

6

Camden Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
14 027 200 025 27 8 4	331 E BELL ST	06/03/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,100	54.07
006-016-100-04	3980 W CARLETON	12/31/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$76,000	22.35
006-016-100-26	3890 W CARLETON	01/22/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$257,400	71.50
006-222-151-08	181 URAN	08/23/21	\$140,000	WD	19-MULTI PARCEL	\$140,000	\$66,600	47.57
08 010 100 014 10 6 2	4700 KNOWLES RD	05/26/21	\$179,000	LC	03-ARM'S LENGTH	\$179,000	\$95,900	53.58
19 085 001 001	916 ANDERSON RD	10/14/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$72,300	27.81
20 110 002 157 23 7 4	120 ENTERPRISE DR	11/06/20	\$850,000	OTH	03-ARM'S LENGTH	\$580,000	\$186,400	32.14
21 120 001 011	551 INDUSTRIAL PKWY	04/09/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,100	31.47
Totals:			\$2,524,000			\$2,254,000	\$912,800	40.50

Sale. Ratio =>

With lack of 301 sales in Camden Township, sales from outside of the township were utilized to develop the 2023 Industrial ECF. 2023 ECF: 0.462

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$186,077	\$31,004	\$118,996	\$328,544	0.362	9,000	\$13.22	3000	8.2681
\$371,870	\$163,586	\$176,414	\$443,157	0.398	23,323	\$7.56	IAPP	9.6022
\$426,417	\$20,672	\$339,328	\$713,084	0.476	44,142	\$7.69	IAPP	1.8246
\$160,254	\$56,761	\$83,239	\$220,198	0.378	10,000	\$8.32	IAPP	11.6087
\$225,165	\$13,114	\$165,886	\$449,261	0.369	18,751	\$8.85	IAPP	12.4864
\$262,245	\$42,809	\$217,191	\$464,907	0.467	16,000	\$13.57	IAPP	2.6935
\$521,246	\$59,276	\$520,724	\$978,750	0.532	8,736	\$59.61	IAPP	3.7924
\$207,301	\$36,828	\$208,172	\$361,172	0.576	7,920	\$26.28	IAPP	8.2274
\$2,360,575		\$1,829,950	\$3,959,073			\$18.14		1.7345

E.C.F. => **0.462**
Ave. E.C.F. => 0.445
Ave. Variance=> 8.2681

Building Style	Use Code	Land Value	Other Parcels in Sale
M-99/425 Area Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$31,004	
M-99/425 Area Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$163,586	
Hillsdale Industrial Park	WAREHOUSE - DISTRIBUTION	\$20,672	
Village Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$56,761	006-222-151-07
Litchfield Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$13,114	
Reading Industrial Park	WAREHOUSE - STORAGE	\$42,809	
Jonesville Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$59,276	
		\$36,828	

Land Table	Property Class
006-IAPP.INDUSTRIAL APPRAISALS	301
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006-IAPP.INDUSTRIAL APPRAISALS	301
08-IAPP.INDUSTRIAL APPRAISALS	301
19-IAPP.INDUSTRIAL APPRAISALS	301
20-IAPP.INDUSTRIAL APPRAISALS	301
21-IAPP.INDUSTRIAL APPRAISALS	301

Camden Industrial Acreage Land Analysis

Sale Date	Parcel Number	# of Pcts	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.	

Due to a limited number of 301 parcels in Camden Township, the acreage values developed for the 201 class were utilized for the 301 land values for the 2023 year.

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
\$ 4,100	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		15,000	2.00 \$ 7,500	22.15 \$ 1,500	\$ -	-	4370.98972
0.47	Hillsdale Rd	\$ 34,500	3.93 \$ 8,779	3.93 \$ -	-	#REF!	9971.098266
0.36		\$ 35,000	5.10 \$ 6,863	5.10 \$ 7,384	\$ -	-	7383.966245
0.36		\$ 40,000	5.10 \$ 7,843	5.10 \$ 8,439	\$ -	-	8438.818565
0.39		\$ 28,000	6.99 \$ 4,006	6.99 \$ -	-	#REF!	4242.424242
0.34	pond	\$ 43,500	8.00 \$ 5,438	8.00 \$ -	-	#REF!	5678.851175
0.66	Camden Village	\$ 40,000	11.20 \$ 3,571	11.20 \$ 3,795	\$ -	-	3795.066414
0.18		\$ 50,000	13.18 \$ 3,794	13.18 \$ 9,697	#REF!	-	3846.153846
0.66	Camden Village	\$ 40,000	11.20 \$ 3,571	10.19 \$ 3,727	\$ -	-	3596.385063
0.18		\$ 50,000	13.18 \$ 3,794	10.97 \$ 9,692	\$ -	-	257.4327053
0.97		\$ 120,000	19.38 \$ 6,192	2.62 \$ 10,645	\$ -	-	6496.196632
0.68	some till, M-49	\$ 62,265	17.79 \$ 3,500	#VALUE!	-	2,040	#REF!
0.33	crp?	\$ 92,000	26.67 \$ 3,450	#VALUE!	-	#REF!	3492.786636
3.30		\$ 100,000	28.13 \$ 3,555	#VALUE!	-	#REF!	4027.386226
0.71		\$ 110,000	28.42 \$ 3,871	28.42 \$ 7,142	\$ -	-	#REF!
0.26		\$ 128,700	28.58 \$ 4,503	#VALUE!	\$ 4,516	-	#REF!
0.75		\$ 146,500	29.30 \$ 5,000	#VALUE!	\$ -	\$ 5,131	#REF!
0.97		\$ 185,000	38.91 \$ 4,755	#VALUE!	\$ 12,759	\$ 3,639	#REF!
2.78		\$ 130,000	40.25 \$ 3,230	#VALUE!	\$ -	170	#REF!
2.78		\$ 130,000	40.25 \$ 3,230	#VALUE!	\$ -	\$ 3,469	3431.97222
0.71	Rumsey Br1 #105A	\$ 120,000	42.79 \$ 2,804	#VALUE!	\$ 6,667	-	2814.241027
0.81	CRP?	\$ 402,500	111.00 \$ 3,626	#VALUE!	\$ 6,070	\$ 4,242	3640.071559
18.88							