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Blissfield Township Industrial ECF Analysis

Parcel Number	Street Address	Adj. Sale \$	Sale Date	Instr.	Terms of Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
XAO-610-0103-03	1060 RAILROAD AVE	\$1,163,500	05/03/23	WD	03-ARM'S LENGTH	\$84,049	\$1,079,451	\$1,729,969	0.624
XHO-000-2010-00	200 E MAIN ST	\$63,000	08/17/23	WD	03-ARM'S LENGTH	\$24,281	\$38,719	\$157,591	0.246
XHO-300-0640-00	400 S MERIDIAN RD	\$300,000	05/19/23	LC	03-ARM'S LENGTH	\$220,042	\$79,958	\$167,804	0.476
XHO-320-0280-00	112 S CHURCH ST	\$60,000	01/04/24	WD	19-MULTI PARCEL AR	\$16,793	\$43,207	\$138,209	0.313
XHO-320-0310-00	106 S CHURCH ST	\$60,000	01/04/24	WD	19-MULTI PARCEL AR	\$16,793	\$43,207	\$138,209	0.313
XHO-345-0180-00	316 W MAIN ST	\$130,000	09/29/23	WD	03-ARM'S LENGTH	\$1,920	\$128,080	\$191,220	0.670
XHO-345-0210-00	308 W MAIN ST	\$36,000	05/25/23	WD	03-ARM'S LENGTH	\$1,968	\$34,032	\$116,897	0.291
XMO-000-0171-00	237 W MAIN ST	\$32,000	03/22/24	WD	03-ARM'S LENGTH	\$4,320	\$27,680	\$59,182	0.468
XTO-325-0321-00	800 S MAUMEE ST	\$465,000	07/27/23	WD	03-ARM'S LENGTH	\$94,147	\$370,853	\$597,824	0.620
							\$1,845,187	\$3,296,905	0.560

Due to no improved industrial sales in Blissfield Township, sales from other municipalities were utilized to develop the 2026 Industrial ECF. ECF of 0.56 was utilized.

Blissfield Township Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/Adj. Sale
BL2-232-3680-00	600 JIPSON ST BLK	3/8/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$84,500	60.36
Totals:			\$140,000			\$140,000	\$84,500	60.36

Sale. Ratio =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
\$140,446	\$140,000	\$140,446	15.03	15.03	\$9,315	\$0.21	'IND	2665-0707	INDUSTRIAL
\$140,446	\$140,000	\$140,446	15.03	15.03					
			Average		Average				
			per Net Acre=>	9,314.70	per SqFt=>	\$0.21			