

5

Camden Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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
14 090 001 036	202 S MAIN ST	06/16/21	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$115,200
14 110 001 025	421 S MAIN ST	12/29/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,200
20 040 001 009	123 MICHIGAN ST	12/07/21	\$75,000	MLC	03-ARM'S LENGTH	\$67,500	\$14,600
20 050 001 002	110 S MAIN ST	06/09/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$42,000
20 110 002 079 23 7 4	100 MICHIGAN ST	12/16/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$49,000
20 110 002 080 23 7 4	110 MICHIGAN ST	05/14/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$13,200
<b>Totals:</b>						<b>\$1,581,500</b>	<b>\$512,600</b>

Sale. Ratio =>

Std. Dev. =>

Sales from the City of Reading were included to develop the 2023 Commercial ECF. The city is in the township to the north of Camden within 5 miles and is of similar composition of the Village and Township of Camden. ECF used for the 2023 year in the 201 class: 0.651

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.73	\$571,102	\$35,007	\$554,993	\$818,466	0.678	8,459	\$65.61	2000
28.80	\$273,538	\$19,258	\$380,742	\$372,353	1.023	2,160	\$176.27	2000
29.47	\$345,521	\$87,650	\$62,350	\$411,635	0.151	6,534	\$9.54	2000
21.63	\$41,370	\$5,128	\$62,372	\$55,843	1.117	1,602	\$38.93	CAPP
28.09	\$100,125	\$6,934	\$142,566	\$143,592	0.993	3,258	\$43.76	CAPP
24.50	\$206,870	\$1,684	\$198,316	\$316,157	0.627	6,784	\$29.23	CAPP
77.65	\$39,157	\$915	\$16,085	\$58,924	0.273	1,296	\$12.41	CAPP
	<b>\$1,577,683</b>		<b>\$1,417,424</b>	<b>\$2,176,970</b>			<b>\$53.68</b>	
<b>32.57</b>				<b>E.C.F. =&gt;</b>	<b>0.651</b>		<b>Std. Deviation=&gt;</b>	<b>0.43869444</b>
<b>6.13</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.617</b>		<b>Ave. Variance=&gt;</b>	<b>31.0596</b>



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
6.0726			\$35,007	No	/ /	
40.5168			\$14,264	No	/ /	14 090 001 037
46.5894			\$87,650	No	/ /	14 027 200 027 27 8 4
37.1853	City Service Garage	GARAGE - SERVICE	\$5,128	Yes	06/07/22	
24.7790	M-49 Downtown Com/Res Mix	BARBER/BEAUTY	\$6,934	No	09/27/21	
11.7797	M-49 Downtown Com/Res Mix	APARTMENTS	\$1,684	No	09/27/21	
47.2091	City Misc Com	OFFICE BUILDINGS	\$915	Yes	06/07/22	
<b>3.3736</b>						

