

# 10 Industrial Site Value LaGrange Township 2023

Neighborhood: 3001 Industrial

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	
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	
14-130-012-025-20	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>\$1,993,400</b>			<b>\$1,993,400</b>	<b>\$227,200</b>		<b>\$454,584</b>	<b>\$1,848,100</b>	<b>\$309,284</b>	<b>158.47</b>		
												per Net Acre=>	11,662.14	
												Use	\$11,600	Site

# 10 Industrial ECF Value LaGrange 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
14-041-115-004-00	308 E STATE ST	09/30/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,700	35.29	\$49,407	\$9,902	\$60,098	\$66,731	0.901
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
14-110-011-204-20	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
14-130-012-025-20	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
<b>Totals:</b>			<b>\$580,000</b>			<b>\$580,000</b>	<b>\$312,000</b>		<b>\$662,015</b>		<b>\$396,204</b>	<b>\$850,281</b>	
								<b>Sale. Ratio =:</b>	<b>53.79</b>			<b>E.C.F. =&gt;</b>	<b>0.466</b>
								<b>Std. Dev. =&gt;</b>	<b>12.63</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.558</b>

Use 0.466