

Parcel Number	Street Address	Sale Date
021-002-300-050-00	6531 HICKEY HILL RD	04/28/21
023-181-000-086-00	1511 HUBERT RD	07/21/21
022-007-300-023-00	6109 N HUBBARD LAKE	11/08/21
044-212-000-004-00	301 N STATE STREET	04/30/20

Totals:

Caledonia Com Ecf .756

Do to lack of sales within the Township, the Assessor used sales from similar townships to calculate the per acre values for the Commercial Class Hillman 044 parcel prefix

Assessor used the following perimeters for calculation of ECF

- Sale Date >= 4/1/2019 AND <= 3/31/2022 AND
- Terms of Sale = 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH AND
- Property Class = COMMERCIAL-IMPROVED OR COMMERCIAL-VACANT OR INDUSTRIAL-IMPROVED OR INDUSTRIAL-VACANT AND
- Neighborhood = 21COMMERCIAL OR INDUSTRIAL AND
- Land Tables = COMMERCIAL& INDUSTRIAL OR INDUSTRIAL ACRES AND
- Sale Type = Conventional

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$39,200	33.22	\$78,370
\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$14,200	54.62	\$28,453
\$47,000	LC	03-ARM'S LENGTH	\$47,000	\$29,900	63.62	\$59,710
\$51,000	LC	03-ARM'S LENGTH	\$51,000	\$48,100	94.31	\$96,142
\$242,000			\$242,000	\$131,400		\$262,675
				Sale. Ratio =>	54.30	
				Std. Dev. =>	15.61	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$24,820	\$93,180	\$73,457	1.269	1,654	\$56.34	21COM
\$6,575	\$19,425	\$30,011	0.647	432	\$44.97	21COM
\$18,579	\$28,421	\$56,421	0.504	10,320	\$2.75	21COM
\$3,554	\$47,446	\$89,544	0.530	2,400	\$19.77	201
	\$188,472	\$249,432			\$30.96	
		E.C.F. =>	0.756		Std. Deviation=>	0.406491653
		Ave. E.C.F. =>	0.806		Ave. Variance=>	30.8002

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
46.2003	BELOW AVERAGE		\$19,000	No	/ /
15.9235	AVERAGE		\$3,228	No	/ /
30.2768			\$10,287	No	/ /
80.5177			\$3,554	No	/ /
5.0894					

Coefficient of Var=> 38.19004503

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	COMMERCIAL& INDUSTRI	201	42
	COMMERCIAL& INDUSTRI	201	62
	COMMERCIAL& INDUSTRI	201	0
		201	0
