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Ransom Township Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
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
19 015 400 019 15 5 4	917 ANDERSON RD	03/30/22	\$3,750,000	WD	19-MULTI PARCEL	\$3,750,000	\$1,350,900	36.02
19 085 001 001	916 ANDERSON RD	10/14/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$72,300	27.81
Totals:			\$5,029,000			\$5,029,000	\$1,919,100	

Due to very limited number of industrial parcels in Ransom Township and no sales, the ECF was developed using sales from outside of Ransom Township. Sales from Adams Township and City of Hillsdale and Litchfield were utilized in the development of the 2023 ECF. ECF for 2023: 0.448.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$371,870	\$163,586	\$176,414	\$443,157	0.398	23,323	\$7.56	IAPP	2.5540
\$426,417	\$20,672	\$339,328	\$713,084	0.476	44,142	\$7.69	IAPP	5.2235
\$160,254	\$56,761	\$83,239	\$220,198	0.378	10,000	\$8.32	IAPP	4.5605
\$225,165	\$13,114	\$165,886	\$449,261	0.369	18,751	\$8.85	IAPP	5.4382
\$3,897,610	\$157,936	\$3,592,064	\$7,923,038	0.453	220,695	\$16.28	IAPP	2.9745
\$262,245	\$42,809	\$217,191	\$464,907	0.467	16,000	\$13.57	IAPP	4.3547
\$5,343,561	\$454,878	\$4,574,122	\$10,213,645			\$10.38		2.4220
	E.C.F. =>			0.448	Std. Deviation=>			
	Ave. E.C.F. =>			0.424	Ave. Variance=>			4.1842
								Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
M-99/425 Area Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$163,586	Yes	06/07/22
M-99/425 Area Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$20,672	No	08/26/20
Hillsdale Industrial Park	WAREHOUSE - DISTRIBUTION	\$56,761	Yes	06/07/22
Village Industrial	INDUSTRIAL LIGHT MANUFACTURING	\$13,114	No	06/15/21
Litchfield Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$157,936	No	08/15/12
Litchfield Industrial Park	INDUSTRIAL LIGHT MANUFACTURING	\$42,809	No	09/23/21

9.8772

Other Parcels in Sale

	Land Table	Property Class	Building Depr.
	006-IAPP.INDUSTRIAL APPRAISALS	301	0
006-222-151-07	006-IAPP.INDUSTRIAL APPRAISALS	301	0
	006-IAPP.INDUSTRIAL APPRAISALS	301	0
	08-IAPP.INDUSTRIAL APPRAISALS	301	0
19 015 400 005 15 5 4, 19 015 400 020 15 5 4	19-IAPP.INDUSTRIAL APPRAISALS	301	0
	19-IAPP.INDUSTRIAL APPRAISALS	301	0

Ransom Industrial Land Value Analysis
15 acres or less

SALE DATE	Parcel #	# of Lots	Public?	Public Water?	LIBERTY PRICE	SALE PRICE	Ver	Bldg Value	Land Residual	Land Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	Fee-Til (Total)	ROW Acres	Comments	
12/14/20	14 022 300 025 22 8 4	1.00	Y	Y	1782/1016	\$ 40,000	Ver	-	\$ 40,000	11.20	487.872	\$3,571	\$3,571	0.08	\$ 0.08	0.00	0.00	0.00	Camden Village Res	
7/21/20	14 100 001 107	1.00	Y	Y	1761/1278	\$ 3,500	pla	-	\$ 3,500	0.40	17.424	\$8,750	\$ 0.20	0.00	\$ 0.20	0.00	0.00	0.00	Camden Village Res	
7/21/20	14 100 001 108	1.00	Y	Y	1761/1277	\$ 1,500	pla	-	\$ 1,500	0.10	4.356	\$15,000	\$ 0.34	0.00	\$ 0.34	0.00	0.00	0.00	Montgomery Village Res	
6/20/20	14 135 001 003	1.00	N	N	1765/751	\$ 4,000	pla	-	\$ 4,000	0.20	8.712	\$20,000	\$ 0.46	0.00	\$ 0.46	0.00	0.00	0.00	Montgomery Village Res	
8/7/20	17 013 200 005 13 8 1	1.00	N	N	1769/1090	\$ 9,100	pla	-	\$ 9,100	2.75	119.790	\$3,309	\$ 0.08	0.00	\$ 0.08	0.00	0.00	0.00	US-127 & Prattville	
4/15/21	17 085 001 089	5.00	Y	Y	1792/1054	\$15,000	pla	-	\$ 15,000	2.01	87.455	\$7,471	\$ 0.17	0.00	\$ 0.17	0.00	0.00	0.00	Waldron Village Res	
10/21/21	18 085 001 041	3.00	Y	Y	1810/723	\$11,000	pla	-	\$ 11,000	0.99	43.700	\$11,092	\$ 0.25	0.00	\$ 0.25	0.00	0.00	0.00	Bl. Merry Lake (Territorial Rd)	
Total Sale Price:						\$ 94,100														
Total Acres:										17.65										

