7 Commercial Land Value Wayne Township 2023	alue Wa	ayne Township	2023								
Neighborhood: 2001 Commecial	ia					v					
Parcel Number Street Address	Sale Date	Sale Price Instr. erms of Salnf. Adj. Sale	nf. Adj. Sale 🗧	Cur. Asmnt. is	d/Adj. Sal	Cur. Appraisal La	ind Residuas	t. Land Valu	Vet Acres 1	Dollars/Acre Do	llars/SqF
Ο 3	07/02/20	\$37,900 WD 03-ARM'S L	\$37,900	\$10,200	26.91	\$10,200 26.91 \$20,554 \$18,594 \$1,248 1.20 \$15,495 \$0.36	\$18,594	\$1,248	1.20	\$15,495	\$0.36
14-041-136-003-10 970 E STATE ST			\$120,000	\$65,700	54.75	\$131,370	\$7,397	\$18,767	1.27	\$5,834	\$0.13
80-12-029-009-20 91100 CR 690		\$264,740 WD 03-ARM'S L	\$264,740	\$14,200	5.36	\$28,365	\$264,740	\$28,365	18.91	\$14,000	\$0.32
14-150-007-005-01 51433 M 51		\$18,000 WD 03-ARM'S L	\$18,000	\$4,300	23.89	\$8,646	\$18,000	\$8,646	1.10	\$16,364	\$0.38
	Totals:	\$440,640	\$440,640	\$94,400		\$188,935	\$308,731	\$57,026	22.48		
								per Net Acre=>	₩ 	13,734.81	\$0.32
									Use	\$13,700 Per	er Acre
					_	Used sales from Silver Creek, LaGrange, Keeler and Wayne Townships	ver Creek, La	Grange, Kee	er and Way	ne Townships	
						Excess Land, Woods and Swamp values from Rural Residential Sales	s and Swam	values from	Rural Resi	dential Sales	

7 Commercial ECF Value Hartford 2023	al ECF Valu	ie Hartí	ord 2023									
Neighborhood: 2001 Commecial	2001 Comme	cial										
Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale	Inf. Adj. Sale\$	Inf. Adj. Sale \$ Cur. Asmnt. Asd/Adj. Sale		Cur. Appraisal	Land + Yard B	Bldg. Residual	Cost Man. \$	E.C.F.
	~	0	WD	03-	\$55,000	\$50,000	90.91	\$99,987	\$974	\$54,026	\$167,252	0.323
	970 E STATE ST	09/01/20		03-ARM'S LENGTH	\$120,000	\$65,700	54.75	\$131,370	\$58,872	\$61,128	\$122,463	0.499
	DUTCH SETTLEMEN	03/07/22	\$400,000 WD	\$400,000 WD 03-ARM'S LENGTH	\$400,000	\$156,100	39.03	\$312,296	\$37,615	\$362,385	\$516,318	0.702
	51704 M 51	05/20/21	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$61,600	44.00	\$123,189	\$28,124	\$111,876	\$153,084	0.731
	308 E STATE ST	09/30/20	\$70.000 WD	\$70.000 WD 03-ARM'S LENGTH	\$70,000	\$24,700	35.29	\$49,407	\$9,902	\$60,098	\$66,731	0.901
- 11		Totals:	\$785,000		\$785,000	\$358,100		\$716,249		\$649,513	\$1,025,847	
						Sale.Ratio =:	45.62			_	E.C.F. =>	0.633
						Std. Dev. =>	22.53				Ave. E.C.F. =>	0.631
											Use	0.633
								sed sales from	Used sales from Silver Creek and LaGrange Townships	d LaGrange Tow	nships	
								5			•	