

7

Land Value Analysis
Used Sales

e Price	Conf.	Libor/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprints Value	Land Residual	Indicated LB Ratio	Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months To Mid-Point	Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre	Adjust \$ Per Sq Ft	Adjust \$ Per Front Ft	Other Parents In Sale	Comments	Use? 1=Yes, 0=No
\$12,000		1823/640	0.890	38,768	379	0	0	\$12,000	N/A	0.890	38,768	\$13,463	\$0.31	12	0.00%	\$12,000	\$13,483	\$0.31	\$31.68	14 100 001 108	Ag Society Purchased	1
\$15,000		1888/871	0.500	21,780	165	0	0	\$15,000	N/A	0.500	21,780	\$30,000	\$0.69	5	0.00%	\$15,000	\$30,000	\$0.69	\$90.91		Camden Village Com/Res	1
\$16,500		1881/250	0.750	32,670	66	0	0	\$16,500	N/A	0.750	32,670	\$22,000	\$0.51	-2	0.00%	\$16,500	\$22,000	\$0.51	\$250.00		Reading City/Res Area/Cross from School	1
\$15,800		1880/823	1.187	51,706	285	0	0	\$15,800	N/A	1.187	51,706	\$13,311	\$0.31	-7	0.00%	\$15,800	\$13,311	\$0.31	\$55.37	07 220 001 015,07 220 001 016	Hillsdale Twp - Commercial	1
\$59,300																						
Total acres:			3.327																			
avg \$ per acre:					\$17,823.83																	

Land Value Analysis
Used Sales

2024 for 2025

Sale Price	Cont.	Ubr/Pg	Total Acre	Total Sq Ft	Total Forest Ft	NOV (sq ft)	Imprmnt Value	Land	Indicated	Rebid	Rebid	Unadjst	Unadjst	Months To	Time	Adjusted	Adjusted	Adjusted	Adjusted	Other Parcel In Sale	Comments	Used? Yr/Mo, Date
\$12,000	1823/840	0.890	38,768	379	0	0	\$12,000	1.87	0.890	38,768	\$13,483	\$0.31	12	0.00%	\$12,000	\$13,483	\$0.31	12	0.00%	1.40 001.108	Camden Village Conf/Inv	1
\$15,000	1881/550	0.790	32,670	66	0	0	\$15,000	0.790	32,670	\$22,000	\$0.51	-2	0.00%	\$15,000	\$22,000	\$0.51	-2	0.00%	\$250.00	Reading Ctr/Arcs/Across from School	1	
\$15,800	1880/825	1.187	51,706	285	0	0	\$15,800	1.187	51,706	\$19,311	\$0.31	-7	0.00%	\$15,800	\$19,311	\$0.31	-7	0.00%	07 220 001 015.07 220 001 016	Hillside Twp - Commercial	1	
\$59,300		3.327																				
Total acres:			3.327			ave \$ per acre:			\$17,823.83													

avg \$ per acre: \$17,823.83

Ransom Industrial ecf analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
12 190 001 011	4454 S PITTSFORD RD	10/31/22	\$290,000	MLC	19-MULTI PARCEL	\$290,000	\$63,400	21.86
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
13 045 001 004	9008 E MARKET ST	10/11/23	\$81,400	LC	19-MULTI PARCEL	\$81,400	\$56,400	69.29
14 027 100 013 27 8 4	509 W BELL ST	08/09/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$30,500	16.94
14 100 001 011	113 S MAIN ST	11/04/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$45,800	25.59
15 011 300 005 11 8 3	9991 S HILLSDALE RD	11/18/22	\$31,500	WD	03-ARM'S LENGTH	\$31,500	\$14,600	46.35
17 065 001 170	108 N MAIN ST	06/30/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,700	49.40
19 040 001 103	506 MARSHALL ST	10/06/22	\$139,000	WD	19-MULTI PARCEL	\$139,000	\$59,900	43.09
19 040 001 171	111 MARSHALL ST	10/23/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$29,800	44.48
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL	\$140,000	\$56,600	40.43
19 040 001 193	126 MARSHALL ST	11/23/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$106,200	92.35
19 040 001 322	119 JONESVILLE ST	01/24/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,000	41.43
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,900	48.12
19 085 001 001	916 ANDERSON RD	06/24/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$97,700	28.74
19 085 001 012	174 SIMPSON DR	02/29/24	\$326,853	WD	03-ARM'S LENGTH	\$326,853	\$289,600	88.60
20 040 001 010	111 MICHIGAN ST	09/27/23	\$361,800	CD	03-ARM'S LENGTH	\$361,800	\$67,400	18.63
20 040 001 019	139 S MAIN ST	01/02/23	\$50,000	MLC	03-ARM'S LENGTH	\$50,000	\$52,900	105.80
20 050 001 001	108 S MAIN ST	03/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$31,600	105.33
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
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
21 105 001 023	319 READING AVE	03/04/24	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000	\$309,500	25.79

