

Parcel Number	Street Address	Sale Date
022-013-400-040-04	5601 N F-41	09/16/20
023-181-000-086-00	1511 HUBERT RD	07/21/21
044-203-000-001-00	140 N STATE STREET	03/04/22

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**Totals:**

**Caledonia Ind ECF .972**

Do to lack of sales within the Township, the Assessor used sales from similar townships to calculate the per acre values for the Industrial 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
\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$42,000	38.18	\$84,099
\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$14,200	54.62	\$28,453
\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$36,200	51.71	\$75,360
<b>\$110,000</b>			<b>\$206,000</b>	<b>\$92,400</b>		<b>\$187,912</b>
				Sale. Ratio =>	44.85	
				Std. Dev. =>	#DIV/0!	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$5,788	\$104,212	\$93,562	1.114	3,062	\$34.04	IND
\$6,575	\$19,425	\$30,011	0.647	432	\$44.97	21COM
\$9,794	\$60,206	\$65,632	0.917	4,560	\$13.20	201
<b>\$183,843</b>		<b>\$189,204</b>			<b>\$30.73</b>	
	<b>E.C.F. =&gt;</b>		<b>0.972</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>
	<b>Ave. E.C.F. =&gt;</b>		<b>1.114</b>		<b>Ave. Variance=&gt;</b>	<b>0.0000</b>

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
0.0000			\$5,788	No	/ /
15.9235	AVERAGE		\$3,228	No	/ /
41.7711			\$6,434	No	/ /

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**14.2169**

**Coefficient of Var=>**

**0**

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Other Parcels in Sale	Land Table	Property Class	Building Depr.
	COMMERCIAL& INDUSTRI	301	0
	COMMERCIAL& INDUSTRI	201	62
		201	0

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