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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
CL6-000-0847-00	101 W MICHIGAN AVE	\$85,000	06/08/23	WD	03-ARM'S LENGTH	\$2,784	\$82,216	\$146,659	0.561
RM0-121-2300-00	10125 W US-223	\$185,000	10/26/23	WD	03-ARM'S LENGTH	\$80,990	\$104,010	\$160,252	0.649
CA0-123-1350-00	8543 W M-50	\$230,000	09/15/23	WD	03-ARM'S LENGTH	\$71,126	\$158,874	\$238,939	0.665
RA0-103-3600-00	4057 COMFORT RD	\$675,000	11/01/23	WD	03-ARM'S LENGTH	\$540,165	\$134,835	\$199,263	0.677
WD0-555-0100-00	6365 W US-223	\$165,000	07/10/24	WD	03-ARM'S LENGTH	\$72,505	\$92,495	\$131,492	0.703
RA0-118-3930-00	1506 SUTTON RD	\$300,000	04/24/23	WD	03-ARM'S LENGTH	\$114,624	\$185,376	\$238,096	0.779
MDO-111-2925-00	2039 JAMES ST	\$425,000	04/07/23	WD	03-ARM'S LENGTH	\$88,847	\$336,153	\$408,859	0.822
WD0-118-2650-00	17573 US-223	\$200,000	09/19/24	WD	03-ARM'S LENGTH	\$51,007	\$148,993	\$174,291	0.855
FR0-136-4265-00	7516 N ADRIAN HWY	\$550,000	11/21/23	MLC	03-ARM'S LENGTH	\$105,776	\$444,224	\$519,104	0.856
CL0-820-1020-00	1671 W MICHIGAN AVE	\$357,500	12/27/23	WD	03-ARM'S LENGTH	\$44,712	\$312,788	\$364,741	0.858
MDO-112-3965-00	2340 E US-223	\$135,000	05/31/23	WD	03-ARM'S LENGTH	\$43,761	\$91,239	\$102,786	0.888
RL0-660-2131-00	131 DEVILS LAKE HWY	\$375,000	05/26/23	MLC	03-ARM'S LENGTH	\$9,281	\$365,719	\$384,213	0.952
RA0-119-1030-00	1075 SUTTON RD	\$370,000	02/12/24	WD	03-ARM'S LENGTH	\$74,869	\$295,131	\$298,810	0.988
RL0-770-0020-00	792 MAINITOU RD	\$150,000	11/01/23	WD	03-ARM'S LENGTH	\$83,872	\$66,128	\$66,226	0.999
CL0-106-4300-00	1769 W MICHIGAN AVE	\$215,000	06/27/24	WD	03-ARM'S LENGTH	\$79,637	\$135,363	\$132,259	1.023
RL0-660-8821-10	200 DEVILS LAKE HWY	\$200,000	02/06/24	LC	03-ARM'S LENGTH	\$11,303	\$188,697	\$180,951	1.043
FR0-106-4000-00	6400 W US-12	\$338,000	05/01/23	LC	19-MULTI PARCEL AR	\$85,793	\$252,207	\$219,697	1.148
CA0-112-2100-00	7649 W US-12	\$100,000	12/12/24	WD	03-ARM'S LENGTH	\$44,640	\$55,360	\$47,473	1.166
ADO-113-4920-00	4204 N ADRIAN HWY	\$850,000	08/31/23	WD	03-ARM'S LENGTH	\$110,495	\$739,505	\$611,106	1.210
HDO-119-3170-00	555 S US-127	\$300,000	04/01/24	MLC	03-ARM'S LENGTH	\$50,596	\$249,404	\$196,878	1.267
WD0-555-0020-00	6387 W US-223	\$110,000	08/22/24	WD	03-ARM'S LENGTH	\$25,687	\$84,313	\$58,979	1.430
							\$4,523,030	\$4,881,074	0.927

Due to a lack of commercial sales in Palmyra Township, sales from other townships with Highway influence were utilized to develop the 2026 ECF. ECF of 0.92 was utilized for the 2026 year.

Palmyra Township Commercial Land Analysis

Parcel Number	Clas	Sale Date	Inst.	Total Acres	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	SQ FT	Land Residual	Net Acres	1st acre rate	TYPE
RM0-121-2300-00	201	10/26/23	WD	1.29	03-ARM'S LENGTH	\$185,000	\$92,800	50.16	56192.40	\$29,399	1.29	22,790	
RA0-117-3885-00	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	
RA0-118-3930-00	201	04/24/23	WD	4.01	03-ARM'S LENGTH	\$300,000	\$140,300	46.77	130244.40	\$93,682	2.99	31,332	

Price/Acre: \$202,696 6.99 \$28,998.00