

2023

Industrial land Summary

Land Type	Price per Acre
Tillable land	\$4,350
Woods/Scrub/Pasture	\$3,200
low WetWoods, swamp	\$2,300
Site Value	\$11,600
ECF	0.488

Used woods/ Scrub/ Low Wet Woods/ Swamp / Pasture from Agriculture Land Value Studies.

# 8 Industrial ECF Value Hartford 2023

Neighborhood: Commercial COMM.

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
14-110-011-204-20	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
14-020-031-165-00	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	\$198,492	\$47,905	\$77,095	\$289,590	0.266
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

Totals: \$1,400,000

\$1,400,000

\$606,000

\$1,485,517

\$1,077,660

\$2,206,482

Sale. Ratio =:

43.29

E.C.F. =>

0.488

Std. Dev. =>

14.51

Ave. E.C.F. =>

0.437

Use

0.488

# 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. Asmnt.	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-ARM'S 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-ARM'S 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-ARM'S 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-ARM'S 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-ARM'S 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