

5

Fairfield Township Commercial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
FAO-110-2275-00	8214 S ADRIAN HWY	\$1,438,680	04/06/21	CD	03-ARM'S LENGTH	\$115,732	\$1,322,948	\$897,909	1.473
FAJ-000-0190-00	8450 S ADRIAN HWY	\$20,000	08/14/23	WD	03-ARM'S LENGTH	\$10,350	\$9,650	\$27,595	0.350
FAJ-000-1160-00	8655 S ADRIAN HWY	\$45,000	06/01/21	WD	03-ARM'S LENGTH	\$28,126	\$16,874	\$25,639	0.658
MDO-112-1560-00	2322 TREAT HWY	\$123,000	06/28/22	WD	03-ARM'S LENGTH	\$65,054	\$57,946	\$156,371	0.371
MDO-113-1350-00	2457 E US-223	\$360,000	11/30/21	WD	19-MULTI PARCEL AF	\$143,761	\$216,239	\$291,716	0.741
PAO-118-2950-00	3818 E US-223	\$450,000	11/29/21	WD	03-ARM'S LENGTH	\$124,834	\$325,166	\$540,603	0.601
BL2-230-3100-00	9012 E US-223	\$908,132	12/17/21	CD	03-ARM'S LENGTH	\$94,172	\$813,960	\$1,067,097	0.763
BL2-230-3120-00	9178 E US-223	\$774,969	11/03/21	WD	03-ARM'S LENGTH	\$105,026	\$669,943	\$809,632	0.827
BL2-233-3150-00	11119 E US-223	\$400,000	04/11/23	WD	03-ARM'S LENGTH	\$161,888	\$238,112	\$293,319	0.812
BL2-310-0281-00	601 W ADRIAN ST	\$150,000	12/30/21	MLC	03-ARM'S LENGTH	\$21,310	\$128,690	\$200,601	0.642
BL2-460-0331-00	602 W ADRIAN ST	\$35,000	05/30/21	LC	03-ARM'S LENGTH	\$5,520	\$29,480	\$70,143	0.420
BL2-510-0040-00	321 E ADRIAN ST	\$125,000	10/14/22	WD	03-ARM'S LENGTH	\$37,875	\$87,125	\$108,988	0.799
BL2-620-0471-00	111 GILLES ST	\$170,000	10/21/21	WD	03-ARM'S LENGTH	\$18,057	\$151,943	\$271,271	0.560
							\$4,068,076	\$4,760,885	0.845

Due to limited sales in the 201 class in Fairfield Township, sales in other municipalities in Lenawee County were utilized to develop the 2024 Commercial ECF. ECF for 2024 year: 0.845

ECF Area	Class	Cur. Appraisal	Land Table	Sale Price	Asd. when Sold	Asd./Adj. Sale	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
HWY	201	\$897,811	STUDY - HWY	\$1,438,680	\$375,900	26.13	9,100	\$145.38	147.3365
HWY	201	\$37,945	STUDY - HWY	\$20,000	\$15,800	79.00	2,975	\$3.24	34.9701
HWY	201	\$50,458	STUDY - HWY	\$45,000	\$27,600	61.33	1,645	\$10.26	65.8125
HWY	201	\$197,969	STUDY - HWY	\$123,000	\$92,900	75.53	10,342	\$5.60	37.0568
HWY	201	\$382,968	STUDY - CENTR	\$360,000	\$142,000	39.44	6,081	\$35.56	74.1266
HWY	201	\$603,808	STUDY - HWY	\$450,000	\$241,900	53.76	29,496	\$11.02	#REF!
HWY	201	\$995,869	STUDY - HWY	\$908,132	\$405,900	44.70	16,690	\$48.77	76.2780
HWY	201	\$789,165	STUDY - HWY	\$774,969	\$316,500	40.84	4,132	\$162.14	82.7466
HWY	201	\$420,889	STUDY - HWY	\$400,000	\$195,300	48.83	9,668	\$24.63	81.1784
HWY	201	\$190,818	STUDY - HWY	\$150,000	\$63,200	42.13	2,020	\$63.71	64.1522
HWY	201	\$64,791	STUDY - HWY	\$35,000	\$25,200	72.00	879	\$33.54	42.0283
HWY	201	\$129,970	STUDY - HWY	\$125,000	\$67,300	53.84	5,268	\$16.54	79.9399
HWY	201	\$188,144	STUDY - HWY	\$170,000	\$63,300	37.24	2,512	\$60.49	56.0115

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Building Depr.
		\$51,789	No	//		0
		\$10,350	No	//		0
		\$20,194	No	//		0
		\$65,054	No	//		0
RANCH		\$125,331	No	//	MDO-113-1440-00	84
		\$41,697	No	//		0
		\$94,172	No	//		0
		\$61,568	No	//		0
		\$89,412	No	//		0
		\$12,420	No	//		0
		\$5,520	No	//		0
		\$20,240	No	//		0
		\$14,260	No	//		0