Coefficient of Var=> 50.31010072





ANALYSIS FOR EQUALIZED VALUATION  
14 - CAMDEN TOWNSHIP

REAL PROPERTY	#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
100 Agricultural	405	46,416,700	42.86	108,298,413	
101 LOSS		527,200	42.86	1,230,051	
102 SUBTOTAL		45,889,500	42.86	107,068,362	
103 SUBTOTAL		45,889,500	42.86	107,068,362	
104 ADJUSTMENT		6,997,600	49.40	107,068,362	
105 SUBTOTAL		52,887,100	49.40	387,247	
106 NEW		191,300	49.40	0	
107 SUBTOTAL		53,078,400	49.40	107,455,609	
108 TOTAL Agricultural	404	53,078,400	49.40	107,455,609	53,078,400
109 Computed 50% of TCV Agricultural		53,727,805			
110 Computed Factor =					1.00000
200 REAL PROPERTY					
201 Commercial	66	4,066,400	46.37	8,769,463	
202 LOSS		30,500	46.37	65,775	
203 SUBTOTAL		4,035,900	46.37	8,703,688	
204 ADJUSTMENT		282,900	46.37	8,703,688	
205 SUBTOTAL		4,318,800	49.62	8,703,688	
206 NEW		0	49.62	0	
207 SUBTOTAL		4,318,800	49.62	8,703,688	
208 TOTAL Commercial	65	4,318,800	49.62	8,703,688	4,318,800
209 Computed 50% of TCV Commercial		4,351,844			
210 Computed Factor =					1.00000
300 REAL PROPERTY					
301 Industrial	8	628,700	44.18	1,423,042	
302 LOSS		0	44.18	0	
303 SUBTOTAL		628,700	44.18	1,423,042	
304 ADJUSTMENT		100,700	44.18	1,423,042	
305 SUBTOTAL		729,400	51.26	1,423,042	
306 NEW		0	51.26	0	
307 SUBTOTAL		729,400	51.26	1,423,042	
308 TOTAL Industrial	8	729,400	51.26	1,423,042	711,521
309 Computed 50% of TCV Industrial		711,521			
310 Computed Factor =					0.97549
400 REAL PROPERTY					
401 Residential	1,105	45,610,300	41.88	108,907,116	
402 LOSS		80,400	41.88	191,977	
403 SUBTOTAL		45,529,900	41.88	108,715,139	
404 ADJUSTMENT		8,766,600	41.88	108,715,139	
405 SUBTOTAL		54,296,500	49.94	108,715,139	
406 NEW		961,400	49.94	1,925,110	
407 SUBTOTAL		55,257,900	49.94	110,640,249	
408 TOTAL Residential	1,108	55,257,900	49.94	110,640,249	55,257,900
409 Computed 50% of TCV Residential		55,320,125			
410 Computed Factor =					1.00000
500 REAL PROPERTY					
501 Timber-Cutover	0	0	50.00	50.00	
502 LOSS		0	50.00	0	
503 SUBTOTAL		0	50.00	0	
504 ADJUSTMENT		0	50.00	0	
505 SUBTOTAL		0	50.00	0	
506 NEW		0	50.00	0	
507 SUBTOTAL		0	50.00	0	
508 TOTAL Timber-Cutover	0	0	50.00	0	0
509 Computed 50% of TCV Timber-Cutover		0			
510 Computed Factor =					1.00000
600 REAL PROPERTY					
601 Developmental	0	0	50.00	50.00	
602 LOSS		0	50.00	0	
603 SUBTOTAL		0	50.00	0	
604 ADJUSTMENT		0	50.00	0	
605 SUBTOTAL		0	50.00	0	
606 NEW		0	50.00	0	
607 SUBTOTAL		0	50.00	0	
608 TOTAL Developmental	0	0	50.00	0	0
609 Computed 50% of TCV Developmental		0			
610 Computed Factor =					1.00000
800 TOTAL REAL	1,585	113,384,500	49.68	228,222,588	113,366,621
809 Computed 50% of TCV REAL		114,111,294			
810 Computed Factor =					1.00000



PERSONAL PROPERTY	Ag. Personal	LOSS	SUBTOTAL	ADJUSTMENT	SUBTOTAL	NEW	SUBTOTAL	PERSONAL PROPERTY	#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
150	151	152	153	154	155	156	157	158	0	0	50.00	0	
PERSONAL PROPERTY	Ag. Personal	LOSS	SUBTOTAL	ADJUSTMENT	SUBTOTAL	NEW	SUBTOTAL	TOTAL Ag. Personal	0	0	50.00	0	
250	251	252	253	254	255	256	257	258	62	296,480	50.00	592,960	
PERSONAL PROPERTY	Com. Personal	LOSS	SUBTOTAL	ADJUSTMENT	SUBTOTAL	NEW	SUBTOTAL	TOTAL Com. Personal	62	270,634	50.00	541,268	
350	351	352	353	354	355	356	357	358	1	0	50.00	0	
PERSONAL PROPERTY	Ind. Personal	LOSS	SUBTOTAL	ADJUSTMENT	SUBTOTAL	NEW	SUBTOTAL	TOTAL Ind. Personal	1	0	50.00	0	
450	451	452	453	454	455	456	457	458	0	0	50.00	0	
PERSONAL PROPERTY	Res. Personal	LOSS	SUBTOTAL	ADJUSTMENT	SUBTOTAL	NEW	SUBTOTAL	TOTAL Res. Personal	0	0	50.00	0	
550	551	552	553	554	555	556	557	558	9	2,806,431	45.22	6,205,822	
PERSONAL PROPERTY	Util. Personal	LOSS	SUBTOTAL	ADJUSTMENT	SUBTOTAL	NEW	SUBTOTAL	TOTAL Util. Personal	9	2,718,310	45.22	6,010,950	
850	TOTAL PERSONAL												
859	Computed 50% of TCV PERSONAL = 3,276,109												
900	Computed Factor = 1.09608												
900	Total Real and Personal = 116,373,444												
234,774,806													





