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Ransom 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-ARM'S 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-ARM'S LENGTH	\$116,000	\$52,510	45.27
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,200	34.08
08 045 001 081	105 W MAIN ST	11/04/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,300	37.30
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$37,700	26.55
12 013 400 017 13 7 2	8991 HUDSON RD	07/13/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$56,700	51.55
14 090 001 036	202 S MAIN ST	06/16/21	\$400,000	WD	19-MULTI PARCEL	\$400,000	\$115,200	28.80
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
Totals:						\$1,572,500	\$510,680	

Sale. Ratio => **32.48**
 Std. Dev. => **9.82**

Due to Ransom having one commercial BLL parcel, sales from surrounding and similar townships were utilized to develop the 2024 commercial ECF. ECF of 0.724 was used for the 2024 year.
 Ransom Township does not have any 201 classified land therefore there is no land analysis for the 201 class.

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	28.9335
\$200,315	\$13,030	\$102,970	\$300,618	0.343	1,450	\$71.01	CAPP	38.8413
\$199,265	\$82,414	\$167,586	\$187,562	0.893	2,800	\$59.85	CAPP	16.2557
\$94,101	\$997	\$99,003	\$149,445	0.662	3,310	\$29.91	CAPPV	6.8468
\$127,893	\$11,225	\$130,775	\$187,268	0.698	5,415	\$24.15	CAPP	3.2610
\$141,068	\$40,981	\$69,019	\$160,653	0.430	4,402	\$15.68	CAPP	30.1326
\$198,813	\$7,325	\$392,675	\$307,364	1.278	2,160	\$181.79	CAPP	54.6614
\$150,639	\$1,397	\$177,603	\$239,554	0.741	2,696	\$65.88	CAPP	1.0450
\$19,625	\$3,833	\$27,667	\$25,348	1.091	748	\$36.99	CAPP	36.0532
\$1,400,724	\$344,327	\$1,228,173	\$1,695,661			\$57.07		0.6638
E.C.F. =>		0.724		Std. Deviation=>		0.314		
Ave. E.C.F. =>		0.731		Ave. Variance=>		24.0034		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
Equipment Rental (Off M-99)	STORE RETAIL	\$82,414	No	06/02/22
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 Gas Station/Convenience	MARKET MINI	\$3,659	No	12/04/19
Village Bar/Restaurant	BAR	\$1,397	Yes	05/18/23
Rural Misc Com	AUTO DEALER	\$3,833	Yes	05/25/23

32.8390

Other Parcels in Sale		Land Table	Property Class	Building Depr.
		04-CAPP.COMMERCIAL APPRAISALS	201	60
		04-CAPP.COMMERCIAL APPRAISALS	201	0
		06-CAPP.COMMERCIAL APPRAISALS	201	0
		08-CAPP.COMMERCIAL APPRAISALS	201	0
		11-CAPP.COMMERCIAL APPRAISALS	201	0
12 013 400 016 13 7 2		12-CAPP.COMMERCIAL APPRAISALS	201	35
14 090 001 037		14-CAPP.COMMERCIAL APPRAISALS	201	0
		14-CAPP.COMMERCIAL APPRAISALS	201	0
		15-CAPP.COMMERCIAL APPRAISALS	201	0