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Allen Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
006-126-159-13	52 WILLOW	02/02/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$142,300	59.29
006-221-276-06	231 MECHANIC	04/12/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$138,800	29.53
006-222-454-01	90 W FAYETTE	10/03/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,900	36.22
13 018 300 033 18 7 1	9137 HUDSON RD	08/21/23	\$67,000	MLC	03-ARM'S LENGTH	\$67,000	\$31,600	47.16
19 040 001 193	126 MARSHALL ST	11/23/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$106,200	92.35
Totals:			\$1,027,000			\$1,027,000	\$467,800	

Sale. Ratio => 45.55
 Std. Dev. => 24.77

Due to no sales in the 301 class and having only 5 301 parcels in Allen Township, sales from outside the township were utilized to develop the 2025 301 ECF. ECF of 0.528 was utilized.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$262,722	\$15,713	\$224,287	\$441,088	0.508	27,463	\$8.17	IAPP	0.0317
\$474,183	\$27,175	\$442,825	\$798,229	0.555	36,000	\$12.30	IAPP	4.5956
\$191,871	\$13,903	\$121,097	\$227,810	0.532	16,539	\$7.32	IAPP	2.2767
\$85,204	\$11,175	\$55,825	\$132,195	0.422	8,156	\$6.84	IAPP	8.6510
\$121,254	\$15,425	\$99,575	\$188,980	0.527	24,043	\$4.14	IAPP	1.8103
\$1,135,234		\$943,609	\$1,788,301			\$7.76		1.8853
E.C.F. =>		0.528	Std. Deviation=>		0.051			
Ave. E.C.F. =>		0.509	Ave. Variance=>		3.4731	Coefficient of Var=>		

Building Style	Use Code	Land Value	Land Table
City Industrial Warehouse	WAREHOUSES	\$19,096	006-IAPP.INDUSTRIAL APPRAISALS
Hillsdale Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$33,358	006-IAPP.INDUSTRIAL APPRAISALS
City Misc Com/Ind	WAREHOUSE - STORAGE	\$18,144	006-IAPP.INDUSTRIAL APPRAISALS
M-99 Village-Unincorporated Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$15,055	13-IAPP.INDUSTRIAL APPRAISALS
M-99 Downtown Misc Com/Ind	INDUSTRIAL LIGHT MANUFACTURING	\$20,086	19-IAPP.INDUSTRIAL APPRAISALS

6.8259

Property Class

301

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Allen Township Industrial Land Analysis

Method	Parcel Number	Address	Sale Date	Sale Price	Libor/Conf. Page	Total Acre	Total Sq Ft	Total Front Ft	Total Row 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

\$0.12

Undivided Other Parcels
Value In Sale

Comments

\$0	US-12/Church Sold
\$0	Adj to Campground
\$0	21 032 400 014 32 5 3 Fayette Twp/Jonesville City
\$0	US-12/East of Jonesville