Average 15 acres and Up

Average Price Per Acre:

Total Acres:

17.65

\$4,765

Sale Date	Parcel Number	# of Pcks	Liberty Pkg	Sale Price	Ver	PA 280	Bldg Value/P	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	Fee-Til (Total)	ROW Acres	Comments		
3/31/21	12 012 300 005 12 7 2	1	1791/239	\$ 69,000	pla		\$ -	\$ 69,000	18.49	0.00	\$ -	\$ -	18.03	\$3,271	\$ 3,271	0.00	0.48			
5/11/21	12 012 300 005 12 7 2	1	1795/244	\$ 72,500	pla		\$ -	\$ 72,500	18.49	0.00	\$ -	\$ -	18.03	\$4,021	\$ 4,021	0.00	0.48			
11/5/21	15 013 400 018 13 8 3	1	1811/808	\$ 100,000	pla		\$ -	\$ 100,000	28.13	0.00	\$ -	\$ -	24.83	\$4,021	\$ 4,021	0.00	3.30			
11/5/21	15 013 400 018 13 8 3	1	1811/808	\$ 100,000	pla		\$ -	\$ 100,000	28.13	0.00	\$ -	\$ -	24.83	\$4,021	\$ 4,021	0.00	3.30			
11/5/21	18 007 100 011 07 9 2	2	1805/242	\$ 128,700	pla		\$ -	\$ 128,700	38.91	14.50	\$ 4,544	\$128,700	23.44	\$ -	\$ -	0.00	1.00			
8/28/21	18 010 200 006 10 9 3	1	1805/242	\$ 165,000	pla		\$ -	\$ 165,000	38.91	14.50	\$ 5,783	\$165,000	18.25	\$ -	\$ -	0.00	0.97			
11/30/21	15 009 300 003 08 8 3	1	1787/889	\$ 110,000	pla		\$ -	\$ 110,000	40.07	9.00	\$ 12,222	\$110,000	30.18	\$ -	\$ -	0.00	0.91	Bennett Jt Co #198 tile		
2/19/21	17 024 400 004 24 8 1	1	1787/889	\$ 250,000	pla		\$ -	\$ 250,000	40.07	9.00	\$ 12,222	\$110,000	30.18	\$ -	\$ -	0.00	0.91	Bennett Jt Co #198 tile		
5/27/21	16 029 300 001 29 8 2	1	1775/829	\$ 250,000	pla		\$ -	\$ 250,000	60.00	29.50	\$ 8,475	\$250,000	59.25	\$ 3,444	\$ 3,444	0.00	0.75	Bennett Jt Co #198 tile		
11/18/20	16 021 400 001 21 8 2	1	1775/829	\$ 250,000	pla		\$ -	\$ 250,000	60.00	0.00	\$ -	\$ -	59.25	\$ 3,444	\$ 3,444	0.00	0.75	Bennett Jt Co #198 tile		
2/8/21	12 018 400 002 18 7 2	1	1786/801	\$ 280,000	pla		\$ -	\$ 280,000	80.00	0.00	\$ -	\$ -	79.58	\$ 3,444	\$ 3,444	0.00	0.50	CP?		
8/20/21	12 029 200 004 28 7 2	1	1804/871	\$ 312,500	pla		\$ -	\$ 312,500	102.23	62.83	\$ 4,934	\$310,000	33.50	\$ -	\$ -	0.00	0.42	Peasantt Lake #102 old barn		
Total Sale Price:						\$ 2,066,700				583.10										
Total Acres:																				
Average Price Per Acre:																				
Average Price Per Acre:																				
Average Price Per Acre:																				

2023 Roll Industrial Land Table

1.5-Acre:	14,500	3-Acre:	30,000	10-Acre:	60,000	30-Acre:	114,000
2-Acre:	21,750	4-Acre:	32,000	15-Acre:	63,750	40-Acre:	140,000
2.5-Acre:	24,000	5-Acre:	35,000	20-Acre:	80,000	50-Acre:	170,000
	30,000	7-Acre:	42,000	25-Acre:	100,000	100-Acre:	340,000

Ransom Industrial Land Value Analysis
15 acres or less

SALE DATE	Parcel 1	# of Lots	Public Sewer? Y/N	Public Water? Y/N	LIBER/PAGE	SALE PRICE
12/14/20	14 022 300 025 22 8 4	1.00	Y	Y	1782/1016	\$ 40,000
7/21/20	14 100 001 107	1.00	Y	Y	1767/1278	\$ 3,500
7/21/20	14 100 001 108	1.00	Y	Y	1767/1277	\$ 1,500
6/20/20	14 135 001 003	1.00	N	N	1765/751	\$ 4,000
8/7/20	17 013 200 005 13 8 1	1.00	N	N	1769/1090	\$ 9,100
4/15/21	17 085 001 089	5.00	Y	Y	1792/1054	\$ 15,000
10/22/21	18 085 001 041	3.00	Y	N	1810/723	\$ 11,000
Total Sale Price:						\$ 84,100

