

6, 8, 9 Commercial Land Values LaGrange Township & Village of Cassopolis 2023

| | | | | | | | |
|--------|----------|------|----------|-------|----------|--------|-----------|
| 1 ac | \$10,000 | 3 ac | \$16,900 | 10 ac | \$41,050 | 30 ac | \$110,050 |
| 1.5 ac | \$11,725 | 4 ac | \$20,350 | 15 ac | \$58,300 | 40 ac | \$144,550 |
| 2 ac | \$13,450 | 5 ac | \$23,800 | 20 ac | \$75,550 | 50 ac | \$179,050 |
| 2.5ac | \$15,175 | 7 ac | \$30,700 | 25 ac | \$92,800 | 100 ac | \$351,550 |

2023 LAGRANGE TOWNSHIP COMMERCIAL VALUED AS \$11,500 FOR THE 1st ACRE, \$4,600 FOR EACH ADDITIONAL ACRE

1ST Acre \$ 10,000
 Additional Acres \$ 3,450
 SQ. FT. \$ 0.24
 ECF 0.503

6, 8 & 9 Commercial ECF Value LaGrange Township 2023

Neighborhood: 2001, 2003, 2004

| 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 |
| 14-041-126-011-00 | 317 N O'KEEFE ST | 03/18/21 | \$58,500 | LC | 03-ARM'S LENGTH | \$58,500 | \$22,800 | 38.97 | \$60,533 | \$16,830 | \$41,670 | \$71,062 | 0.586 |
| 14-041-194-003-00 | 610 E STATE ST | 03/30/21 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$21,900 | 39.82 | \$57,337 | \$11,220 | \$43,780 | \$74,987 | 0.584 |
| 14-041-111-009-00 | 310 S ROWLAND S | 06/11/21 | \$47,000 | WD | 03-ARM'S LENGTH | \$47,000 | \$23,000 | 48.94 | \$45,231 | \$6,970 | \$40,030 | \$62,213 | 0.643 |
| 14-041-126-015-00 | 269 N O'KEEFE ST | 10/13/21 | \$46,500 | WD | 03-ARM'S LENGTH | \$46,500 | \$30,900 | 66.45 | \$64,178 | \$11,730 | \$34,770 | \$85,281 | 0.408 |
| 14-041-135-024-00 | 441 S BROADWAY | 12/21/21 | \$40,000 | WD | 03-ARM'S LENGTH | \$40,000 | \$20,400 | 51.00 | \$42,100 | \$12,410 | \$27,590 | \$48,276 | 0.572 |
| 14-041-102-010-00 | 215 N ROWLAND S | 12/23/21 | \$55,000 | WD | 03-ARM'S LENGTH | \$55,000 | \$32,600 | 59.27 | \$68,715 | \$13,940 | \$41,060 | \$89,065 | 0.461 |
| 14-041-170-067-00 | 201 N SECOND ST | 01/10/22 | \$35,000 | WD | 03-ARM'S LENGTH | \$35,000 | \$26,300 | 75.14 | \$54,484 | \$11,220 | \$23,780 | \$70,348 | 0.338 |

Totals: \$457,000 \$457,000 \$243,600 \$523,948 \$313,808 \$623,695
 Sale. Ratio => 53.30 E.C.F. => 0.503
 Std. Dev. => 12.49 Ave. E.C.F. => 0.511

| Use | E.C.F. |
|-----|--------|
| Use | 0.503 |