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Amboy Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
13 013 200 002 13 7 1	14587 DAY RD	03/30/22	\$810,000	WD	19-MULTI PARCEL	\$810,000	\$273,500	33.77
14 027 200 010 27 8 4	323 E BELL ST	12/18/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$234,400	39.73
18 003 300 027 03 9 3	1898 W TERRITORIAL RD	07/23/20	\$314,900	LC	03-ARM'S LENGTH	\$314,900	\$112,100	35.60
Totals:			\$1,714,900			\$1,714,900	\$620,000	

Due to only 1 improved sale in Amboy Township, sales from Camden and Pittsford Township were utilized to develop the 2023 Commercial ECF. ECF Used: 0.586

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$693,461	\$109,341	\$700,659	\$1,237,542	0.566	48,539	\$14.43	IAPP	56.6170
\$637,077	\$86,902	\$503,098	\$847,727	0.593	8,506	\$59.15	CAPPCC	59.3467
\$307,944	\$25,377	\$289,523	\$463,225	0.625	5,131	\$56.43	CAPPW	62.5016
\$1,638,482	\$221,620	\$1,493,280	\$2,548,495					
	E.C.F. =>			0.586				
	Ave. E.C.F. =>			0.595				
						\$130.01		

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
Rural Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$109,341	Yes	08/04/22
Village Apartments	APARTMENTS	\$86,902	No	04/06/21
Lake Diane Area Strip Mall	SHOP NBHD	\$28,709	No	08/20/20

Other Parcels in Sale

Land Table

Property Class

Building Depr.

	Property Class	Building Depr.
13 013 200 011 13 7 1, 13 910 000 004	13-IAPP2.INDUSTRIAL APPRAISALS	301
	14-CAPP.COMMERCIAL APPRAISALS	201
	18-CAPP.COMMERCIAL APPRAISALS	201

Amboy Township Commercial Land Analysis

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18 003 300 027 03 9 3	1898 W TERRITORIAL RD	07/23/20	\$314,900	LC	03-ARM'S LENGTH	\$314,900	\$112,100	35.60
18 085 001 041	4480 E TERRITORIAL RD	10/22/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$2,900	26.36
Totals:						\$325,900	\$115,000	35.29
								6.53

1 Acre:	14,500	3 Acre:	30,000	10 Acre:	44,000	30 Acre:	0
1.5 Acre:	21,750	4 Acre:	32,000	15 Acre:	66,000	40 Acre:	0
2 Acre:	24,000	5 Acre:	35,000	20 Acre:	88,000	50 Acre:	0
2.5 Acre:	30,000	7 Acre:	42,000	25 Acre:	0	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$308,727	\$29,003	\$22,830	700.9	98.1	2.44	2.08	\$41	\$11,886	\$0.27
\$5,793	\$11,000	\$5,793	60.0	240.0	0.33	0.33	\$183	\$33,233	\$0.76
\$314,520	\$40,003	\$28,623	760.9		2.77	2.41			
Average									
per FF=>			\$53		Average per Net Acre=>			Average per SqFt=>	
					14,436.30				\$0.33

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
700.89	2000	1768/728		COMMERCIAL PROPERTY	201
60.00	2000	1810/0723	18 085 001 042, 18 085 001 043	COMMERCIAL PROPERTY	201