

2023

11 Industrial Land Summary

Land Type	Price per Acre
Site Value per Acre	\$13,700
ECF	0.570

# 8 Industrial ECF Value Hartford 2023

## Neighborhood: 3001 Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
14-041-136-003-10	970 E STATE ST	09/01/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,700	54.75	\$131,370	\$58,872	\$61,128	\$122,463	0.499
14-020-031-165-00	2249 REUM ST	10/08/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$91,700	32.75	\$321,653	\$60,327	\$219,673	\$502,550	0.437
14-110-011-204-20	M 51 S	04/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$80,000	64.00	\$159,557	\$38,993	\$86,007	\$218,413	0.394
14-110-015-260-65	58151 PARK PLAC	05/11/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$288,600	38.48	\$674,445	\$116,243	\$633,757	\$1,073,465	0.590
14-130-012-025-20	51704 M 51	05/20/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$61,600	44.00	\$123,189	\$28,124	\$111,876	\$153,084	0.731
14-040-005-019-10	DUTCH SETTLEME	03/07/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$156,100	39.03	\$312,296	\$37,615	\$362,385	\$516,318	0.702
<b>Totals:</b>			<b>\$1,815,000</b>			<b>\$1,815,000</b>	<b>\$743,700</b>		<b>\$1,722,510</b>		<b>\$1,474,826</b>	<b>\$2,586,293</b>	
								<b>Sale. Ratio =:</b>	<b>40.98</b>			<b>E.C.F. =&gt;</b>	<b>0.570</b>
								<b>Std. Dev. =&gt;</b>	<b>11.69</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.559</b>

Use 0.570

# 8 Industrial Far Value Sites Hartford Township 2023

## Neighborhood: Industrial IND.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Cur. Assmnt.	isd/Adj. Sal	Cur. Appraisal	Land Residual	Land Value	Net Acres	Dollars/Acre
14-130-430-005-00	31934 BROOKS DR	07/02/20	\$37,900	WD	03-ARMS'L	\$37,900	\$10,200	26.91	\$20,554	\$18,594	\$1,248	1.20	\$15,495
14-041-136-003-10	970 E STATE ST	09/01/20	\$120,000	WD	03-ARMS'L	\$120,000	\$65,700	54.75	\$131,370	\$7,397	\$18,767	1.27	\$5,834
14-130-012-025-20	51704 M 51	05/20/21	\$140,000	WD	03-ARMS'L	\$140,000	\$61,600	44.00	\$123,189	\$39,937	\$23,126	1.91	\$20,909
14-130-010-033-00	BAKEMAN RD	09/15/21	\$1,797,500	WD	03-ARMS'L	\$1,797,500	\$151,100	8.41	\$302,195	\$1,771,569	\$276,264	154.26	\$11,484
14-150-007-005-01	51433 M 51	11/22/21	\$18,000	WD	03-ARMS'L	\$18,000	\$4,300	23.89	\$8,646	\$18,000	\$8,646	1.10	\$16,364
<b>Totals:</b>			<b>\$2,113,400</b>			<b>\$2,113,400</b>	<b>\$292,900</b>		<b>\$585,954</b>	<b>\$1,855,497</b>	<b>\$328,051</b>	<b>159.74</b>	

per Net Acre=> 11,615.88

Use	\$11,600	Per Acre