

6

Fairfield Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
RD0-132-3525-00	7251 FORD HWY	04/13/20	\$600,000	WD	03-ARM'S LENGTH	\$600,000
XAO-260-0006-00	360 MULZER AVE	11/12/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000
XAO-352-0030-00	100 INDUSTRIAL DR	03/17/21	\$2,700,000	WD	03-ARM'S LENGTH	\$2,700,000
XAO-705-0018-00	516 MICHIGAN AVE	05/19/21	\$200,000	LC	03-ARM'S LENGTH	\$200,000
XMD-630-0130-00	235 SALISBURY ST	08/04/20	\$100,000	WD	03-ARM'S LENGTH	\$100,000
XTO-325-0390-00	424 S MAUMEE ST	12/21/20	\$300,000	LC	03-ARM'S LENGTH	\$300,000
XTO-555-0140-00	904 INDUSTRIAL DR	12/15/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000
Totals:			\$4,405,000			\$4,405,000

Due to limited number of 301/302 sales in Fairfield Township, sales were used to help develop the 2023 industrial ECF using sales of 301 parcels from area townships to develop the 2023 ECF. 2023 ECF used is 0.703.

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Property Class	Floor Area
\$330,200	55.03	\$936,185	\$82,301	\$517,699	\$853,884	0.606	CVIND	301	42,888
\$73,800	61.50	\$158,450	\$19,440	\$100,560	\$139,010	0.723	CITYC	301	10,056
\$1,814,400	67.20	\$3,699,647	\$342,924	\$2,357,076	\$3,356,723	0.702	CITYC	301	123,550
\$102,500	51.25	\$249,131	\$26,038	\$173,962	\$223,093	0.780	CITYC	301	25,700
\$54,100	54.10	\$129,298	\$30,091	\$69,909	\$99,207	0.705	CVIND	301	9,535
\$105,500	35.17	\$370,297	\$55,534	\$244,466	\$314,762	0.777	CITYC	301	7,711
\$204,000	52.99	\$469,072	\$42,220	\$342,780	\$426,852	0.803	CITYC	301	8,210
\$2,684,500		\$6,012,080		\$3,806,452	\$5,413,531				
Sale. Ratio =>	60.94				E.C.F. =>	0.703		Std. Deviation=>	0.04662869
Std. Dev. =>	11.40				Ave. E.C.F. =>	0.753		Ave. Variance=>	21.3268

\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Land Table
\$12.07	60.6287	\$40,116	INDUSTRIAL
\$10.00	72.3401	\$36,000	INDUSTRIAL
\$19.08	70.2196	\$296,650	INDUSTRIAL
\$6.77	77.9773	\$30,997	INDUSTRIAL
\$7.33	70.4678	\$30,091	INDUSTRIAL
\$31.70	77.6669	\$35,355	INDUSTRIAL
\$41.75	80.3042	\$32,503	INDUSTRIAL
5.0135			

Coefficient of Var=> 28.31216848

Fairfield Township Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
FAJ-000-1160-00	8655 S ADRIAN HWY	06/01/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,600	61.33
FAJ-510-1712-00	8610 S ADRIAN HWY	10/09/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$92,400	30.80
CA0-102-2555-00	200 CEDAR ST	08/13/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$3,900	32.50
RL0-525-1110-00	790 MANITOU RD	12/17/20	\$1,275,000	CD	19-MULTI PARCEL A/F	\$1,275,000	\$453,600	35.58
Totals:			\$1,632,000			\$1,632,000	\$577,500	

Sale. Ratio => 35.39
Std. Dev. => 21.59

Due to limited number of 301/302 sales, 201/202 sales were used to help develop the 2023 industrial land value with some vacant land sales from area townships were included in this analysis to develop the 2023 301 land values. Land value at \$30,000 per acre.

1 Acre:	30,000	3 Acre:	45,000	10 Acre:	85,000	30 Acre:	135,000
1.5 Acre:	36,000	4 Acre:	60,000	15 Acre:	112,500	40 Acre:	160,000
2 Acre:	39,000	5 Acre:	65,000	20 Acre:	115,000	50 Acre:	175,000
2.5 Acre:	42,500	7 Acre:	70,000	25 Acre:	125,000	100 Acre:	300,000

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$59,525	\$16,475	\$31,000	116.0	165.0	0.44	0.44	\$142	\$37,528	\$0.86
\$209,705	\$121,295	\$31,000	132.0	145.0	0.44	0.44	\$919	\$276,298	\$6.34
\$7,857	\$12,000	\$7,857	0.0	0.0	0.29	0.29	#DIV/0!	\$41,237	\$0.95
\$1,154,453	\$543,121	\$422,574	142.0	102.0	21.60	0.33	\$3,825	\$25,143	\$0.58
\$1,431,540	\$692,891	\$492,431	390.0		22.77	1.50			
Average									
per FF=>		\$1,777			Average			Average	
					per Net Acre=>	30,430.00		per SqFt=>	\$0.70

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
116.00	COMM	2620-51		COMMERCIAL LAND
132.00	COMM	2606-991		COMMERCIAL LAND
0.00	213	2624-675		COM LAKE AREA
142.00	102	2610-0677	RL0-110-4300-00	COMMERCIAL