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Palmyra Township Commercial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	ECF
CAO-112-2120-00	7611 W US-12	\$88,000	12/28/22	WD	19-MULTI PARCEL ARM'	\$85,557	\$2,443	\$39,196	0.062
FAJ-000-0190-00	8450 S ADRIAN HWY	\$20,000	08/14/23	WD	03-ARM'S LENGTH	\$10,800	\$9,200	\$27,595	0.333
MDO-112-1560-00	2322 TREAT HWY	\$123,000	06/28/22	WD	03-ARM'S LENGTH	\$67,882	\$55,118	\$156,371	0.352
WDO-111-4220-00	14335 US-12	\$797,500	12/28/22	WD	19-MULTI PARCEL ARM'	\$607,434	\$190,066	\$495,820	0.383
CLO-106-4285-00	1837 W MICHIGAN AVE	\$352,500	12/28/22	WD	19-MULTI PARCEL ARM'	\$143,241	\$209,259	\$543,024	0.385
BLD-233-4800-00	11523 E US-223	\$300,000	12/14/23	LC	19-MULTI PARCEL ARM'	\$189,145	\$110,855	\$273,288	0.406
FRO-105-1550-00	5768 W US-12	\$169,000	08/18/22	WD	03-ARM'S LENGTH	\$117,852	\$51,148	\$101,565	0.504
RAO-103-3600-00	4057 COMFORT RD	\$675,000	11/01/23	WD	03-ARM'S LENGTH	\$587,662	\$87,338	\$164,470	0.531
ADO-124-4360-00	3203 N ADRIAN HWY	\$170,000	11/23/22	WD	03-ARM'S LENGTH	\$18,609	\$151,391	\$271,937	0.557
ADO-113-4880-00	4106 N ADRIAN HWY	\$125,000	06/23/22	WD	19-MULTI PARCEL ARM'	\$64,419	\$60,581	\$100,131	0.605
MDO-124-1250-00	4015 TREAT HWY	\$90,000	02/28/23	WD	03-ARM'S LENGTH	\$25,440	\$64,560	\$98,008	0.659
TFO-130-3280-00	1366 E M-50	\$140,000	04/29/22	WD	03-ARM'S LENGTH	\$109,379	\$30,621	\$45,931	0.667
TFO-121-2350-00	9800 TEC-CLINTON HW	\$220,000	04/29/22	WD	03-ARM'S LENGTH	\$84,105	\$135,895	\$189,632	0.717
CAO-123-1350-00	8543 W M-50	\$230,000	09/15/23	WD	03-ARM'S LENGTH	\$71,186	\$158,814	\$211,331	0.751
ADO-125-1300-00	2792 N ADRIAN HWY	\$157,000	02/16/23	WD	03-ARM'S LENGTH	\$61,552	\$95,448	\$120,246	0.794
RAO-118-3930-00	1506 SUTTON RD	\$300,000	04/24/23	WD	03-ARM'S LENGTH	\$114,727	\$185,273	\$227,478	0.814
MDO-111-2925-00	2039 JAMES ST	\$425,000	04/07/23	WD	03-ARM'S LENGTH	\$88,847	\$336,153	\$408,547	0.823
CAO-108-1070-00	12025 W US-12	\$78,100	08/04/22	WD	03-ARM'S LENGTH	\$30,720	\$47,380	\$57,094	0.830
CLO-820-1020-00	1671 W MICHIGAN AVE	\$357,500	12/27/23	WD	03-ARM'S LENGTH	\$46,373	\$311,127	\$363,087	0.857
CAO-112-1100-00	8203 W US-12	\$550,000	08/24/22	WD	19-MULTI PARCEL ARM'	\$262,714	\$287,286	\$329,347	0.872
FRO-136-4265-00	7516 N ADRIAN HWY	\$550,000	11/21/23	MLC	03-ARM'S LENGTH	\$106,487	\$443,513	\$508,393	0.872
RAO-117-3885-00	4114 OCCIDENTAL HWY	\$425,000	09/06/24	WD	03-ARM'S LENGTH	\$96,380	\$328,620	\$375,889	0.874
WDO-118-2650-00	17573 US-223	\$200,000	09/19/24	WD	03-ARM'S LENGTH	\$51,193	\$148,807	\$169,042	0.880
MDO-115-2400-00	1055 W US-223	\$340,000	05/17/22	WD	03-ARM'S LENGTH	\$163,824	\$176,176	\$192,362	0.916
CAO-112-2300-00	7203 W US-12	\$589,000	02/22/23	WD	19-MULTI PARCEL ARM'	\$280,214	\$308,786	\$335,660	0.920
RLO-510-0660-00	851 MANITOU RD	\$480,000	08/26/22	MLC	03-ARM'S LENGTH	\$72,750	\$407,250	\$417,969	0.974
MDO-112-3965-00	2340 E US-223	\$135,000	05/31/23	WD	03-ARM'S LENGTH	\$35,814	\$99,186	\$101,077	0.981
CAO-112-2150-00	7555 W US-12	\$97,500	03/08/23	WD	03-ARM'S LENGTH	\$22,775	\$74,725	\$75,458	0.990
MDO-112-3985-00	2400 E US-223	\$3,800,000	08/01/22	WD	03-ARM'S LENGTH	\$118,762	\$3,681,238	\$3,698,386	0.995
RAO-104-1030-00	3085 W RUSSELL RD	\$1,178,829	04/26/22	CD	03-ARM'S LENGTH	\$116,559	\$1,062,270	\$1,061,146	1.001
RAO-119-1030-00	1075 SUTTON RD	\$370,000	02/12/24	WD	03-ARM'S LENGTH	\$74,915	\$295,085	\$284,332	1.038

