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Whiteford Township Industrial ECF Analysis

Parcel Number	Address	Sale Date	Ins	Sale Price	Land + Yard	Bldg Resid	Cost Man.
02 035 010 30	200 ENTERPRISE	12/20/2020	COV	\$ 3,463,473	\$ 302,000	\$ 3,161,473	\$ 6,315,000
02 142 021 00	7380 EXPRESS	4/21/2021	WD	\$ 328,000	\$ 76,810	\$ 251,190	\$ 302,096
41 030 011 00	12735 JONES ST	11/9/2020	WD	\$ 80,000	\$ 46,000	\$ 34,000	\$ 60,000
10 021 007 00	TOWNSEND RD	12/20/2021	OTH	\$ 2,000,000	\$ 1,541,800	\$ 458,200	\$ 777,200
05 017 110 00	9791 DIXIE HWY	11/24/2020	WD	\$ 35,000	\$ 12,000	\$ 23,000	\$ 45,000
05 170 011 00	7100 IROQUOIS	7/29/2021	WD	\$ 175,000	\$ 163,700	\$ 11,300	\$ 22,800
05 017 106 00	9771 DIXIE HWY	11/12/2021	WD	\$ 130,000	\$ 36,900	\$ 93,100	\$ 100,900
01 026 025 00	10200 TELEGRAPH RD	3/13/2021	WD	\$ 300,000	\$ 167,000	\$ 133,000	\$ 157,800
Total				\$ 4,165,263	\$ 7,780,796		

Due to a lack of improved 301 sales, parcels that sold in adjacent and similar township/uses used in this analysis. Final ECF used for the 301 class in 2023 is 0.535.

ECF	Column1
	0.501 IND LIGHT
	0.831 IND LIGHT
	0.567 AUTO
	0.590 SHED UTILITY
	0.511 STORE RETAIL
	0.496 SHED UTILITY
	0.923 GAR SERVICE
	0.843 WHS STG
	0.535

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Total Acres	Dollars/Acre
15 025 042 00	4750 STERNS RD	7/15/2020	WD	\$ 1,200,000	\$ 154,000	37.38	\$ 4,119.96
15 027 014 00	STERNS RD	6/22/2022	WD	\$ 275,000	\$ 95,000	14.69	\$ 6,466.98
05 004 023 10	10725 DIXIE HWY	8/14/2020	WD	\$ 268,000	\$ 85,000	1.34	\$ 63,432.84
05 015 026 30	3371 ERIE RD	7/26/2021	WD	\$ 400,000	\$ 200,000	36.56	\$ 5,470.46
05 017 090 00	9760 DIXIE HWY	3/18/2021	LC	\$ 100,000	\$ 66,000	0.47	\$ 140,425.53
05 017 106 00	9771 DIXIE HWY	11/12/2021	WD	\$ 130,000	\$ 52,000	0.34	\$ 153,846.15
05 018 022 00	9041 TELEGRAPH RI	10/26/2020	WD	\$ 160,000	\$ 110,000	29.54	\$ 3,723.76
05 019 037 00	8239 TELEGRAPH RI	1/14/2022	WD	\$ 30,000	\$ 22,000	0.72	\$ 30,683.40
05 030 027 00	820 STERNS ROAD	11/17/2020	WD	\$ 2,474,670	\$ 2,474,670	139.74	\$ 17,709.10
05 170 011 00	7100 IROQUOIS	7/29/2021	WD	\$ 175,000	\$ 85,000	0.78	\$ 108,418.37
14 125 009 01	6911 SUMMERFIELD	9/30/2021	WD	\$ 625,000	\$ 125,000	2.08	\$ 60,067.28
				\$ 5,837,670	\$ 3,468,670	263.64	\$ 13,156.89

Due to lack of vacant land sales in the 301 class for the 2023 year, sales from other similar townships (Erie Township, Summerfield Township) have been incorporated into this analysis. Its location regarding major highway access (I-75 and Telegraph Roads, US 23 Interchange) is very similar to Whitford Township (US-23 and US-223). Used the table below for the 2023

1 AC: \$35,000	3 AC: \$55,000	10 AC: \$80,000	30 AC: \$180,000
1.5 AC: \$40,000	4 AC: \$60,000	15 AC: \$115,000	40 AC: \$240,000
2 AC: \$47,500	5 AC: \$65,000	20 AC: \$120,000	50 AC: \$300,000
2.5 AC: \$52,500	7 AC: \$70,000	25 AC: \$150,000	100 AC: \$600,000

Dollars/SqFt	Liber/Page	Other Parcels In Sale	Vacant	Keep / Exclude	Notes
\$ 0.09	2020R13794		Improved	Last Year Study	
\$ 0.15	2022R13233		Improved	Keep	
\$ 1.46	2020R16638		Improved	Last Year Study	
\$ 0.13	2021R21479		Improved	Keep	
\$ 3.22	2021R08122		Improved	Last Year Study	
\$ 3.53	2021R29432		Improved	Keep	
\$ 0.09	2020R22878		Improved	Last Year Study	
\$ 0.70	2022R01182		Improved	Keep	
\$ 0.41	2020R25462	02 025 030 20	Vacant	Last Year Study	
\$ 2.49	2021R20256		Improved	Keep	
\$ 1.38	2021R25757		Improved	Keep	
\$ 0.30					

Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres
15 026 004 00	5219 JEFFS DOTY RD	07/27/19	\$370,000	WD	\$370,000	\$158,000	5.00
15 026 016 00	5501 JEFFS DOTY RD	12/18/19	\$317,500	WD	\$317,500	\$212,500	14.50
15 026 017 00	5523 JEFFS DOTY RD	08/15/19	\$380,000	WD	\$380,000	\$215,000	20.00
15 026 002 00	JEFFS DOTY RD	08/01/19	\$125,000	WD	\$125,000	\$125,000	22.42
15 026 018 00	JEFFS DOTY RD	01/31/19	\$1,093,000	WD	\$1,093,000	\$1,093,000	54.99
Totals:			\$2,285,500		\$2,285,500	\$1,803,500	116.91

Average
per Net Acre=>

Total Acres	Dollars/Acre	Dollars/Sqft	Liber/Page	
5.00	\$31,600	\$0.73	2019R14062	QUARRY
14.50	\$14,655	\$0.34	2019R22118	QUARRY
20.00	\$10,750	\$0.25	2019R14375	QUARRY
22.42	\$5,575	\$0.13	2019R13186	QUARRY
54.99	\$19,876	\$0.46	2019R01837	QUARRY
116.91				
Average				
15,426.40	per Sqft=>	\$0.35		