

Hopkins Township Commercial ECF Used for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal
05-013-035-20	1300 WALNUT DALE	10/21/20	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,122,600	35.64
05-015-091-10	1623 142ND AVE	05/11/21	\$2,950,000	WD	03-ARM'S LENGTH	\$2,950,000	\$1,285,200	43.57
05-022-002-10	1668 142ND AVE	06/25/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,700	56.85
05-022-003-10	1656 142ND AVE	07/13/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$117,300	34.51
10-012-002-00	3404 12TH ST	11/16/20	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$200,900	27.33
44-030-009-00	109 MAIN ST	09/24/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,600	28.50
17-017-007-21	258 FAIRVIEW	03/23/21	\$583,000	WD	03-ARM'S LENGTH	\$583,000	\$166,200	28.51
17-017-007-30	720 LINCOLN RD	07/14/20	\$140,000	LC	03-ARM'S LENGTH	\$140,000	\$49,600	35.43
56-006-046-00	219 CLARK ST	06/11/20	\$187,500	WD	03-ARM'S LENGTH	\$172,500	\$54,100	31.36
56-150-006-00	129 E SUPERIOR ST	10/11/21	\$135,000	WD	03-ARM'S LENGTH	\$134,700	\$51,400	38.16
Totals:			\$8,580,400			\$8,565,100	\$3,206,600	
							Sale. Ratio =>	37.44
							Std. Dev. =>	8.87

2022 Roll Used 1.016
 2023 Roll used 0.861

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	σv. by Mean (1)	Use Code
\$3,557,222	\$790,370	\$2,359,630	\$3,033,829	0.778	31,890	\$73.99	DOR-C	8.3568	AUTO SHOWR
\$3,055,516	\$571,198	\$2,378,802	\$2,724,033	0.873	31,288	\$76.03	DOR-C	1.1924	MARKET (GRO
\$260,205	\$67,622	\$132,378	\$211,166	0.627	3,200	\$41.37	DOR-C	23.4449	STORE RETAIL
\$366,159	\$139,010	\$200,890	\$249,067	0.807	4,608	\$43.60	DOR-C	5.4771	OFFICE BUILDI
\$800,429	\$271,123	\$463,877	\$580,379	0.799	10,160	\$45.66	HOP-C	6.2076	GAR SERVICE
\$274,293	\$41,523	\$118,477	\$278,100	0.426	5,176	\$22.89	2000	#REF!	
\$521,961	\$134,257	\$448,743	\$425,114	1.056	14,400	\$31.16	OTS-C	19.4242	WHS MINI
\$110,166	\$37,850	\$102,150	\$79,294	1.288	2,106	\$48.50	OTS-C	42.6905	GAR SERVICE
\$166,874	\$58,868	\$113,632	\$118,428	0.960	2,600	\$43.70	XWA-C	9.8165	GAR SERVICE
\$124,477	\$18,875	\$115,825	\$115,792	1.000	1,808	\$64.06	XWA-C	13.8947	MULTIPLE RES
\$9,237,302		\$6,434,404	\$7,815,201			\$49.10		3.8022	
			E.C.F. =>	0.823		Std. Devia	0.237433		
			Ave. E.C.F. =>	0.861		Ave. Variã	#REF!	Coefficient c	

Land Value	Apr. by	Apr. Date	ther Parcels in Sal	Land Table	perty C
\$645,363	No	06/15/21		DORR TOWNSHII	201
\$290,605	Yes	04/28/22		DORR TOWNSHII	201
\$54,680	Yes	04/28/22		DORR TOWNSHII	201
\$101,278	Yes	04/28/22		DORR TOWNSHII	201
\$196,707	Yes	05/18/21		HOPKINS TOWN!	201
\$37,425	No	/ /		HOPKINS TOWN!	201
\$74,595	No	06/09/21		OTSEGO TOWNSI	201
\$0	No	04/02/21		OTSEGO TOWNSI	201
\$53,056	No	05/27/21		WAYLAND CITY C	201
\$16,981	Yes	06/13/22		WAYLAND CITY C	201