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Ash Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 016 037 35	201 MEDICAL CENTER DR	11/29/22	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$434,900
01 030 047 00	2995 W LABO RD	08/03/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,700
01 034 035 10	9200 TELEGRAPH RD	04/07/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$328,400
01 070 029 10	13636 TELEGRAPH RD	04/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,600
41 040 015 00	1330 MONROE ST	10/05/23	\$288,777	WD	03-ARM'S LENGTH	\$288,777	\$132,500
41 080 001 00	12609 MATTHEWS ST	09/08/23	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$45,800
41 100 010 00	830 MONROE ST	03/07/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$32,800
41 170 011 00	12770 MAXWELL RD	12/08/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$50,400
41 170 019 01	1920 MONROE ST	02/01/24	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$31,100
41 170 051 00	12610 HARRIS ST	08/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$158,600
<b>Totals:</b>						<b>\$2,853,777</b>	<b>\$1,435,800</b>

Sale. Ratio =>  
Std. Dev. =>

Due to no Industrial Sales in Ash Township, Commercial Sales were utilized to develop the 2025 Industrial ECF. ECF of .857 utilized for the 2025 year.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.16	\$853,636	\$141,280	\$708,720	\$684,958	1.035	12,000	\$59.06	00086
40.71	\$255,299	\$44,865	\$195,135	\$203,876	0.957	1,488	\$131.14	00086
54.73	\$689,576	\$112,900	\$487,100	\$538,950	0.904	9,480	\$51.38	00061
49.44	\$293,252	\$66,927	\$183,073	\$290,160	0.631	6,400	\$28.61	00065
45.88	\$222,536	\$52,842	\$235,935	\$297,709	0.793	2,400	\$98.31	00080
45.80	\$108,851	\$55,440	\$44,560	\$50,502	0.882	5,032	\$8.86	00080
36.44	\$59,045	\$26,565	\$63,435	\$56,982	1.113	760	\$83.47	00080
38.77	\$83,930	\$36,727	\$93,273	\$82,812	1.126	1,470	\$63.45	00080
38.88	\$53,432	\$22,492	\$57,508	\$54,281	1.059	1,223	\$47.02	00080
70.49	\$251,613	\$42,526	\$182,474	\$366,819	0.497	17,724	\$10.30	00080
	<b>\$2,871,170</b>		<b>\$2,251,213</b>	<b>\$2,627,049</b>			<b>\$58.16</b>	
50.31			E.C.F. =>	0.857		Std. Deviation=>	0.20812511	
10.12			Ave. E.C.F. =>	0.900		Ave. Variance=>	15.9182	

Dev. by Mean (%)	Land Value	Other Parcels In Sale	Land Table	Property Class
13.4906	\$51,305		086 COMM GRAFTON RD	201
5.7340	\$33,078		086 COMM GRAFTON RD	201
0.4009	\$103,750		TELEGRAPH S OF LABO COMMERCIAL	201
26.8848	\$58,347		065 COM. TEL/CAR-ROCK/WILL CAR	201
10.7283	\$25,508		080 COMM MONROE ST	201
1.7440	\$55,440	41 080 006 00	080 COMM MONROE ST	201
21.3451	\$22,220		080 COMM MONROE ST	201
22.6532	\$20,991		080 COMM MONROE ST	201
15.9670	\$22,492		080 COMM MONROE ST	201
40.2337	\$34,948		080 COMM MONROE ST	201
<b>4.2850</b>				

Coefficient of Var=>

2025 Ash Township Vacant Land Study Commercial & Industrial  
 04/01/2021 thru 03/31/2024

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments	
01-018-058-01	9/13/2023	\$120,000	1.16	\$103,448.28	Scotfield Carleton Rd.	
01-023-040-70	3/17/2024	\$50,000	1.892	\$26,427.06	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	
01-001-024-50	9/20/2023	\$680,400	9.08	\$74,933.92	Telegraph Rd	Includes Be
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

**AVERAGE COST/ACRE: \$14,199.52**

**Total Acres Sold: 137.98**

**Total Cost of Acres Sold: \$1,959,250.00**

Not used

erlin Township Parcel

bought for future possible development