

Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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
01 070 001 00	13035 TELEGRAPH RD	06/28/23	\$249,000	LC	03-ARM'S LENGTH	\$249,000	\$74,200
01 070 002 00	3355 CARLETON ROCKWOOD RD	09/20/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$55,600
Totals:			\$1,204,000			\$1,204,000	\$555,900

Sale. Ratio =>

Std. Dev. =>

Due to no sales in the 301 class, sales from the 201 class were utilized to develop the 2026 301 ECF of 0.871.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40.71	\$304,317	\$65,264	\$174,736	\$249,482	0.700	1,488	\$117.43	00086
54.73	\$705,870	\$130,250	\$469,750	\$542,526	0.866	9,480	\$49.55	00061
29.80	\$222,151	\$52,772	\$196,228	\$161,776	1.213	2,800	\$70.08	00065
48.35	\$141,960	\$41,460	\$73,540	\$95,989	0.766	3,240	\$22.70	00065
	\$1,374,298		\$914,254	\$1,049,772			\$64.94	
46.17				E.C.F. =>	0.871		Std. Deviation=>	0.22812883
10.73				Ave. E.C.F. =>	0.886		Ave. Variance=>	16.3313

Dev. by Mean (%)	Land Value	Land Table	Property Class
18.5942	\$53,656	086 COMM GRAFTON RD	201
2.0480	\$121,250	TELEGRAPH S OF LABO COMMERCIAL	201
32.6627	\$35,860	065 COM.TEL/CAR-ROCK/WILL CAR	201
12.0204	\$26,125	065 COM.TEL/CAR-ROCK/WILL CAR	201
1.5430			

Coefficient of Var=>

2026 Ash Township Vacant Land Study Commercial/Industrial
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