

Village of Carleton Commercial ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ |
|----------------|------------------|-----------|------------|--------|-----------------|------------------|
| 41 030 012 00 | 910 MONROE ST | 04/08/21 | \$135,000 | LC | 03-ARM'S LENGTH | \$135,000 |
| 41 035 001 00 | 1106 MONROE ST | 12/30/21 | \$250,000 | PTA | 03-ARM'S LENGTH | \$250,000 |
| 41 035 002 00 | 1120 MONROE ST | 12/30/21 | \$100,000 | LC | 03-ARM'S LENGTH | \$100,000 |
| 41 100 010 00 | 830 MONROE ST | 10/14/21 | \$112,750 | WD | 03-ARM'S LENGTH | \$112,750 |
| 41 170 012 00 | 12750 MAXWELL RD | 03/10/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 |
| Totals: | | | | | | \$657,750 |
| | | | | | | #REF! |

| Asd. when Sold | Asd./Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area |
|------------------|----------------|------------------|-------------|------------------|------------------|--------------------------|------------|----------------|----------|
| \$72,000 | 53.33 | \$141,078 | \$16,904 | \$118,096 | \$160,639 | 0.735 | 3,750 | \$31.49 | 00080 |
| \$192,400 | 76.96 | \$416,359 | \$45,957 | \$204,043 | \$453,897 | 0.450 | 4,085 | \$49.95 | 00080 |
| \$75,800 | 75.80 | \$157,091 | \$20,698 | \$79,302 | \$176,446 | 0.449 | 1,575 | \$50.35 | 00080 |
| \$34,200 | 30.33 | \$70,667 | \$26,620 | \$86,130 | \$56,982 | 1.512 | 760 | \$113.33 | 00080 |
| \$38,000 | 63.33 | \$75,061 | \$18,504 | \$41,496 | \$73,166 | 0.567 | 1,455 | \$28.52 | 00080 |
| \$412,400 | | \$860,256 | | \$529,067 | \$921,129 | | | | |
| Sale. Ratio => | 62.70 | | | | | | | | |
| | | | | | | E.C.F. => | | | |
| | | | | | | Ave. E.C.F. => | | | |
| | | | | | | 0.574 | | | |
| | | | | | | 0.743 | | | |
| | | | | | | | | \$54.73 | |

| Land Value | Other Parcels in Sale | Land Table | Property Class |
|------------|-----------------------|--------------------|----------------|
| \$16,904 | | 080 COMM MONROE ST | 201 |
| \$37,157 | 41 035 002 00 | 080 COMM MONROE ST | 201 |
| \$16,298 | | 080 COMM MONROE ST | 201 |
| \$22,220 | | 080 COMM MONROE ST | 201 |
| \$16,179 | | 080 COMM MONROE ST | 201 |

2024 Ash Township Vacant Land Study
04/01/2020 thru 03/31/2023

Commercial

| Parcel Number | Date of Sale | Adjusted Sale Price | Acres | Cost per Acre | Comments | |
|-------------------------------|--------------|---------------------|-------|---------------|----------------|-----------------------------------|
| 01-013-017-20 | 10/19/20 | \$40,000.00 | 2.32 | \$17,241.38 | Telegraph Rd | |
| 01-013-017-30 | 12/4/2020 | \$45,000 | 2.32 | \$19,396.55 | Telegraph Rd | |
| 01-013-017-40 | 2/11/2022 | \$50,000 | 2.32 | \$21,551.72 | Telegraph Rd | |
| 01-013-012-00 | 5/28/2021 | \$70,000 | 5.5 | \$12,727.27 | Telegraph Rd | |
| 01-034-033-00 | 2/7/2023 | \$142,500 | 7.14 | \$19,957.98 | Telegraph Rd. | |
| 41-010-020-00, 021-00, 021-10 | 3/15/2023 | \$45,000 | 7.816 | \$5,757.42 | Ash Street | 3 parcels |
| 01-026-006-00 | 6/15/2021 | \$180,000 | 7.903 | \$22,776.16 | Telegraph Rd | |
| 01-026-013-00 | 9/23/2022 | \$400,000 | 17 | \$23,529.41 | Telegraph Rd | |
| 01-034-030-00 | 10/14/2022 | \$510,250 | 20.41 | \$25,000.00 | Telegraph Rd | |
| 01-034-012-10 | 12/22/2022 | \$690,000 | 25.27 | \$27,305.10 | Telegraph Rd | |
| 01-005-007-10 | 4/5/2021 | \$159,000 | 32.98 | \$4,821.10 | Oakville Waltz | |
| 01-070-009-00 | 11/15/2022 | \$600,000 | 59.32 | \$10,114.63 | Telegraph Rd | Classed ag bought for future poss |
| Not used | | | | | | |
| 01-023-054-11 | 8/25/20 | \$50,000.00 | 4.42 | \$11,312.22 | Telegraph Rd | Prior Lease on property |

