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Ransom Township Industrial 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

Total Acreage: Ave->

Average Price/Acre:

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

Description: INDUSTRIAL

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	18,000	3 Acre:	38,000	10 Acre:	50,000	30 Acre:	120,000
1.5 Acre:	25,000	4 Acre:	41,000	15 Acre:	70,000	40 Acre:	150,000
2 Acre:	31,000	5 Acre:	44,000	20 Acre:	90,000	50 Acre:	180,000
2.5 Acre:	35,000	7 Acre:	47,000	25 Acre:	105,000	100 Acre:	350,000

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

Ransom Township Industrial 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			\$1,572,500	\$510,680	

Sale. Ratio =>

32.48

Std. Dev. =>

9.82

Due to only having 3 small buildings in this class, the 201 ECF was utilized in the Industrial Class 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	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

32.83390

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	