

6

Amboy Township Commercial ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------------|---------------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|
| 04 008 100 008 08 5 1 | 10449 E CHICAGO RD | 05/06/22 | \$244,000 | WD | 03-ARMIS LENGTH | \$244,000 | \$65,670 | 26.91 |
| 04 010 400 011 10 5 1 | 12745 E CHICAGO RD | 02/07/23 | \$116,000 | WD | 03-ARMIS LENGTH | \$116,000 | \$52,510 | 45.27 |
| 08 045 001 081 | 105 W MAIN ST | 11/04/21 | \$100,000 | WD | 03-ARMIS LENGTH | \$100,000 | \$37,300 | 37.30 |
| 11 001 400 009 01 7 3 | 2860 HUDSON RD | 07/12/21 | \$142,000 | WD | 03-ARMIS LENGTH | \$142,000 | \$37,700 | 26.55 |
| 12 013 400 017 13 7 2 | 8991 HUDSON RD | 07/13/22 | \$110,000 | WD | 03-ARMIS LENGTH | \$110,000 | \$56,700 | 51.55 |
| 14 100 001 011 | 113 S MAIN ST | 11/04/22 | \$179,000 | WD | 03-ARMIS 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-ARMIS LENGTH | \$31,500 | \$14,600 | 46.35 |
| Totals: | | | \$922,500 | | | \$922,500 | \$310,280 | |

Sale. Ratio => 33.63
 Std. Dev. => 10.87

Due to Amboy having no commercial sales, sales from surrounding and similar townships were utilized to develop the 2024 commercial ECF. ECF of 0.556 was used for the 2024 year.

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|--------------------------|------------------|------------------|----------------------------|----------------|--------------------------------|----------------|----------|------------------|
| \$269,005 | \$183,125 | \$60,875 | \$137,849 | 0.442 | 2,147 | \$28.35 | CAPP | 18.8025 |
| \$200,315 | \$13,030 | \$102,970 | \$300,618 | 0.343 | 1,450 | \$71.01 | CAPP | 28.7103 |
| \$94,101 | \$997 | \$99,003 | \$149,445 | 0.662 | 3,310 | \$29.91 | CAPPV | 3.2842 |
| \$127,893 | \$11,225 | \$130,775 | \$187,268 | 0.698 | 5,415 | \$24.15 | CAPP | 6.8700 |
| \$141,068 | \$40,981 | \$69,019 | \$160,653 | 0.430 | 4,402 | \$15.68 | CAPP | 20.0016 |
| \$150,639 | \$1,397 | \$177,603 | \$239,554 | 0.741 | 2,696 | \$65.88 | CAPPC | 11.1760 |
| \$19,625 | \$3,833 | \$27,667 | \$25,348 | 1.091 | 748 | \$36.99 | CAPP | 46.1842 |
| \$1,002,646 | \$254,588 | \$667,912 | \$1,200,735 | | | \$38.85 | | 7.3378 |
| E.C.F. => | | 0.556 | Std. Deviation=> | 0.255 | | | | |
| Ave. E.C.F. => | | 0.630 | Ave. Variance=> | 19.2898 | Coefficient of Var=> | | | |

| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date |
|------------------------------|----------------------------|------------|--------------|------------|
| US-12 Retail | COMMERCIAL MISCELLANEOUS | \$35,097 | Yes | 11/14/22 |
| US-12 Medical Office | MED DENTAL | \$13,030 | Yes | 08/14/23 |
| Village Downtown Com/Res Mix | SHOPPING/RESIDENTIAL MIXED | \$997 | No | 05/18/21 |
| M-99 Retail | COMMERCIAL MISCELLANEOUS | \$11,225 | No | 05/10/22 |
| M-99 Misc Com | MARKET MINI | \$26,435 | Yes | 03/31/23 |
| Village Bar/Restaurant | BAR | \$1,397 | Yes | 05/18/23 |
| Rural Misc Com | AUTO DEALER | \$3,833 | Yes | 05/25/23 |

30.6367

Other Parcels in Sale

| | Land Table | Property Class | Building Depr. |
|-----------------------|-------------------------------|----------------|----------------|
| | 04-CAPP.COMMERCIAL APPRAISALS | 201 | 60 |
| | 04-CAPP.COMMERCIAL APPRAISALS | 201 | 0 |
| | 08-CAPP.COMMERCIAL APPRAISALS | 201 | 0 |
| | 11-CAPP.COMMERCIAL APPRAISALS | 201 | 0 |
| | 12-CAPP.COMMERCIAL APPRAISALS | 201 | 35 |
| 12 013 400 016 13 7 2 | 14-CAPP.COMMERCIAL APPRAISALS | 201 | 0 |
| | 15-CAPP.COMMERCIAL APPRAISALS | 201 | 0 |

Amboy Township Commercial Land Analysis

| SALE DATE | Parcel 1 | # of Lots | Public Sewer? Y/N | Public Water? Y/N | LIBER/PAGE | SALE PRICE | Ver | Bldg Value | Land Residual |
|-----------|-----------------------|-----------|----------------------|----------------------|------------|------------|-----|------------|---------------|
| 8/4/22 | 02 004 400 043 04 5 3 | 1.00 | N | N | 1835/1119 | \$ 85,000 | | \$ - | \$ 85,000 |
| 4/15/21 | 17 085 001 089 | 5.00 | Y | Y | 1792/1054 | \$ 15,000 | pta | \$ - | \$ 15,000 |
| 5/11/21 | 15 010 400 015 10 8 3 | 1.00 | N | N | 1795/1118 | \$ 85,000 | | \$ - | \$ 85,000 |
| 5/14/21 | 04 165 001 009 | 1.00 | N | N | 1797/859 | \$ 5,000 | | \$ - | \$ 5,000 |
| 10/22/21 | 18 085 001 041 | 3.00 | Y | N | 1810/723 | \$ 11,000 | | \$ - | \$ 11,000 |
| Totals | | | | | | \$ 201,000 | | \$ - | \$ 201,000 |

Sale Count = 5

Ave->

Total Acreage:

Average Price/Acre:

Due to a lack of land sales in the 201 class in Amboy Township, vacant 201/301 sales throughout the county were utilized to develop the 2024 land value.

| ACREAGE | Sq Ft | \$/Sq Ft | R/W Ft | Sq | Comment |
|---------|--------|----------|----------|----|--------------------------------|
| 1.66 | 72,600 | \$ 1.17 | 7260.00 | | Dollar General |
| 2.01 | 87,455 | \$ 0.17 | 0.00 | | Waldron Village Res |
| 1.51 | 65,751 | \$ 1.29 | 18249.00 | | Hillsdale Rd & Montgomery Rd |
| 0.31 | 13,334 | \$ 0.37 | 0.00 | | BL Lake LeAnn/N of US-12 |
| 0.99 | 43,200 | \$ 0.25 | 0.00 | | BL Merry Lake (Territorial Rd) |
| | 72,600 | | 7,260.00 | | |

6.48

\$ 31,018.52