Ash Township Commercial Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|----------------|------------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|---------------|
| 01 005 007 10 | 1071 OAKVILLE WALTZ RD | 04/05/21 | \$159,000 | WD | 03-ARM'S LENGTH | \$159,000 | \$119,000 | 74.84 |
| 01 013 007 00 | 12960 TELEGRAPH RD | 07/25/22 | \$170,000 | LC | 03-ARM'S LENGTH | \$170,000 | \$43,000 | 25.29 |
| 01 013 012 00 | TELEGRAPH RD | 05/28/21 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$39,800 | 56.86 |
| 01 013 017 40 | TELEGRAPH RD | 02/11/22 | \$50,000 | WD | 03-ARM'S LENGTH | \$50,000 | \$22,400 | 44.80 |
| 01 013 026 20 | TELEGRAPH RD | 11/11/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$30,200 | 50.33 |
| 01 016 027 00 | 12710 GRAFTON RD | 12/28/22 | \$1,847,500 | WD | 03-ARM'S LENGTH | \$1,847,500 | \$324,600 | 17.57 |
| 01 070 029 10 | 13636 TELEGRAPH RD | 04/28/22 | \$250,000 | WD | 03-ARM'S LENGTH | \$250,000 | \$123,600 | 49.44 |
| 41 030 012 00 | 910 MONROE ST | 04/08/21 | \$135,000 | LC | 03-ARM'S LENGTH | \$135,000 | \$72,000 | 53.33 |
| 41 100 010 00 | 830 MONROE ST | 10/14/21 | \$112,750 | WD | 03-ARM'S LENGTH | \$112,750 | \$34,200 | 30.33 |
| 41 170 012 00 | 12750 MAXWELL RD | 03/10/22 | \$60,000 | WD | 03-ARM'S LENGTH | \$60,000 | \$38,000 | 63.33 |
| Totals: | | | \$2,914,250 | | | \$2,914,250 | \$846,800 | 29.06 |
| | | | | | | | | 17.68 |

Sale. Ratio => 29.06
 Std. Dev. => 17.68

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|--------------------|--------------------|------------------|--------------|--------------|----------------|--------------|------------|--------------|--------------|
| \$324,918 | \$10,704 | \$176,622 | 0.0 | 0.0 | 32.98 | 32.98 | #DIV/0! | \$325 | \$0.01 |
| \$89,501 | \$133,929 | \$53,430 | 0.0 | 0.0 | 3.25 | 3.25 | #DIV/0! | \$41,209 | \$0.95 |
| \$64,375 | \$70,000 | \$64,375 | 0.0 | 0.0 | 5.50 | 5.50 | #DIV/0! | \$12,727 | \$0.29 |
| \$47,680 | \$50,000 | \$47,680 | 0.0 | 0.0 | 2.32 | 2.32 | #DIV/0! | \$21,552 | \$0.49 |
| \$59,042 | \$60,000 | \$59,042 | 0.0 | 0.0 | 4.09 | 4.09 | #DIV/0! | \$14,670 | \$0.34 |
| \$723,695 | \$1,185,773 | \$61,968 | 0.0 | 0.0 | 5.46 | 5.46 | #DIV/0! | \$217,175 | \$4.99 |
| \$294,778 | \$13,569 | \$58,347 | 0.0 | 0.0 | 4.14 | 4.14 | #DIV/0! | \$3,275 | \$0.08 |
| \$140,558 | \$10,826 | \$16,384 | 52.0 | 56.0 | 0.08 | 0.08 | \$208 | \$140,597 | \$3.23 |
| \$65,236 | \$69,050 | \$21,536 | 68.4 | 152.0 | 0.23 | 0.23 | \$1,010 | \$300,217 | \$6.89 |
| \$74,563 | \$1,118 | \$15,681 | 49.8 | 94.0 | 0.07 | 0.07 | \$22 | \$17,200 | \$0.39 |
| \$1,884,346 | \$1,604,969 | \$575,065 | 170.2 | 170.2 | 58.12 | 58.12 | | | |
| Average | | | | | | | | | |
| per FF=> | | | \$476 | | Average | 27,617.12 | | Average | |
| | | | | | per Net Acre=> | | | per SqFt=> | \$0.63 |

| Actual Front | ECF Area | Librer/Page | Land Table | Class | Rate Group 1 |
|--------------|----------|-------------|----------------------|-------|--------------|
| 0.00 | 00060 | 2021R12828 | 060 COMM. WILL CARL | 201 | |
| 0.00 | 00065 | 2022R15745 | 065 COM.TEL&CAR-ROCK | 201 | |
| 0.00 | 00065 | 2021R14787 | 065 COM.TEL&CAR-ROCK | 202 | |
| 0.00 | 00065 | 2022R04763 | 065 COM.TEL&CAR-ROCK | 202 | |
| 0.00 | 00065 | 2022R22266 | 065 COM.TEL&CAR-ROCK | 202 | |
| 0.00 | 00086 | 2023R00243 | 086 COMM GRAFTON RD | 201 | |
| 0.00 | 00065 | 2022R09989 | 065 COM.TEL&CAR-ROCK | 201 | |
| 60.00 | 00080 | 2021R11262 | 080 COMM MONROE ST | 201 | FRONT FOOT |
| 66.00 | 00080 | 2021R26841 | 080 COMM MONROE ST | 201 | FRONT FOOT |
| 30.00 | 00080 | 2022R05505 | 080 COMM MONROE ST | 201 | FRONT FOOT |