

Ash Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 013 007 00	12960 TELEGRAPH RD	07/25/22	\$170,000	LC	03-ARMIS LENGTH	\$170,000	\$43,000	25.29
01 016 037 35	201 MEDICAL CENTER DR	11/29/22	\$850,000	WD	03-ARMIS LENGTH	\$850,000	\$434,900	51.16
01 070 029 10	13636 TELEGRAPH RD	04/28/22	\$250,000	WD	03-ARMIS LENGTH	\$250,000	\$123,600	49.44
<b>Totals:</b>			<b>\$1,270,000</b>			<b>\$1,270,000</b>	<b>\$601,500</b>	
							Sale. Ratio =>	47.36
							Std. Dev. =>	14.46

Due to a lack of 301 class sales in Ash Township and in Monroe County as a whole, sales from the 201 class in Ash Township were utilized to develop the 2024 301 ECF. ECF of 0.780 used for 2024.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq. Ft.	ECF Area	Land Value
\$95,733	\$53,430	\$116,570	\$52,485	2.221	960	\$121.43	00065	\$53,430
\$1,005,990	\$169,222	\$680,778	\$914,501	0.744	12,000	\$56.73	00086	\$51,305
\$294,778	\$67,037	\$182,963	\$282,557	0.648	6,400	\$28.59	00065	\$58,347
<b>\$1,396,501</b>		<b>\$980,311</b>	<b>\$1,249,543</b>			<b>\$68.92</b>		
E.C.F. =>				<b>0.785</b>	Std. Deviation=>		<b>0.8818113</b>	
Ave. E.C.F. =>				<b>1.204</b>				

Other Parcels in Sale	Land Table	Property Class
065 COM.TEL&CAR-ROCK		201
086 COMM GRAFTON RD		201
065 COM.TEL&CAR-ROCK		201

**Commercial & Industrial Land Sales**

2024 Ash Township Vacant Land Study  
04/01/2021 thru 03/31/2023

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments
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

3 parcels

Classed ag bought for future possible development

Price per Acre: **\$14,199.52**

Prior Lease on property

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments
01-023-054-11	8/25/20	\$50,000.00	4.42	\$11,312.22	Telegraph Rd
01-026-013-00	9/23/2022	\$400,000	17	\$23,529.41	Telegraph Rd
01-034-033-00	2/7/2023	\$142,500	7.14	\$19,957.98	Telegraph Rd.
01-034-012-10	12/22/2022	\$690,000	25.27	\$27,305.10	Telegraph Rd
01-034-030-00	10/14/2022	\$510,250	20.41	\$25,000.00	Telegraph Rd

Price per Acre: \$24,960.61

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments
01-027-018-00	4/27/2021	\$86,600.00	15.07	\$5,746.52	
01-031-022-03	3/17/2023	\$187,000.00	34.112	\$5,481.94	
01-004-056-11	5/28/2021	\$198,000.00	36.448	\$5,432.40	
01-035-008-01	11/10/2021	\$420,000.00	70.58	\$5,950.69	

**AVERAGE COST/ACRE:**

**\$5,707.70**

**2024 Till Value Per Acre:**

**\$5,700.00**

**Total Acres Sold:**

156.21

Total Cost of Acres Sold::

\$891,600.00