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Fairfield Township Industrial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale
MDO-101-4150-00	1610 E MAUMEE ST	\$432,000	12/15/22	WD	03-ARM'S LENGTH
XAO-260-0006-00	360 MULZER AVE	\$120,000	11/12/21	WD	03-ARM'S LENGTH
XAO-705-0018-00	516 MICHIGAN AVE	\$200,000	05/19/21	LC	03-ARM'S LENGTH
XMO-300-7080-00	520 HAMMONTREE DR	\$1,750,000	10/12/22	WD	19-MULTI PARCEL ARM'S LENGTH
XT0-555-0140-00	904 INDUSTRIAL DR	\$385,000	12/15/21	WD	03-ARM'S LENGTH
XT0-555-0170-00	404 INDUSTRIAL DR	\$796,500	11/15/21	WD	03-ARM'S LENGTH
XT0-555-0180-00	404 INDUSTRIAL DR	\$708,000	11/15/21	WD	03-ARM'S LENGTH

Due to a lack of sales and parcels in the 301 class, sales of 301 parcels in Lenawee County were utilized to develop the 2024 301 class ECF. ECF of 0.660 was utilized for the 2024 year.

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Class	Cur. Appraisal	Land Table	Sale Price	Asd. when Sold	Asd/Adj. Sale
\$124,190	\$307,810	\$589,650	0.522	IND	301	\$661,361	STUDY-IND	\$432,000	\$344,600	79.77
\$18,000	\$102,000	\$147,767	0.690	IND	301	\$115,526	STUDY-IND	\$120,000	\$73,800	61.50
\$30,998	\$169,002	\$176,415	0.958	IND	301	\$147,432	STUDY-IND	\$200,000	\$102,500	51.25
\$166,934	\$1,583,066	\$2,669,666	0.593	IND	301	\$3,151,621	STUDY-IND	\$1,750,000	\$1,575,000	90.00
\$48,103	\$336,897	\$433,729	0.777	IND	301	\$351,713	STUDY-IND	\$385,000	\$204,000	52.99
\$49,824	\$746,676	\$1,016,223	0.735	IND	301	\$761,180	STUDY-IND	\$1,475,000	\$224,000	34.40
\$82,948	\$625,052	\$829,404	0.754	IND	301	\$663,531	STUDY-IND	\$1,475,000	\$240,900	34.03
	\$3,870,503	\$5,862,854	<b>0.660</b>							



Floor Area	\$/Sq.Ft.	Building Style	Land Value	Other Parcels in Sale	Building Depr.
14,464	\$21.28		\$43,301		0
10,056	\$10.14		\$18,000		0
25,700	\$6.58		\$30,998		0
26,670	\$59.36		\$125,904	XMO-300-7070-00, XMO-300-7060-00	0
8,210	\$41.03		\$38,693		0
24,576	\$30.38		\$39,528	XT0-555-0180-00	0
21,840	\$28.62	ONE & 1/2 STORY	\$39,528	XT0-555-0170-00	51

**Fairfield Industrial Land Analysis**

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
RAO-103-2200-00	201	08/22/23	PTA	5.72	03-ARM'S LENGTH	\$500,000	\$250,700	50.14
CAO-102-2555-00	202	08/13/21	WD	0.27	03-ARM'S LENGTH	\$12,000	\$3,900	32.50
RAO-118-3930-00	201	04/24/23	WD	2.99	03-ARM'S LENGTH	\$300,000	\$140,300	46.77
ME0-201-1850-00	201	11/22/21	WD	80.84	03-ARM'S LENGTH	\$2,315,000	\$639,300	27.62
RL0-122-1050-00	201	09/28/21	MLC	0.99	19-MULTI PARCEL ARM'S LENGTH	\$146,800	\$99,300	67.64
SE0-470-0500-00	201	01/11/22	WD	0.90	03-ARM'S LENGTH	\$200,000	\$87,000	43.50
TE0-121-2350-00	201	04/29/22	WD	0.88	03-ARM'S LENGTH	\$220,000	\$117,400	53.36
FAU-000-1160-00	201	06/01/21	WD	0.44	03-ARM'S LENGTH	\$45,000	\$27,600	61.33

Due to lack of 301 class sales, land sales from other rural Lenawee County townships were utilized to develop the 2024 Industrial land values.

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="56,000"/>	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"/>



SQ FT	Land Residual	Rate per SQ FT	Rate per Acre	1st acre rate	Net Acres	1st Acre Rate	Dollars/SqFt	Street Address
249163.20	\$85,657	0.3437787	14,975.00	\$35,815	5.72	\$14,975	\$0.34	6840 ROGERS HWY
11761.20	\$12,000	1.0203041	44,444.44	\$23,094	0.27	\$44,444	\$1.02	200 CEDAR ST
130244.40	\$99,682	0.7653458	33,338.46	\$57,648	2.99	\$33,338	\$0.77	1506 SUTTON RD
3521390.40	\$1,307,746	0.3713721	16,176.97	\$145,449	80.84	\$16,177	\$0.37	11500 MORENCI RD
43124.40	\$9,887	0.2292670	9,986.87	\$9,937	1.22	\$8,137	\$0.19	15951 ROME RD
39204.00	\$31,602	0.8060912	35,113.33	\$33,311	0.90	\$35,113	\$0.81	9000 MORENCI RD
38332.80	\$23,171	0.6044693	26,330.68	\$24,700	0.88	\$26,331	\$0.60	9800 TEC-CLINTON HWY
19122.84	\$14,736	0.7705968	33,567.20	\$22,241	0.44	\$33,567	\$0.77	8655 M-52
		0.6524923	28,422.56			\$26,510	\$0.61	

Cur. Appraisal	ECF Area	Sale Price	Liber/Page	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
\$516,836	2000	\$500,000	0005-107	\$102,493	353.9	704.0	\$242	353.92
\$18,522	213	\$12,000	2624-675	\$18,522	0.0	0.0	#DIV/0!	0.00
\$286,420	2000	\$300,000	2654-159	\$86,102	0.0	0.0	#DIV/0!	0.00
\$1,361,176	MECOM	\$2,315,000	2629-954	\$353,922	0.0	0.0	#DIV/0!	0.00
\$211,400	102	\$146,800	2626-0989	\$74,487	0.0	0.0	#DIV/0!	0.00
\$187,298	201	\$200,000	2632-288	\$18,900	0.0	0.0	#DIV/0!	0.00
\$236,662	200	\$220,000	2638-809	\$39,833	0.0	0.0	#DIV/0!	0.00
\$47,824	COMM	\$45,000	2620-51	\$17,560	116.0	165.0	\$127	116.00



**Other Parcels in Sale**

**Land Table**

20100 COMMERCIAL

20100 COMMERCIAL

20100 COMMERCIAL

RLO-122-1000-00

COMMERCIAL

COMMERCIAL INDUSTRIAL LAND

COMMERCIAL

COMMERCIAL LAND