

Commercial Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 016 027 00	12710 GRAFTON RD	12/28/22	\$1,847,500	WD	03-ARM'S LENGTH	\$1,847,500
01 016 037 35	201 MEDICAL CENTER DR	11/29/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000
01 070 029 10	13636 TELEGRAPH RD	04/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000
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
41 170 012 00	12750 MAXWELL RD	03/10/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000
41 170 051 00	12610 HARRIS ST	08/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000
Totals:			\$3,717,500			\$3,717,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$324,600	17.57	\$723,695	\$156,346	\$1,691,154	\$620,054	2.727	2,374	\$712.36	00086
\$434,900	51.16	\$1,005,990	\$169,222	\$680,778	\$914,501	0.744	12,000	\$56.73	00086
\$123,600	49.44	\$294,778	\$67,037	\$182,963	\$282,557	0.648	6,400	\$28.59	00065
\$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
\$38,000	63.33	\$75,061	\$18,504	\$41,496	\$73,166	0.567	1,455	\$28.52	00080
\$158,600	70.49	\$326,206	\$42,653	\$182,347	\$366,821	0.497	17,724	\$10.29	00080
\$1,419,900		\$3,140,258		\$3,180,179	\$3,048,080			\$121.04	
Sale. Ratio =>		38.20		E.C.F. =>	1.043				
Std. Dev. =>		19.39		Ave. E.C.F. =>	0.852				

Land Value	Other Parcels in Sale	Land Table	Property Class
\$61,968		086 COMM GRAFTON RD	201
\$51,305		086 COMM GRAFTON RD	201
\$58,347		065 COM.TEL&CAR-ROCK	201
\$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
\$16,179		080 COMM MONROE ST	201
\$34,948		080 COMM MONROE ST	201

2024 Ash Township Vacant Land Study

Commercial

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments
04/01/2020 thru 03/31/2023					
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
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
Not used	8/25/20	\$50,000.00	4.42	\$11,312.22	Telegraph Rd
01-023-054-11					Prior Lease on property

3 parcels

Classed ag bought for future poss

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
								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 Net Acre=>	Average per SqFt=>	\$0.63
			\$476			27,617.12			

Actual Front	ECF Area	Liber/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