

Grafton Road Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 030 047 00	2995 W LABO RD	08/03/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000
01 070 001 00	13035 TELEGRAPH RD	06/28/23	\$249,000	LC	03-ARM'S LENGTH	\$249,000
01 070 002 00	3355 CARLETON ROCKWOOD RD	09/20/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000
41 010 090 00	1125 MONROE ST	07/09/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000
41 035 001 00	1106 MONROE ST	05/23/24	\$250,000	LC	03-ARM'S LENGTH	\$250,000
41 040 015 00	1330 MONROE ST	10/05/23	\$288,777	WD	03-ARM'S LENGTH	\$288,777
41 100 010 00	830 MONROE ST	03/07/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000
41 170 011 00	12770 MAXWELL RD	12/08/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000
41 170 019 01	1920 MONROE ST	02/01/24	\$80,000	LC	03-ARM'S LENGTH	\$80,000
Totals:						\$1,497,777

Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$97,700	40.71	\$304,317	\$65,264	\$174,736	\$249,482	0.700	1,488	\$117.43
\$74,200	29.80	\$222,151	\$52,772	\$196,228	\$161,776	1.213	2,800	\$70.08
\$55,600	48.35	\$141,960	\$41,460	\$73,540	\$95,989	0.766	3,240	\$22.70
\$21,200	38.55	\$59,963	\$19,646	\$35,354	\$47,044	0.752	628	\$56.30
\$92,000	36.80	\$266,166	\$32,551	\$217,449	\$272,596	0.798	2,510	\$86.63
\$132,500	45.88	\$298,765	\$59,297	\$229,480	\$279,426	0.821	2,400	\$95.62
\$32,800	36.44	\$87,850	\$38,201	\$51,799	\$57,933	0.894	760	\$68.16
\$50,400	38.77	\$114,712	\$42,679	\$87,321	\$84,053	1.039	1,470	\$59.40
\$31,100	38.88	\$77,506	\$29,759	\$50,241	\$55,714	0.902	1,223	\$41.08
\$587,500		\$1,573,390		\$1,116,148	\$1,304,013			\$68.60
Sale. Ratio =>	39.22				E.C.F. =>	0.856		Std. Deviation=>
Std. Dev. =>	5.40				Ave. E.C.F. =>	0.876		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class
00086	17.5684	\$53,656	086 COMM GRAFTON RD	201
00065	33.6886	\$35,860	065 COM.TEL/CAR-ROCK/WILL CAR	201
00065	10.9946	\$26,125	065 COM.TEL/CAR-ROCK/WILL CAR	201
00080	12.4575	\$15,356	080 COMM MONROE ST	201
00080	7.8383	\$28,261	080 COMM MONROE ST	201
00080	5.4824	\$33,750	080 COMM MONROE ST	201
00080	1.8033	\$29,399	080 COMM MONROE ST	201
00080	16.2807	\$27,773	080 COMM MONROE ST	201
00080	2.5685	\$29,759	080 COMM MONROE ST	201

2.0146

0.16147924

12.0758 Coefficient of Var=>

2026 Ash Township Vacant Land Study
01/01/2022 thru 03/31/2025

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
01-034-033-00	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
01-001-024-50	9/20/2023	\$680,400	9.08	\$74,933.92	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
01-070-009-00	11/15/2022	\$600,000	59.32	\$10,114.63	Telegraph Rd

3 parcels
Includes Berlin Township Parcel
Classed ag bought for future possible development

Not used Total Cost: \$3,288,150

Total Acres: 151.408

Average Price/Acre: \$21,717.15