

**HILLSDALE
 COUNTY**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Dev. by Mean (%)	Building Style
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	WD	03-ARM'S LENGTH	\$250,000	\$124,059	\$125,941	\$177,385	0.710	0.5341	Equipment Rental (Off M-99)
07 035 100 017 35 6 3	1301 HUDSON RD	09/28/20	WD	03-ARM'S LENGTH	\$129,900	\$31,134	\$98,766	\$188,712	0.523	18.1276	M-99 Misc Com
08 020 400 012 20 6 2	4843 STATE RD	11/02/21	WD	03-ARM'S LENGTH	\$60,000	\$31,395	\$28,605	\$36,370	0.787	8.1859	Rural Misc Com
08 045 001 081	105 W MAIN ST	11/04/21	WD	03-ARM'S LENGTH	\$100,000	\$951	\$99,049	\$141,371	0.701	0.4015	Village Downtown Com/Res Mix
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	WD	03-ARM'S LENGTH	\$142,000	\$10,715	\$131,285	\$164,428	0.798	9.3788	Rural Misc Com
11 034 200 048 34 7 3	7362 S HILLSDALE RD	01/07/21	WD	03-ARM'S LENGTH	\$50,000	\$16,407	\$33,593	\$63,159	0.532	17.2763	Rural Misc Com
18 003 300 027 03 9 3	1898 W TERRITORIAL RD	07/23/20	LC	03-ARM'S LENGTH	\$314,900	\$32,076	\$282,824	\$402,982	0.702	0.2816	Lake Diane Area Strip Mall
21 004 100 035 04 6 3	126 W CHICAGO ST	05/05/20	LC	03-ARM'S LENGTH	\$290,000	\$22,015	\$267,985	\$273,440	0.980	27.5406	US-12 Service Garage
21 060 001 136	360 E CHICAGO ST	09/16/20	WD	03-ARM'S LENGTH	\$70,000	\$10,790	\$59,210	\$104,861	0.565	13.9994	US-12 Former Church
21 090 001 030	204 OLDS ST	04/20/21	LC	03-ARM'S LENGTH	\$220,000	\$105,064	\$114,936	\$147,211	0.781	7.6110	M-99 Service Garage
21 105 001 019	481 OLDS ST	09/16/20	WD	19-MULTI PARCEL	\$310,000	\$174,651	\$135,349	\$170,082	0.796	9.1142	M-99 Auto Dealer
21 105 001 072	461 OLDS ST	04/26/21	WD	03-ARM'S LENGTH	\$300,000	\$15,404	\$284,596	\$489,112	0.582	12.2783	M-99 Medical Office (Dental)
Totals:					\$2,236,800	\$574,661	\$1,662,139	\$2,359,114		0.0084	
					E.C.F. =>	0.705	Std. Deviation=>	0.136			
					Ave. E.C.F. =>	0.705	Ave. Variance=>	10.3941	Coefficient of Var=> 14.7508		

COMMERCIAL INDUSTRIAL ECF .705 CALCULATED, .705 APPLIED TO ALL BUILDINGS IN COMMERCIAL AND INDUSTRIAL CLASS (EXCEPT MOBILE)