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Allen Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Plan. \$
006-126-160-07	59 N BROAD	11/08/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$64,300	40.19	\$123,911	\$2,025	\$157,975	\$183,287
006-126-162-13	31 N BROAD	01/09/23	\$247,000	WD	03-ARMS LENGTH	\$247,000	\$75,300	30.49	\$197,989	\$3,259	\$243,741	\$292,692
006-126-207-08	146 STATE	08/23/22	\$63,000	WD	03-ARMS LENGTH	\$63,000	\$34,200	54.29	\$66,697	\$3,437	\$95,563	\$95,128
006-222-377-06	164 LEWIS	10/13/23	\$550,000	WD	03-ARMS LENGTH	\$550,000	\$161,600	29.38	\$427,996	\$10,976	\$539,024	\$627,098
006-227-235-01	1 W CARLETON	05/05/22	\$375,000	CD	03-ARMS LENGTH	\$375,000	\$248,800	66.35	\$439,033	\$9,412	\$365,588	\$446,047
006-227-236-01	5 E CARLETON	05/13/22	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$156,300	100.84	\$189,028	\$11,866	\$143,134	\$266,409
006-227-236-06	16 HILLSDALE	10/05/22	\$253,000	WD	03-ARMS LENGTH	\$253,000	\$68,200	26.96	\$208,060	\$5,167	\$247,833	\$305,102
006-227-278-26	92 N HOWELL	07/26/22	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$99,500	33.17	\$315,302	\$1,674	\$298,326	\$471,621
006-227-282-10	70 N HOWELL	05/06/22	\$78,352	WD	03-ARMS LENGTH	\$78,352	\$31,100	39.69	\$69,419	\$2,588	\$75,764	\$100,498
006-227-285-05	42 N HOWELL	01/10/23	\$227,800	WD	03-ARMS LENGTH	\$227,800	\$57,400	25.20	\$224,256	\$1,865	\$225,935	\$334,423
006-227-285-14	14 N HOWELL	01/10/23	\$435,000	WD	19-MULTI PARCEL	\$435,000	\$100,700	23.15	\$413,330	\$3,780	\$431,220	\$615,865
006-227-285-18	2 N HOWELL	11/02/22	\$365,000	WD	03-ARMS LENGTH	\$365,000	\$126,000	34.52	\$281,628	\$4,057	\$360,943	\$417,505
006-227-285-24	20 N HOWELL	09/28/23	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$41,900	25.39	\$163,882	\$1,848	\$163,152	\$243,660
006-227-285-25	22 N HOWELL	09/25/23	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$42,300	27.29	\$116,739	\$1,367	\$153,633	\$173,492
006-327-427-08	12 E BACON	08/15/22	\$165,000	WD	19-MULTI PARCEL	\$165,000	\$63,700	38.61	\$172,818	\$3,348	\$161,652	\$254,842
006-327-428-18	16 S HOWELL	01/09/23	\$147,000	WD	03-ARMS LENGTH	\$147,000	\$40,100	27.28	\$122,372	\$1,527	\$145,473	\$181,722
006-335-001-21	3251 BECK	01/16/23	\$345,000	WD	03-ARMS LENGTH	\$327,300	\$164,300	50.20	\$434,855	\$14,955	\$312,345	\$631,529
006-426-302-01	62 WALDRON	02/20/24	\$108,000	WD	03-ARMS LENGTH	\$108,000	\$29,600	27.41	\$106,734	\$1,282	\$106,718	\$158,574
006-426-302-08	51 S HOWELL	01/31/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$115,600	51.38	\$234,720	\$4,907	\$220,093	\$345,583