Camden Commercial Acreage Land Analysis

Sale Date	Parcel Number	# of Pcis	Liber/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP
4/30/21	11 012 300 034 12 7 3	1	1794/646	\$ 15,000	pta		\$ -
7/27/21	11 023 100 008 23 7 3	1	1802/891	\$ 34,500			\$ -
6/10/21	14 006 100 016 06 8 4	1	1798/302	\$ 35,000	pta		\$ -
6/15/21	14 006 100 016 06 8 4	1	1798/1096	\$ 40,000	pta		\$ -
5/19/20	11 005 200 015 05 7 3	1	1762/1024	\$ 28,000			\$ -
4/16/20	18 001 200 009 01 9 3	1	1758/189	\$ 43,500	pta		\$ -
12/14/20	14 022 300 025 22 8 4	1	1782/1016	\$ 40,000			\$ -
8/10/20	14 004 300 013 04 8 4	2	1774/253	\$ 50,000	pta		\$ -
12/14/20	14 022 300 025 22 8 4	1	1782/1016	\$ 40,000			\$ -
8/10/20	14 004 300 013 04 8 4	2	1774/253	\$ 50,000	pta		\$ -
9/11/21	18 003 100 011 03 9 2	1	1807/119	\$ 120,000	rps		\$ -
5/6/21	10 014 100 004 14 7 4	1	1794/1018	\$ 62,265			\$ -
4/23/21	11 032 300 006 32 7 3	1	1793/837	\$ 92,000	pta		\$ -
11/5/21	15 013 400 018 13 8 3	1	1811/806	\$ 100,000			\$ -
9/17/21	14 009 200 004 09 9 4	1	1806/1091	\$ 110,000	pta/rps		\$ -
1/5/22	18 007 100 011 07 9 2	2	1816/1084	\$ 128,700			\$ -
12/16/21	14 009 400 003 09 8 4	1	1815/719	\$ 146,500	rps		\$ -
8/26/21	18 010 200 006 10 9 3	1	1805/242	\$ 185,000	rps		\$ -
12/22/20	14 008 200 001 08 9 4	1	1782/763	\$ 130,000	rps		\$ -
12/22/20	14 008 200 001 08 9 4	1	1782/763	\$ 130,000	rps		\$ -
4/26/21	12 001 100 002 01 7 2	1	1793/853	\$ 120,000			\$ -
7/15/21	10 011 400 005 11 7 4	1	1805/998	\$ 402,500	rps		\$ -

Sale Count = 22

\$ 2,102,965

Acreage Analysis	
Sale Count	22
Ave Acres/Sale	24.15
Ave ABS DEV Acres	1.01
C.O.D.	0.0417

Tillable /	
Sale Count	
Ave Tillable	
Ave ABS DEV Tillable	
C.O.D.	



total assessable acres  
 total sale price of all sales  
 Value/Assessable Acre

**Estimated Land Values**

Enter the Estimated Land Value for each of these sizes.

1 Acre:	15,000	3 Acre:	32,500	10 Acre:	44,000	30 Acre:	120,000
1.5 Acre:	22,500	4 Acre:	34,000	15 Acre:	61,500	40 Acre:	152,000
2 Acre:	27,500	5 Acre:	35,000	20 Acre:	82,000	50 Acre:	190,000
2.5 Acre:	30,000	7 Acre:	38,000	25 Acre:	102,500	100 Acre:	380,000



Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total
\$ 15,000	2.00	1.77	\$ 8,475	\$ 15,000			
\$ 34,500	3.93	0.00	\$ -	\$ -	3.46	\$ 9,971	\$ 34,500
\$ 35,000	5.10	4.74	\$ 7,384	\$ 35,000	0.00	\$ -	\$ -
\$ 40,000	5.10	4.74	\$ 8,439	\$ 40,000	0.00	\$ -	\$ -
\$ 28,000	6.99	0.00	\$ -	\$ -	6.60	\$ 4,242	\$ 28,000
\$ 43,500	8.00	0.00	\$ -	\$ -	7.66	\$ 5,679	\$ 43,500
\$ 40,000	11.20	10.54	\$ 3,795	\$ 40,000	0.00	\$ -	\$ -
\$ 50,000	13.18	3.00	\$ 16,667	\$ 50,000	10.00	\$ -	\$ -
\$ 40,000	11.20	10.54	\$ 3,795	\$ 40,000	0.00	\$ -	\$ -
\$ 50,000	13.18	3.00	\$ 16,667	\$ 50,000	10.00	\$ -	\$ -
\$ 120,000	19.38	11.25	\$ 10,667	\$ 120,000	7.16	\$ -	\$ -
\$ 62,265	17.79	0.00	\$ -	\$ -	17.11	\$ 3,639	\$ 62,265
\$ 92,000	26.67	0.00	\$ -	\$ -	26.34	\$ 3,493	\$ 92,000
\$ 100,000	28.13	0.00	\$ -	\$ -	24.83	\$ 4,027	\$ 100,000
\$ 110,000	28.42	15.00	\$ 7,333	\$ 110,000	12.71	\$ -	\$ -
\$ 128,700	28.58	28.32	\$ 4,544	\$ 128,700	0.00	\$ -	\$ -
\$ 146,500	29.30	0.00	\$ -	\$ -	28.55	\$ 5,131	\$ 146,500
\$ 185,000	38.91	14.50	\$ 12,759	\$ 185,000	23.44	\$ -	\$ -
\$ 130,000	40.25	0.00	\$ -	\$ -	37.47	\$ 3,469	\$ 130,000
\$ 130,000	40.25	0.00	\$ -	\$ -	37.47	\$ 3,469	\$ 130,000
\$ 120,000	42.79	18.00	\$ 6,667	\$ 120,000	24.08	\$ -	\$ -
\$ 402,500	111.00	66.19	\$ 6,081	\$ 402,500	44.00	\$ -	\$ -
\$ 2,102,965	531.35	191.59	\$ 6,974	\$ 1,336,200	320.88	\$ -	\$ -

Total AVE/Acre = \$ 3,958 ← Includes ROW Acres

Analysis	
	22
	\$ 6,974
	\$ 68
	\$ 0.0098
	\$ -
	\$ 6,970

512.47	Sale Count	22
\$ 2,102,965	Ave \$/Acre	\$ 4,104
\$ 4,104	Ave ABS DEV \$/Acre	\$ 199
<b>\$ 4,100</b>	C.O.D.	0.0484



ROW	Comments	ACREAG	SALE PRICE	ABS DEV Acreage	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV \$/Acre
0.23		ok	ok	22.15 \$	1,500 \$	-	4370.98972
0.47	Hillsdale Rd	ok	ok	3.93 \$	-	#REF!	9971.098266
0.36		ok	ok	5.10 \$	7,384 \$	-	7383.966245
0.36		ok	ok	5.10 \$	8,439 \$	-	8438.818565
0.39		ok	ok	6.99 \$	-	#REF!	4242.424242
0.34	pond	ok	ok	8.00 \$	-	#REF!	5678.851175
0.66	Camden Village	ok	ok	11.20 \$	3,795 \$	-	3795.066414
0.18		ok	ok	13.18 \$	9,697 \$	#REF!	3846.153846
0.66	Camden Village	ok	ok	10.19 \$	3,727 \$	-	3596.385063
0.18		ok	ok	10.97 \$	9,692 \$	-	257.4327053
0.97		ok	ok	2.62 \$	10,645 \$	-	6496.196632
0.68	some till, M-49	ok	ok	#VALUE!	-	2,040	#REF!
0.33	crp?	ok	ok	#VALUE!	-	#REF!	3492.786636
3.30		ok	ok	#VALUE!	-	#REF!	4027.386226
0.71		ok	ok	28.42 \$	7,142 \$	-	#REF!
0.26		ok	ok	#VALUE!	4,516 \$	-	#REF!
0.75		ok	ok	#VALUE!	-	5,131	#REF!
0.97		ok	ok	#VALUE!	12,759 \$	3,639	#REF!
2.78		ok	ok	#VALUE!	-	170	#REF!
2.78		ok	ok	#VALUE!	-	3,469	3431.97222
0.71	Rumsey Br1 #105A	ok	ok	#VALUE!	6,667 \$	-	2814.241027
0.81	CRP?	ok	ok	#VALUE!	6,070 \$	4,242	3640.071559
18.88							