Fairfield Commercial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	SQ FT
RAO-103-2200-00	201	08/22/23	PTA	5.72	03-ARM'S LENGTH	\$500,000	\$250,700	50.14	249163.20
CAO-102-2555-00	202	08/13/21	WD	0.27	03-ARM'S LENGTH	\$12,000	\$3,900	32.50	11761.20
RAO-118-3930-00	201	04/24/23	WD	2.99	03-ARM'S LENGTH	\$300,000	\$140,300	46.77	130244.40
MEO-201-1850-00	201	11/22/21	WD	80.84	03-ARM'S LENGTH	\$2,315,000	\$639,300	27.62	3521390.40
RL0-122-1050-00	201	09/28/21	MIC	0.99	19-MULTI PARCEL ARM'S LENGTH	\$146,800	\$99,300	67.64	43124.40
SEO-470-0500-00	201	01/11/22	WD	0.90	03-ARM'S LENGTH	\$200,000	\$87,000	43.50	39204.00
TE0-121-2350-00	201	04/29/22	WD	0.88	03-ARM'S LENGTH	\$220,000	\$117,400	53.36	38332.80
FAJ-000-1160-00	201	06/01/21	WD	0.44	03-ARM'S LENGTH	\$45,000	\$27,600	61.33	19122.84

Due to lack of 201 class sales, land sales from other rural Lenawee County townships were utilized to develop the 2024 commercial land values.

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="40,000"/>	3 Acre:	<input type="text" value="64,200"/>	10 Acre:	<input type="text" value="130,000"/>	30 Acre:	<input type="text" value="240,000"/>
1.5 Acre:	<input type="text" value="48,000"/>	4 Acre:	<input type="text" value="72,000"/>	15 Acre:	<input type="text" value="160,000"/>	40 Acre:	<input type="text" value="275,000"/>
2 Acre:	<input type="text" value="54,000"/>	5 Acre:	<input type="text" value="80,000"/>	20 Acre:	<input type="text" value="180,000"/>	50 Acre:	<input type="text" value="310,000"/>
2.5 Acre:	<input type="text" value="59,500"/>	7 Acre:	<input type="text" value="112,000"/>	25 Acre:	<input type="text" value="220,000"/>	100 Acre:	<input type="text" value="440,000"/>

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="25,500"/>	3 Acre:	<input type="text" value="43,000"/>	10 Acre:	<input type="text" value="79,000"/>	30 Acre:	<input type="text" value="137,000"/>
1.5 Acre:	<input type="text" value="30,500"/>	4 Acre:	<input type="text" value="50,000"/>	15 Acre:	<input type="text" value="97,000"/>	40 Acre:	<input type="text" value="158,000"/>
2 Acre:	<input type="text" value="35,500"/>	5 Acre:	<input type="text" value="55,000"/>	20 Acre:	<input type="text" value="111,500"/>	50 Acre:	<input type="text" value="176,500"/>
2.5 Acre:	<input type="text" value="39,500"/>	7 Acre:	<input type="text" value="66,000"/>	25 Acre:	<input type="text" value="125,000"/>	100 Acre:	<input type="text" value="250,000"/>

Land Residual	Rate per SQ FT	Rate per Acre	1st acre rate	Net Acres	1st Acre Rate	Dollars/SqFt	Street Address	Cur. Appraisal	ECF Area
\$85,657	0.3437787	14,975.00	\$35,815	5.72	\$14,975	\$0.34	6840 ROGERS HWY	\$516,836	2000
\$12,000	1.0203041	44,444.44	\$23,094	0.27	\$44,444	\$1.02	200 CEDAR ST	\$18,522	213
\$99,682	0.7653458	33,338.46	\$57,648	2.99	\$33,338	\$0.77	1506 SUTTON RD	\$286,420	2000
\$1,307,746	0.3713721	16,176.97	\$145,449	80.84	\$16,177	\$0.37	11500 MORENCI RD	\$1,361,176	MECOM
\$9,887	0.2292670	9,986.87	\$9,937	1.22	\$8,137	\$0.19	15951 ROME RD	\$211,400	102
\$31,602	0.8060912	35,113.33	\$33,311	0.90	\$35,113	\$0.81	9000 MORENCI RD	\$187,298	201
\$23,171	0.6044693	26,330.68	\$24,700	0.88	\$26,331	\$0.60	9800 TEC-CLINTON HWY	\$236,662	200
\$14,736	0.7705968	33,567.20	\$22,241	0.44	\$33,567	\$0.77	8655 M-52	\$47,824	COMM
	0.6524923	28,422.56			\$26,510	\$0.61			

Sale Price	Liber/Page	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Other Parcels in Sale	Land Table
\$500,000	0005-107	\$102,493	353.9	704.0	\$242	353.92		20100 COMMERCIAL
\$12,000	2624-675	\$18,522	0.0	0.0	#DIV/0!	0.00		20100 COMMERCIAL
\$300,000	2654-159	\$86,102	0.0	0.0	#DIV/0!	0.00		20100 COMMERCIAL
\$2,315,000	2629-954	\$353,922	0.0	0.0	#DIV/0!	0.00		20100 COMMERCIAL
\$146,800	2626-0989	\$74,487	0.0	0.0	#DIV/0!	0.00	RL0-122-1000-00	COMMERCIAL
\$200,000	2632-288	\$18,900	0.0	0.0	#DIV/0!	0.00		COMMERCIAL INDUSTRIAL LAND
\$220,000	2638-809	\$39,833	0.0	0.0	#DIV/0!	0.00		COMMERCIAL
\$45,000	2620-51	\$17,560	116.0	165.0	\$127	116.00		COMMERCIAL LAND