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Ransom Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
13 013 200 002 13 7 1	14587 DAY RD	03/30/22	\$810,000	WD	19-MULTI PARCEL	\$810,000	\$273,500	33.77
14 027 200 010 27 8 4	323 E BELL ST	12/18/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$234,400	39.73
18 003 300 027 03 9 3	1898 W TERRITORIAL RD	07/23/20	\$314,900	LC	03-ARM'S LENGTH	\$314,900	\$112,100	35.60
<b>Totals:</b>			<b>\$1,714,900</b>			<b>\$1,714,900</b>	<b>\$620,000</b>	

Due to no improved 201 sales in Ransom Township, sales from Amboy, Camden and Pittsford Township were utilized to develop the 2023 Commercial ECF. ECF Used: 0.586

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$693,461	\$109,341	\$700,659	\$1,237,542	0.566	48,539	\$14.43	IAPP	56.6170
\$637,077	\$86,902	\$503,098	\$847,727	0.593	8,506	\$59.15	CAPP C	59.3467
\$307,944	\$25,377	\$289,523	\$463,225	0.625	5,131	\$56.43	CAPP W	62.5016
<b>\$1,638,482</b>	<b>\$221,620</b>	<b>\$1,493,280</b>	<b>\$2,548,495</b>					
	E.C.F. =>			<b>0.586</b>				
	Ave. E.C.F. =>			<b>0.595</b>				
						<b>\$130.01</b>		

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
Rural Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$109,341	Yes	08/04/22
Village Apartments	APARTMENTS	\$86,902	No	04/06/21
Lake Diane Area Strip Mall	SHOP NBHD	\$28,709	No	08/20/20

Other Parcels in Sale

Land Table

Property Class

Building Depr.

13 013 200 011 13 7 1, 13 910 000 004	13-APP2,INDUSTRIAL APPRAISALS	301	0
	14-CAPP.COMMERCIAL APPRAISALS	201	0
	18-CAPP.COMMERCIAL APPRAISALS	201	0

DUE TO THE FACT THAT THERE IS ONLY ONE TAXABLE 210 COMMERCIAL BUILDING ON LEASED LAND PARCEL IN RANSOM TOWNSHIP WHICH IS SITUATED ON A 101 CLASSED PROPERTY, THERE IS NO NEED FOR COMMERCIAL LAND ANALYSIS TO DEVELOP A LAND VALUE FOR THE 201 CLASS.