WD0-555-0100-00	6365 W US-223	\$205,000	07/10/24	WD	19-MULTI PARCEL ARM'	\$68,819	\$136,181	\$130,705	1.042
CL0-106-4300-00	1769 W MICHIGAN AVE	\$215,000	06/27/24	WD	03-ARM'S LENGTH	\$77,635	\$137,365	\$129,560	1.060
RA0-119-3120-00	3737 N ADRIAN HWY	\$790,000	06/10/24	CD	03-ARM'S LENGTH	\$97,510	\$692,490	\$650,441	1.065
FR0-106-4000-00	6400 W US-12	\$338,000	05/01/23	LC	19-MULTI PARCEL ARM'	\$98,536	\$239,464	\$212,051	1.129
RL0-660-2131-00	131 DEVILS LAKE HWY	\$375,000	05/26/23	MLC	03-ARM'S LENGTH	\$9,406	\$365,594	\$314,249	1.163
RL0-770-0020-00	792 MANITOU RD	\$150,000	11/01/23	WD	03-ARM'S LENGTH	\$71,276	\$78,724	\$64,876	1.213
RL0-770-0110-10	722 MANITOU RD	\$130,000	04/14/22	WD	03-ARM'S LENGTH	\$20,046	\$109,954	\$90,514	1.215
AD0-113-4920-00	4204 N ADRIAN HWY	\$850,000	08/31/23	WD	03-ARM'S LENGTH	\$113,076	\$736,924	\$598,717	1.231
						\$12,099,865	\$13,595,728	0.890	

Due to no sales in Palmyra Township in the 201 class, sales of 201 parcels in the rural townships in Lenawee County were utilized to deveop the 2025 Commercial ECF. ECF of 0.89 was used.

Palmyra Township Commercial Land Analysis

Parcel Number	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	SQ. FT.	Land Residual	Net Acres	1ST ACRE RATE
CAO-101-3650-00	202	02/16/24	WD	17.41	03-ARM'S LENGTH	\$142,500	\$66,800	46.88	758379.60	\$142,500	17.41	8,185
MEO-118-3200-00	201	04/11/24	WD	7.72	03-ARM'S LENGTH	\$413,000	\$187,600	45.42	336283.20	\$97,792	7.72	12,667
RAO-103-3600-00	201	11/01/23	WD	105.60	03-ARM'S LENGTH	\$675,000	\$332,300	49.23	459936.00	\$457,351	105.60	4,331
RAO-117-3885-00	201	09/06/24	WD	2.71	03-ARM'S LENGTH	\$425,000	\$203,700	47.93	118047.60	\$79,615	2.71	29,378
RAO-118-3930-00	201	04/24/23	WD	4.01	03-ARM'S LENGTH	\$300,000	\$140,300	46.77	130244.40	\$93,002	2.99	31,104

Total Cost: \$1,955,500

Total Ac: 136.43
Price/AC: \$14,333.36

Due to no sales in the Palmyra 201 class, sales of parcels from other rural townships were utilized to develop the 2025 201 land value.