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Blissfield Township Outlying Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
BL0-207-2350-00	9975 FORCHE RD	10/31/2023	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$92,100	43.86
BL0-216-4210-00	3641 S SISSON HWY	1/3/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,000	51.00
BL0-217-3975-00	10434 ROUGET RD	9/29/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,800	44.45
BL0-221-4125-00	4612 SEAGER RD	7/27/2023	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$63,800	38.90
BL0-227-1100-00	12249 CARROLL RD	7/9/2024	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$165,900	48.51
BL0-227-4900-00	5948 LIPP HWY	9/25/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,100	49.10
BL0-227-4900-00	5948 LIPP HWY	2/10/2025	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$85,900	59.24
BL0-230-1150-00	4961 S WELLSVILLE HWY	7/24/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$87,500	48.61
Totals:						\$1,616,000	\$771,100	

Sale. Ratio => 47.72

Std. Dev. => 5.97

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$213,914	\$38,818	\$171,182	\$171,831	0.996	1,767	\$96.88	'BLTWP	3.4036
\$208,902	\$55,500	\$144,500	\$150,541	0.960	1,438	\$100.49	'BLTWP	0.2316
\$252,951	\$69,405	\$150,595	\$180,123	0.836	1,754	\$85.86	'BLTWP	12.6119
\$144,319	\$47,500	\$116,500	\$95,013	1.226	936	\$124.47	'BLTWP	26.3961
\$342,352	\$55,364	\$286,636	\$281,636	1.018	2,446	\$117.19	'BLTWP	5.5566
\$176,008	\$48,489	\$106,511	\$125,140	0.851	1,400	\$76.08	'BLTWP	11.1052
\$176,008	\$48,489	\$96,511	\$125,140	0.771	1,400	\$68.94	'BLTWP	19.0963
\$177,052	\$27,356	\$152,644	\$146,904	1.039	1,048	\$145.65	'BLTWP	7.6886
\$1,691,506		\$1,225,079	\$1,276,328			\$101.94		0.2340
				E.C.F. =>	0.960	Std. Deviation=>		0.143698009
				Ave. E.C.F. =>	0.962	Ave. Variance=>		10.7612 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
CONVENTIONAL	\$26,800	RESIDENTIAL IN AA ZONE	401	60	Single Family
CONVENTIONAL	\$55,500	RESIDENTIAL IN AA ZONE	401	67	Single Family
CONVENTIONAL	\$60,935	RESIDENTIAL IN AA ZONE	401	65	Single Family
SINGLE STORY	\$47,500	RESIDENTIAL IN AA ZONE	401	55	Single Family
CONVENTIONAL	\$51,040	RESIDENTIAL IN AA ZONE	401	70	Single Family
CONVENTIONAL	\$47,700	RESIDENTIAL IN AA ZONE	401	60	Single Family
CONVENTIONAL	\$47,700	RESIDENTIAL IN AA ZONE	401	60	Single Family
RANCH	\$27,200	RESIDENTIAL IN AA ZONE	401	86	Single Family

11.18415268

Blissfield Outlying Residential Land Analysis

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BLO-207-2550-00	9700 DEERFIELD RD	9/30/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,900	55.80
BLO-216-4210-00	3641 S SISSON HWY	1/3/2025	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,000	51.00
BLO-217-3975-00	10434 ROUGET RD	9/29/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,800	44.45
BLO-221-4125-00	4612 SEAGER RD	7/27/2023	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$63,800	38.90
BLO-227-1100-00	12249 CARROLL RD	7/9/2024	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$165,900	48.51
BLO-227-4900-00	5948 LIPP HWY	9/25/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$76,100	49.10
BLO-227-4900-00	5948 LIPP HWY	2/10/2025	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$85,900	59.24
BLO-230-1150-00	4961 S WELLSVILLE HWY	7/24/2024	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$87,500	48.61
Totals:			\$1,666,000			\$1,666,000	\$799,000	

Sale. Ratio => 47.96
 Std. Dev. => 6.17

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$203,776	\$33,024	\$26,800	0.67	0.67	\$49,290	\$1.13	'BLTWP	2261-0282
\$55,785	\$45,215	\$51,000	3.00	3.00	\$15,072	\$0.35	'BLTWP	2674/0273
\$200,020	\$55,480	\$55,500	3.10	3.10	\$17,897	\$0.41	'BLTWP	2677/0891
\$242,324	\$38,611	\$60,935	5.00	5.00	\$7,722	\$0.18	'BLTWP	2660-0513
\$138,884	\$72,616	\$47,500	2.62	2.62	\$27,716	\$0.64	'BLTWP	2657-0690
\$326,941	\$66,099	\$51,040	2.34	2.34	\$28,260	\$0.65	'BLTWP	2671/0269
\$169,540	\$33,160	\$47,700	2.04	2.04	\$16,255	\$0.37	'BLTWP	2659-0940
\$169,540	\$23,160	\$47,700	2.04	2.04	\$11,353	\$0.26	'BLTWP	
\$168,429	\$38,771	\$27,200	0.68	0.68	\$57,016	\$1.31	'BLTWP	26710676
\$1,675,239	\$406,136	\$415,375	21.49	21.49				
			Average					
			per Net Acre=>	18,899.72	per SqFt=>	\$0.43		