Totals: \$4,667,436

\$4,662,436

\$1,948,700

Sale. Ratio =>

41.80

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$173,640	\$84,442	\$205,558	\$143,175	1.436	2,371	\$86.70	CAPP
\$85,204	\$11,175	\$55,825	\$132,195	0.422	8,156	\$6.84	IAPP
\$150,169	\$8,028	\$73,372	\$213,746	0.343	3,810	\$19.26	CAPP
\$67,271	\$32,089	\$147,911	\$43,259	3.419	4,000	\$36.98	CAPPC
\$158,496	\$1,752	\$177,248	\$235,705	0.752	2,696	\$65.74	CAPPC
\$16,929	\$3,678	\$27,822	\$19,926	1.396	608	\$45.76	CAPP
\$50,013	\$1,201	\$48,799	\$73,402	0.665	1,935	\$25.22	CAPPV
\$143,122	\$36,882	\$102,118	\$159,759	0.639	13,456	\$7.59	CAPP
\$67,694	\$1,533	\$65,467	\$99,490	0.658	2,419	\$27.06	CAPP
\$152,070	\$2,144	\$137,856	\$225,453	0.611	5,848	\$23.57	CAPP2
\$121,254	\$15,425	\$99,575	\$188,980	0.527	24,043	\$4.14	IAPP
\$62,291	\$773	\$69,227	\$92,508	0.748	612	\$113.12	CAPP
\$106,065	\$9,967	\$75,033	\$144,508	0.519	5,094	\$14.73	CAPP2
\$332,546	\$21,946	\$318,054	\$554,643	0.573	16,000	\$19.88	IAPP
\$676,696	\$38,958	\$287,895	\$1,138,818	0.253	30,625	\$9.40	IAPP
\$143,495	\$3,691	\$358,109	\$210,232	1.703	2,279	\$157.13	CAPP
\$101,796	\$1,771	\$48,229	\$150,414	0.321	3,739	\$12.90	CAPP
\$61,279	\$1,521	\$28,479	\$89,862	0.317	3,324	\$8.57	CAPP
\$379,540	\$23,324	\$220,559	\$636,100	0.347	18,500	\$11.92	IAPP
\$179,146	\$3,203	\$241,797	\$264,576	0.914	2,479	\$97.54	CAPP
\$517,249	\$19,586	\$350,414	\$748,365	0.468	19,915	\$17.60	CAPP
\$529,771	\$13,758	\$1,186,242	\$775,959	1.529	4,240	\$279.77	CAPP
\$4,275,736		\$4,325,589	\$6,341,075			\$1091.42	
E.C.F. =>		0.682					
Ave. E.C.F. =>		0.844					

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
Village-Unincorporated Bar/Restaurant	BAR	\$5,292 No		08/04/20
M-99 Village-Unincorporated Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$15,055 Yes		08/16/24
Village-Unincorporated Bar/Restaurant	SHOPPING/RESIDENTIAL MIXED	\$12,358 No		07/06/21
Village Storage	WAREHOUSE - STORAGE	\$38,720 No		08/05/22
M-49 Village Bar/Restaurant	BAR	\$2,856 No		05/18/23
Rural Misc Com	AUTO DEALER	\$5,561 No		05/25/23
Village Bar/Restaurant	BAR	\$1,997 No		11/13/23
M-99 City Misc Com	WAREHOUSE - STORAGE	\$39,210 No		07/24/23
M-99 Downtown Retail	STORE RETAIL	\$2,540 Yes		09/03/24
M-99 Downtown Restaurant w/ Res	RESTAURANTS	\$3,565 Yes		09/03/24
M-99 Downtown Misc Com/Ind	INDUSTRIAL LIGHT MANUFACTURING	\$20,086 No		07/26/23
M-99 City Restaurant/Snack/Fast Food	RESTAURANT - SNACK BAR	\$1,286 No		08/22/23
M-99 Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$6,274 No		09/24/21
M-49 Litchfield Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$27,547 No		07/25/23
Litchfield Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$46,059 No		09/09/22
City Post Office Branch	POST OFFICE BRANCH	\$5,579 Yes		09/03/24
M-49 Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$2,884 No		08/23/23
M-49 Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$2,523 No		09/28/21
Reading Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$29,097 No		10/06/22
City Day Care	DAY CARE	\$4,914 No		10/18/18
M-99 City Shopping /Neighborhood	SHOP NBHD	\$24,885 No		07/13/23
M-99 City Gas Station/Convenience	MARKET MINI	\$18,134 No		10/13/17

Other Parcels in Sale		Land Table		Property Class		Building Depr.	
12 190 001 010	12-CAPP.COMMERCIAL APPRAISALS	201	50				
13 045 001 005, 13 045 001 019	13-IAPP.INDUSTRIAL APPRAISALS	301	0				
	13-CAPP.COMMERCIAL APPRAISALS	201	0				
	14-CAPP.COMMERCIAL APPRAISALS	201	0				
	14-CAPP.COMMERCIAL APPRAISALS	201	0				
	15-CAPP.COMMERCIAL APPRAISALS	201	0				
	17-CAPP.COMMERCIAL APPRAISALS	201	0				
19 040 001 104	19-CAPP.COMMERCIAL APPRAISALS	201	0				
	19-CAPP.COMMERCIAL APPRAISALS	201	0				
19 040 001 176	19-CAPP.COMMERCIAL APPRAISALS	201	0				
	19-IAPP.INDUSTRIAL APPRAISALS	301	0				
	19-CAPP.COMMERCIAL APPRAISALS	201	0				
	19-CAPP.COMMERCIAL APPRAISALS	201	45				
	19-IAPP.INDUSTRIAL APPRAISALS	301	0				
	19-IAPP.INDUSTRIAL APPRAISALS	301	0				
	20-CAPP.COMMERCIAL APPRAISALS	201	0				
	20-CAPP.COMMERCIAL APPRAISALS	201	0				
	20-CAPP.COMMERCIAL APPRAISALS	201	0				
	20-IAPP.INDUSTRIAL APPRAISALS	301	0				
	21-CAPP.COMMERCIAL APPRAISALS	201	0				
	21-CAPP.COMMERCIAL APPRAISALS	201	0				
	21-CAPP.COMMERCIAL APPRAISALS	201	0				