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Fayette Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
006-126-159-13	52 WILLOW	02/02/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$142,300	59.29
006-221-226-11	282 INDUSTRIAL	02/22/23	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,345,500	53.82
006-221-276-06	231 MECHANIC	04/12/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$138,800	29.53
006-221-276-08	250 INDUSTRIAL	11/01/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$130,600	18.01
006-222-454-01	90 W FAYETTE	10/03/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,900	36.22
03 010 300 013 10 5 2	6451 E CHICAGO RD	11/14/22	\$160,000	WD	08-ESTATE	\$160,000	\$24,000	15.00
13 018 300 033 18 7 1	9137 HUDSON RD	08/21/23	\$67,000	MLC	03-ARM'S LENGTH	\$67,000	\$31,600	47.16
19 040 001 193	126 MARSHALL ST	11/23/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$106,200	92.35
19 085 001 001	916 ANDERSON RD	06/24/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$97,700	28.74
20 110 002 147 23 7 4	105 ENTERPRISE DR	02/29/24	\$243,883	WD	03-ARM'S LENGTH	\$243,883	\$186,400	76.43
Totals:			\$4,995,883			\$4,995,883	\$2,252,000	
							Sale. Ratio =>	45.08
							Std. Dev. =>	25.21

Due to no sales in the 301 class in Fayette Township, sales from outside the township were utilized to develop the 2025 301 ECF. ECF of 0.561 was utilized.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
\$262,722	\$15,713	\$224,287	\$441,088	0.508	27,463	\$8.17	3.4386
\$2,465,319	\$40,915	\$2,459,085	\$4,329,293	0.568	75,420	\$32.61	2.5138
\$474,183	\$27,175	\$442,825	\$798,229	0.555	36,000	\$12.30	1.1887
\$581,680	\$34,599	\$690,401	\$976,930	0.707	24,800	\$27.84	16.3832
\$191,871	\$13,903	\$121,097	\$227,810	0.532	16,539	\$7.32	1.1302
\$141,525	\$61,830	\$98,170	\$142,313	0.690	3,712	\$26.45	14.6947
\$85,204	\$11,175	\$55,825	\$132,195	0.422	8,156	\$6.84	12.0579
\$121,254	\$15,425	\$99,575	\$188,980	0.527	24,043	\$4.14	1.5966
\$332,546	\$21,946	\$318,054	\$554,643	0.573	16,000	\$19.88	3.0566
\$379,540	\$23,324	\$220,559	\$636,100	0.347	18,500	\$11.92	19.6136
\$5,035,844		\$4,729,878	\$8,427,579			\$15.75	1.8365
	E.C.F. =>	0.561	Std. Deviation=>	0.108			
	Ave. E.C.F. =>	0.543	Ave. Variance=>	7.5674			Coefficient of Var=>

Building Style	Use Code	Land Value	Property Class
City Industrial Warehouse	WAREHOUSES	\$19,096	301
Hillsdale Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$48,109	301
Hillsdale Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$33,358	301
Hillsdale Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$41,413	301
City Misc Com/Ind	WAREHOUSE - STORAGE	\$18,144	301
US-12 Misc Com/Ind	STORE RETAIL	\$61,830	301
M-99 Village-Unincorporated Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$15,055	301
M-99 Downtown Misc Com/Ind	INDUSTRIAL LIGHT MANUFACTURING	\$20,086	301
M-49 Litchfield Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$27,547	301
Reading Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$29,097	301

13.9395

Fayette Township Industrial Land Analysis

Parcel	Parcel	Address	Sale	Sale	Liberty	Total	Total	Total	ROW
Method	Number		Date	Price	Cont.	Page	Acre	Sq Ft	Front Ft. (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

Improvements 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