Acreage 15 acres and Up

Average Price Per Acre:

Sale Date	Parcel Number	# of Pcls	Libert/Pag e	Sale Price	Ver	PA 260
3/31/21	12 012 300 005 12 7 2	1	1791/339	\$ 68,000		
5/11/21	12 012 300 005 12 7 2	1	1795/244	\$ 72,500	pta	
11/5/21	15 013 400 018 13 8 3	1	1811/806	\$ 100,000		
11/5/21	15 013 400 018 13 8 3	1	1811/806	\$ 100,000		
1/5/22	18 007 100 011 07 9 2	2	1816/1084	\$ 128,700		
8/26/21	18 010 200 006 10 9 3	1	1805/242	\$ 185,000	rps	
11/30/21	15 009 300 003 09 8 3	1	1813/1250	\$ 120,000	pta/rps	
2/19/21	17 024 400 004 24 8 1	1	1787/869	\$ 110,000		
2/19/21	17 024 400 004 24 8 1	1	1787/869	\$ 110,000		
5/27/21	16 029 300 001 29 8 2	1	1797/305	\$ 250,000	rps	
11/18/20	16 021 400 001 21 8 2	1	1779/839	\$ 220,000	pta	
2/8/21	12 018 400 002 18 7 2	1	1786/801	\$ 290,000		
8/20/21	12 029 200 004 29 7 2	1	1804/971	\$ 312,500	pta	

Total Sale Price: \$ 2,066,700

Total Acres

Average Price Per Acre:

2023 Roll Industrial Land Table

1 Acre:	14,500	3 Acre:	30,000	10 Acre:	60,000	30 Acre:	114,000
1.5 Acre:	21,750	4 Acre:	32,000	15 Acre:	63,750	40 Acre:	140,000
2 Acre:	24,000	5 Acre:	35,000	20 Acre:	80,000	50 Acre:	170,000
2.5 Acre:	30,000	7 Acre:	42,000	25 Acre:	100,000	100 Acre:	340,000

Ver	Bldg Value	Land Residual	Tillable Acres	Sq Ft	Price per Acre	\$/Sq Ft	R/W Sq Ft	Comment
	\$ -	\$ 40,000	11.20	487,872	\$3,571	\$ 0.08	0.00	Camden Village
pta	\$ -	\$ 3,500	0.40	17,424	\$8,750	\$ 0.20	0.00	Camden Village Res
pta	\$ -	\$ 1,500	0.10	4,356	\$15,000	\$ 0.34	0.00	Camden Village Res
	\$ -	\$ 4,000	0.20	8,712	\$20,000	\$ 0.46	0.00	Montgomery Village Res
	\$ -	\$ 9,100	2.75	119,790	\$3,309	\$ 0.08	0.00	US-127 & Prattville
pta	\$ -	\$ 15,000	2.01	87,455	\$7,471	\$ 0.17	0.00	Waldron Village Res
	\$ -	\$ 11,000	0.99	43,200	\$11,092	\$ 0.25	0.00	Bl Merry Lake (Territorial Rd)

Total Acres: 17.65

\$4,765

Bldg Value/P	Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres
\$ -	\$ 68,000	18.49	0.00	\$ -	\$ -	18.03	\$3,771	\$ 68,000	0.46
\$ -	\$ 72,500	18.49	0.00	\$ -	\$ -	18.03	\$4,021	\$ 72,500	0.46
\$ -	\$ 100,000	28.13	0.00	\$ -	\$ -	24.83	\$4,027	\$ 100,000	3.30
\$ -	\$ 100,000	28.13	0.00	\$ -	\$ -	24.83	\$4,027	\$ 100,000	3.30
\$ -	\$ 128,700	28.58	28.32	\$ 4,544	\$ 128,700	0.00	\$ -	\$ -	0.26
\$ -	\$ 185,000	38.91	14.50	\$ 12,759	\$ 185,000	23.44	\$ -	\$ -	0.97
\$ -	\$ 120,000	40.00	20.75	\$ 5,783	\$ 120,000	18.25	\$ -	\$ -	1.00
\$ -	\$ 110,000	40.07	9.00	\$ 12,222	\$ 110,000	30.16	\$ -	\$ -	0.91
\$ -	\$ 110,000	40.07	9.00	\$ 12,222	\$ 110,000	30.16	\$ -	\$ -	0.91
\$ -	\$ 250,000	60.00	29.50	\$ 8,475	\$ 250,000	30.00	\$ -	\$ -	0.50
\$ -	\$ 220,000	60.00	0.00	\$ -	\$ -	59.25	\$3,713	\$ 220,000	0.75
\$ -	\$ 290,000	80.00	0.00	\$ -	\$ -	79.58	\$3,644	\$ 290,000	0.42
\$ 2,500	\$ 310,000	102.23	62.83	\$ 4,934	\$ 310,000	33.50	\$ -	\$ -	5.90

583.10

\$ 3,544