006-435-103-29	208 S BROAD	02/01/24	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$135,600	90.40	\$146,096	\$8,502	\$141,498	\$206,908
01 022 100 002 22 5 4	8980 ANDERSON RD	11/15/23	\$93,000	WD	03-ARMS LENGTH	\$93,000	\$41,300	44.41	\$74,776	\$11,731	\$81,289	\$4,805
04 008 100 008 08 5 1	10449 E CHICAGO RD	05/06/22	\$244,000	WD	03-ARMS LENGTH	\$244,000	\$65,670	26.91	\$261,881	\$173,267	\$70,733	\$133,254
04 010 400 011 10 5 1	12745 E CHICAGO RD	02/07/23	\$116,000	WD	03-ARMS LENGTH	\$116,000	\$52,510	45.27	\$147,398	\$8,956	\$107,044	\$204,623
04 012 300 031 12 5 1	14247 E CHICAGO RD	12/20/23	\$350,000	LC	03-ARMS LENGTH	\$350,000	\$110,980	31.71	\$332,109	\$12,726	\$337,274	\$450,200
05 017 200 024 17 6 4	9247 W CHICAGO RD	02/22/24	\$480,000	MLC	03-ARMS LENGTH	\$480,000	\$165,500	34.48	\$332,301	\$21,339	\$458,661	\$467,612
11 001 400 008 01 7 3	3002 HUDSON RD	02/16/24	\$285,000	WD	19-MULTI PARCEL	\$285,000	\$67,700	25.55	\$202,791	\$19,770	\$245,230	\$275,220
12 013 400 017 13 7 2	8991 HUDSON RD	07/13/22	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$41,700	37.91	\$66,248	\$7,781	\$102,219	\$133,033
14 100 001 01 1	113 S MAIN ST	11/04/22	\$179,000	WD	03-ARMS LENGTH	\$179,000	\$45,800	25.59	\$158,496	\$1,752	\$177,248	\$235,705
17 065 001 17 0	108 N MAIN ST	06/30/23	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$24,700	49.40	\$50,013	\$1,201	\$48,799	\$73,402
19 009 400 013 09 5 4	515 MARSHALL ST	04/08/22	\$568,000	WD	03-ARMS LENGTH	\$568,000	\$184,400	32.46	\$429,707	\$16,000	\$552,000	\$622,116
19 040 001 103	506 MARSHALL ST	10/06/22	\$139,000	WD	19-MULTI PARCEL	\$139,000	\$59,900	43.09	\$143,122	\$36,882	\$102,118	\$159,759
19 040 001 171	111 MARSHALL ST	10/23/23	\$67,000	WD	03-ARMS LENGTH	\$67,000	\$29,800	44.48	\$67,694	\$1,533	\$65,467	\$99,490
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL	\$140,000	\$56,600	40.43	\$152,070	\$7,744	\$137,856	\$225,453
19 040 001 322	119 JONESVILLE ST	01/24/23	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$29,000	41.43	\$62,291	\$773	\$69,227	\$92,508
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$40,900	48.12	\$106,065	\$9,967	\$75,033	\$144,508
21 060 001 158	310 NORTH ST	05/25/23	\$250,000	MLC	03-ARMS LENGTH	\$245,000	\$70,500	28.78	\$179,146	\$3,203	\$241,797	\$264,576
Totals:			\$7,895,152			\$7,852,452	\$2,943,450	37.48	\$7,230,883	\$7,425,585	\$10,228,147	
						Sale. Ratio =>	37.48			E.C.F. =>	0.726	Std. Deviation=>
						Std. Dev. =>	17.01			Ave. E.C.F. =>	0.719	Ave. Variance=>

