

Pokagon Township 2023

13 Commercial land Summary

Land Type	Price per Acre
Excess land	\$5,500
Site Value	\$11,600
ECF	0.693

Used excess land value from Agriculture Land Value Studies.

13 Commercial ECF Value Pokagon Township 2023

Neighborhood: 2001, 2002 commercial

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	
14-130-012-025-20	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	
14-041-109-005-50	135 S BROADWAY	06/17/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$73,500	35.85	\$146,915	\$1,941	\$203,059	\$274,053	0.741	
14-040-005-019-10	DUTCH SETTLEMENT	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	
Totals:			\$865,000			\$865,000	\$356,900		\$713,770		\$738,448	\$1,065,917		
										Sale. Ratio =>		41.26	E.C.F. =>	0.693
										Std. Dev. =>		8.27	Ave. E.C.F. =>	0.668
													Use	0.693

13 Commercial Land Value Pokagon Township 2023

Neighborhood: 2001 Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale	Cur. Asmnt.	Isd/Adj. Sal	Cur. Appraisal	Land Residual	Land Value	Net Acres	Dollars/Acre	Dollars/SqF
14-130-012-025-20	51704 M 51	05/20/21	\$140,000	WD	03-ARM'S L	\$140,000	\$61,600	44.00	\$123,189	\$39,937	\$23,126	1.91	\$20,909	\$0.48
14-130-010-033-00	BAKEMAN RD	09/15/21	\$1,797,500	WD	03-ARM'S L	\$1,797,500	\$151,100	8.41	\$302,195	\$1,771,569	\$276,264	154.26	\$11,484	\$0.26
14-150-007-005-01	51433 M 51	11/22/21	\$18,000	WD	03-ARM'S L	\$18,000	\$4,300	23.89	\$8,646	\$18,000	\$8,646	1.10	\$16,364	\$0.38
Totals:			\$1,955,500			\$1,955,500	\$217,000		\$434,030	\$1,829,506	\$308,036	157.27		

per Net Acre=> 11,632.90 \$0.27

Use \$11,600 Per Acre