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Camden Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
006-016-100-04	3980 W CARLETON	12/31/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$76,000
006-221-226-11	282 INDUSTRIAL	02/22/23	\$2,500,000	WD	03-ARM'S LENGTH	\$2,500,000	\$1,345,500
006-221-276-06	231 MECHANIC	04/12/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$138,800
006-221-276-08	250 INDUSTRIAL	11/01/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$130,600
006-222-177-03	305 ARCH	06/24/22	\$240,000	WD	19-MULTI PARCEL	\$240,000	\$118,500
13-013-200-002-13-7-1	14587 DAY RD	03/30/22	\$810,000	WD	19-MULTI PARCEL	\$810,000	\$273,500
19-085-001-001	916 ANDERSON RD	06/24/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$97,700
Totals:			\$5,425,000			\$5,425,000	\$2,180,600

Sale. Ratio =>
Std. Dev. =>

Due to a Lack of sales in Camden Township, Sales from the entire county of Hillsdale were used to derive an ECF of .580 for the Commercial class.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
22.35	\$335,920	\$108,672	\$231,328	\$430,394	0.537	23,323	\$9.92	6.5965
53.82	\$2,535,371	\$37,656	\$2,462,344	\$4,490,381	0.548	75,420	\$32.65	5.5085
29.53	\$437,706	\$26,155	\$443,845	\$788,148	0.563	36,000	\$12.33	4.0296
18.01	\$760,853	\$33,649	\$691,351	\$983,440	0.703	24,800	\$27.88	9.9548
49.38	\$180,268	\$40,948	\$199,052	\$290,856	0.684	6,418	\$31.01	8.0921
33.77	\$682,088	\$132,996	\$677,004	\$1,146,330	0.591	48,539	\$13.95	1.2861
28.74	\$281,589	\$44,847	\$295,153	\$494,242	0.597	16,000	\$18.45	0.6262
	\$5,213,795	\$424,923	\$5,000,077	\$8,623,791			\$20.88	2.3645
40.20		E.C.F. =>	0.580	Std. Deviation=>	0.065			
13.34		Ave. E.C.F. =>	0.603	Ave. Variance=>	5.1563			Coefficient of Var=>

Land Value Other Parcels in Sale

\$108,672

\$37,656

\$60,183

\$83,946

\$34,288 006-222-177-15

\$132,996 13 013 200 011 13 7 1, 13 910 000 004

\$44,847



Camden Township Commercial Land Analysis

SALE DATE	Parcel 1	# of Lots	LIBER/ PAGE	SALE PRICE	Bldg Value	Land Residual	Sq Ft
5/14/21	04 165 001 009	1.00	1797/859	\$ 5,000	\$ -	\$ 5,000	13,334
10/22/21	18 085 001 041	3.00	1810/723	\$ 11,000	\$ -	\$ 11,000	43,200
1/20/23	20 110 002 16 023 7 4	1.00	1842/1197	\$ 15,000	\$ -	\$ 15,000	32,670
4/15/21	17 085 001 089	5.00	1792/1054	\$ 15,000	\$ -	\$ 15,000	87,455
6/3/21	21 065 001 002	1.00	1798/728	\$ 11,400	\$ -	\$ 11,400	20,625
5/11/21	15 010 400 015 10 8 3	1.00	1795/1118	\$ 85,000	\$ -	\$ 85,000	65,751
Number of Lots = 12.00			Totals	\$ 142,400	\$ -	\$ 142,400	263,035

Sale Count = 5

Ave->

Due to a lack of sales in Camden Township, Sales from the entire county of Hillsdale were used for the Commercial class.

Acreage Table 'A'

Description: COMMERCIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	22,000	3 Acre:	39,000	10 Acre:	52,000	30 Acre:	125,000
1.5 Acre:	29,000	4 Acre:	42,000	15 Acre:	70,000	40 Acre:	160,000
2 Acre:	33,500	5 Acre:	45,000	20 Acre:	88,000	50 Acre:	200,000
2.5 Acre:	36,500	7 Acre:	48,000	25 Acre:	106,000	100 Acre:	400,000

\$/Sq Ft	Acreage	\$/ acre	Comment
\$ 0.37	0.31	\$ 16,129.03	BL Lake LeAnn/N of US-12
\$ 0.25	0.99	\$ 11,111.11	BL Merry Lake (Territorial Rd)
\$ 0.46	0.75	\$ 20,000.00	Reading City - Residential
\$ 0.17	2.01	\$7,462.69	Waldron Village Res
\$ 0.55	0.47	\$ 24,255.32	Jonesville City - Residential
\$ 1.29	1.51	\$ 56,291.39	
3.10	6.04	\$135,249.54	

\$ 0.54

Ave->

\$22,392.31