

7 Commercial Land Value Wayne Township 2023

Neighborhood: 2001 Commercial

[illegible]

7 Commercial ECF Value Hartford 2023

Neighborhood: 2001 Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-041-121-005-00	142 S BROADWAY	10/06/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$50,000	90.91	\$99,987	\$974	\$54,026	\$167,252	0.323
14-041-136-003-10	970 E STATE ST	09/01/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,700	54.75	\$131,370	\$58,872	\$61,128	\$122,463	0.499
14-040-005-019-10	DUTCH SETTLEMENT	03/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$156,100	39.03	\$312,296	\$37,615	\$362,385	\$516,318	0.702
14-130-012-025-20	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
14-041-115-004-00	308 E STATE ST	09/30/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,700	35.29	\$49,407	\$9,902	\$60,098	\$66,731	0.901
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
									Used sales from Silver Creek and LaGrange Townships				