Due to 1 Commercial sale in Allen Township, sales from outside the township were utilized to develop the 2025 Commercial ECF. A mix of City, Township and Village sales were utilized. ECF of 0.726 was used for the 2025 year.

E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by	Mean (%)	Building Style	Use Code	Land Value	Other Parcels In Sale	Property Class
0.862	1,695	\$99.04	14.2572	M-99	Downtown Office	STORE RETAIL	\$3,252		201
0.833	5,612	\$43.43	11.3430	M-99	Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$4,991		201
0.626	1,075	\$55.41	9.3190	City	Misc Com	MARKET CONV	\$5,235		201
0.860	9,080	\$59.36	14.0227	City	Shopping/Neighborhood	LAUNDROMAT	\$14,813		201
0.566	2,952	\$123.84	15.3442	M-99	City Bank Branch	BANK BRANCH	\$12,905		201
0.537	6,428	\$22.27	18.2055	M-99	City Service Garage	GARAGE - SERVICE	\$15,882		201
0.812	10,240	\$24.20	9.2968	City	Misc Com	COMMERCIAL MISCELLANEOUS	\$7,543		201
0.633	5,805	\$51.39	8.6772	M-99	Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$2,743		201
0.754	6,201	\$12.22	3.4561	City	Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$4,059		201
0.676	5,411	\$41.75	4.3729	City	Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$3,020		201
0.700	6,444	\$66.92	1.9141	City	Downtown Com/Res Mix	COMMERCIAL MISCELLANEOUS	\$6,113	006-227-285-15	201
0.865	6,752	\$53.46	14.5198	City	Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$6,075		201
0.670	4,845	\$33.67	4.9739	City	Downtown Com/Res Mix	COMMERCIAL MISCELLANEOUS	\$2,995		201
0.886	3,003	\$51.16	16.6208	City	Downtown Com/Res Mix	COMMERCIAL MISCELLANEOUS	\$2,274		201
0.634	2,186	\$73.95	8.5005	City	Office	COMMERCIAL MISCELLANEOUS	\$5,458	006-327-427-09	201
0.801	4,053	\$35.89	8.1199	City	Downtown Com/Res Mix	SHOPPING/RESIDENTIAL MIXED	\$2,532		201
0.495	8,156	\$38.30	22.4663	425	City Office	OFFICE BUILDINGS	\$19,531		201
0.673	1,485	\$71.86	4.6343	City	Office	OFFICE BUILDINGS	\$2,132		201
0.637	5,558	\$39.60	8.2453	City	Office	COMMERCIAL MISCELLANEOUS	\$7,202		201
0.684	4,528	\$31.25	3.5459	M-99	City Bar/Restaurant	FRATERNAL	\$10,029		201
0.857	3,000	\$27.09	13.7900	Mini-Storage	(Borders Litchfield City)	WAREHOUSE MINI-STORAGE	\$15,721		201
0.531	2,147	\$32.95	18.8514	US-12	Retail (Sporting Goods)	COMMERCIAL MISCELLANEOUS	\$23,474		201
0.523	1,450	\$73.82	19.6198	US-12	Medical Office	MED DENTAL	\$12,347		201
0.749	4,824	\$69.92	2.9838	US-12	Veterinary Hospital	HOSP VET	\$13,808		201
0.981	12,140	\$37.78	26.1531	US-12	Retail (Antique Mall)	STORE RETAIL	\$26,863		201
0.891	3,296	\$74.40	17.1707	M-99	Retail (Convenience Store)	MARKET MINI	\$27,977	12 006 300 007 06 7 2, 12 006 300 009 06 7 2	201
0.768	1,522	\$67.16	4.9046	M-99	Village-Unincorporated Misc Com	MARKET MINI	\$10,738	12 013 400 016 13 7 2	201
0.752	2,696	\$65.74	3.2663	M-49	Village Bar/Restaurant	BAR	\$2,856		201
0.665	1,935	\$25.22	5.4504	Village	Bar/Restaurant	BAR	\$1,997		201
0.887	3,044	\$181.34	16.7968	M-99	City Medical/Dental	MED DENTAL	\$18,430		201
0.639	13,456	\$7.59	8.0128	M-99	City Misc Com	WAREHOUSE - STORAGE	\$39,210	19 040 001 104	201
0.658	2,419	\$27.06	6.1302	M-99	Downtown Retail	STORE RETAIL	\$2,540		201
0.611	5,848	\$23.57	10.7864	M-99	Downtown Restaurant w/ Res	RESTAURANTS	\$3,565	19 040 001 176	201
0.748	612	\$113.12	2.9006	M-99	City Restaurant/Snack/Fast Food	RESTAURANT - SNACK BAR	\$1,286		201
0.519	5,094	\$14.73	20.0097	M-99	Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$6,274		201
0.914	2,479	\$97.54	19.4577	City	Day Care	DAY CARE	\$4,914		201
0.130		\$54.67	0.6668						

11.0599 Coefficient of Var=> 15.3739

Allen Township Commercial Land Analysis

Method	Parcel Number	Address	Sale Date	Sale Price	Cont	Liberv/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)
Vacant	04 011 300 016 11 5 1	13153 E Chicago Rd	12/6/2022	\$74,900		1840/946	12.58	547,985	331.89	16594.5
Vacant	06 032 100 020 32 5 3	Jonesville Rd	5/5/2022	\$45,000		1825/1156	8.55	372,438	0	0
Vacant	06 032 300 010 32 5 3	3548 Jonesville Rd	9/29/2022	\$25,000		1836/306	10.0101	436,040	663.45	0
Vacant	06 035 100 011 35 5 3	E Chicago Rd	5/18/2022	\$36,000		1826/1170	4.02	175,111	310.57	0
Total:				\$180,900		Total AC:	35.1601	1,531,574		

Price/AC:

\$5,145.04

Price/SF:

\$0.12

Implements Other Parcels
Value In Sale

Comments

\$0

\$0
21 032 400 014 32 5 3

US-12/Church Sold
Adj to Campground
Fayette Twp/Jonesville City
Us-12/East of Jonesville