\$ per acre

ACREAG E

SALE PRICE

ABS DEV Acreage

ABS DEV Tillable

ABS DEV Non-Till

ABS DEV \$/Acre

Camden Commercial Per Front Foot Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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
14 090 001 036	202 S MAIN ST	06/16/21	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$115,200
14 110 001 025	421 S MAIN ST	12/29/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,200
<b>Totals:</b>						<b>\$1,140,000</b>	<b>\$393,800</b>

Sale. Ratio =>

Std. Dev. =>



Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
39.73	\$572,106	\$53,905	\$36,011	0.0	0.0	5.00	5.00	#DIV/0!	\$10,781
28.80	\$273,538	\$151,115	\$17,880	94.3	252.0	0.19	0.12	\$1,602	\$791,178
29.47	\$345,521	(\$119,621)	\$55,700	355.0	192.3	2.59	1.57	(\$337)	(\$46,239)
	\$1,191,165	\$85,399	\$109,591	449.3		7.78	6.69		
34.54			Average						Average
6.13			per FF=>	\$190		per Net Acre=>	10,979.56		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class	Rate Group 1	Rate Group 2
\$0.25	0.00	2000	1782/680		COMMERCIAL 201	201		
\$18.16	66.00	2000	1800/673	14 090 001 037	COMMERCIAL 201	201	VILLAGE	
(\$1.06)	355.00	2000	1782/1255	14 027 200 027 27 8 4	COMMERCIAL 201	201	VILLAGE	VILLAGE

**\$0.25**



Camden Commercial Square Footage Land Analysis

SALE DATE	Parcel_1	# of Lots	Public Sewer? Y/N	Public Water? Y/N	LIBER/ PAGE	SALE PRICE	Ver	Bidg Value	Land Residual
12/14/20	14 022 300 025 22 8 4	1.00	Y	Y	1782/1016	\$ 40,000		\$ -	\$ 40,000
7/21/20	14 100 001 107	1.00	Y	Y	1767/1278	\$ 3,500	pta	\$ -	\$ 3,500
7/21/20	14 100 001 108	1.00	Y	Y	1767/1277	\$ 1,500	pta	\$ -	\$ 1,500
6/20/20	14 135 001 003	1.00	N	N	1765/751	\$ 4,000		\$ -	\$ 4,000
6/23/21	14 070 002 003	1.00	Y	Y	1799/483	\$ 50,000	pta	\$ -	\$ 50,000
10/22/21	18 085 001 041	3.00	Y	N	1810/723	\$ 11,000		\$ -	\$ 11,000
<b>Totals</b>						\$ 110,000		\$ -	\$ 110,000

Number of Lots = 8  
Sale Count = 6

Ave->

Land Residual Value Analysis	
Sale Count	6
Ave Land Residual/Sale	\$18,333
Ave ABS DEV Land Res	\$20,832
Coefficient of Dispersion	113.63%

Square Foot Analysis	
Sale Count	6
Ave Lot Sq Ft	96,338
Ave ABS DEV Lot Sq Ft	119,944
Coefficient of Dispersion	124.50%

\$/Square F	
Sale Count	
Ave \$/Sq Ft	
Ave ABS DEV \$/k	
Coefficient of DI	

Actual Front	Rear	Adjusted Frontage	Actual Depth	Standard Depth	Depth Factor	Equivalent FF	\$/FF	\$/Lot	Sq Ft	\$/Sq Ft
									487,872	\$ 0.08
									17,424	\$ 0.20
									4,356	\$ 0.34
									8,712	\$ 0.46
									16,466	\$ 3.04
									43,200	\$ 0.25
									578,030	
									96,338	\$ 0.19

<b>Foot Analysis</b>	
	6
	\$0.19
	\$0.61
	319.03%



R/W Sq Ft	Comment	ABS DEV Land Residual	ABS DEV Sq Ft	ABS DEV \$/Sq Ft
0.00	Camden Village	21,667	391,534	0.11
0.00	Camden Village Res	14,833	78,914	0.01
0.00	Camden Village Res	16,833	91,982	0.15
0.00	Montgomery Village Res	14,333	87,626	0.27
0.00	Camden Village Res (M-49)	49,994	16,466	3.04
0.00	Bl Merry Lake (Territorial Rd)	7,333	53,138	0.06
0.00				

