Average			
			Average	per Net Acre=>	4,251.70	per SqFt=>			\$0.10

Class
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