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Fayette Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,600	39.84
21 060 001 049	237 E CHICAGO ST	06/16/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$87,100	91.68
21 060 001 062	246 E CHICAGO ST	09/10/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$17,100	34.20
21 060 001 134	239 E CHICAGO ST	01/12/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,900	38.78
21 060 001 136	360 E CHICAGO ST	09/16/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600	35.14
21 090 001 030	204 OLDS ST	04/20/21	\$220,000	LC	03-ARM'S LENGTH	\$220,000	\$76,500	34.77
21 105 001 072	461 OLDS ST	04/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,900	54.97
19 040 001 190	100 MARSHALL ST	12/30/21	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$29,400	42.00
19 040 001 475	100 S CHICAGO ST	11/29/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$78,000	70.91
20 110 002 079 23 7 4	100 MICHIGAN ST	12/16/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$49,000	24.50
20 110 002 080 23 7 4	110 MICHIGAN ST	05/14/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$13,200	77.65
<b>Totals:</b>						<b>\$1,472,000</b>	<b>\$674,300</b>	<b>45.81</b>

Sale. Ratio => 45.81  
 Std. Dev. => #DIV/0!

Due to a lack of sales in the 201 class in Fayette Township, sales from City of Jonesville, Reading and Litchfield were included to develop the 2023 Commercial ECF. ECF used for 2023: 0.61.



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Land Value
\$199,171	\$16,116	\$233,884	\$288,564	0.811	2,760	\$84.74	200	\$4,800
\$111,935	\$7,781	\$87,219	\$137,588	0.634	2,500	\$34.89	CAPP	\$7,781
\$56,583	\$16,250	\$33,750	\$53,280	0.633	624	\$54.09	CAPP	\$16,250
\$111,366	\$4,438	\$85,562	\$141,252	0.606	2,173	\$39.38	CAPP	\$4,438
\$90,170	\$10,790	\$59,210	\$104,861	0.565	3,006	\$19.70	CAPP	\$10,790
\$216,503	\$105,064	\$114,936	\$147,211	0.781	6,812	\$16.87	CAPP	\$105,064
\$385,662	\$15,404	\$284,596	\$489,112	0.582	3,452	\$82.44	CAPP	\$13,703
\$89,469	\$11,957	\$58,043	\$119,433	0.486	6,634	\$8.75	CAPP2	\$11,957
\$136,251	\$7,924	\$102,076	\$197,730	0.516	5,406	\$18.88	CAPP2	\$7,924
\$206,870	\$1,684	\$198,316	\$316,157	0.627	6,784	\$29.23	CAPP	\$1,684
\$39,157	\$915	\$16,085	\$58,924	0.273	1,296	\$12.41	CAPP	\$915
<b>\$1,643,137</b>		<b>\$1,273,677</b>	<b>\$2,054,114</b>			<b>\$36.49</b>		
E.C.F. =>				<b>0.610</b>	Std. Deviation=>		<b>#DIV/0!</b>	
Ave. E.C.F. =>				<b>0.811</b>				

**Other Parcels in Sale**

Land Table	Property Class	Building Depr.
COMMERCIAL	201	84
21-CAPP.COMMERCIAL.	201	0
21-CAPP.COMMERCIAL.	201	0
21-CAPP.COMMERCIAL.	201	0
21-CAPP.COMMERCIAL.	201	0
21-CAPP.COMMERCIAL.	201	0
21-CAPP.COMMERCIAL.	201	0
19-CAPP.COMMERCIAL.	201	0
19-CAPP.COMMERCIAL.	201	0
20-CAPP.COMMERCIAL.	201	0
20-CAPP.COMMERCIAL.	201	0



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06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$99,400	39.76
06 032 100 022 32 5 3	3590 JONESVILLE RD	03/09/22	\$346,235	WD	03-ARM'S LENGTH	\$346,235	\$108,400	31.31
<b>Totals:</b>						<b>\$596,235</b>	<b>\$207,800</b>	<b>34.85</b>
							<b>Std. Dev. =&gt;</b>	<b>5.98</b>

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="6,500"/>	3 Acre:	<input type="text" value="15,000"/>	10 Acre:	<input type="text" value="45,000"/>	30 Acre:	<input type="text" value="0"/>
1.5 Acre:	<input type="text" value="7,500"/>	4 Acre:	<input type="text" value="20,000"/>	15 Acre:	<input type="text" value="57,000"/>	40 Acre:	<input type="text" value="0"/>
2 Acre:	<input type="text" value="9,500"/>	5 Acre:	<input type="text" value="25,000"/>	20 Acre:	<input type="text" value="76,000"/>	50 Acre:	<input type="text" value="0"/>
2.5 Acre:	<input type="text" value="12,500"/>	7 Acre:	<input type="text" value="31,500"/>	25 Acre:	<input type="text" value="0"/>	100 Acre:	<input type="text" value="0"/>

**Rates**

Description	Rate	Don't Include in total Acreage
BLDG SITE	4,800.00	<input type="checkbox"/>
OUT LOT	4,800.00	<input type="checkbox"/>
ACREAGE	4,800.00	<input type="checkbox"/>
ROW	0.00	<input type="checkbox"/>
E CHICAGO RD	50,000.00	<input type="checkbox"/>
	0.00	<input type="checkbox"/>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$198,871	\$55,629	\$4,500	1.00	1.00	\$55,629	\$1.28	200	1803/1024
\$216,874	\$214,186	\$84,825	18.85	18.85	\$11,363	\$0.26	200	1821/571
\$415,745	\$269,815	\$89,325	19.85	19.85				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		13,592.70		per SqFt=>		\$0.31

Land Table Class  
COMMERCIAL 201  
COMMERCIAL 201

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