

Hopkins Township Commercial ECF Used for 2024 Roll

2010 Village Commercial, 2000 Village Main St 2020 Township Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sa	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
05-013-035-20	1300 WALNUT DAL	10/21/20	\$3,150,000	WD	03-ARM'S LENGTH	\$3,150,000	\$1,122,600	35.64	\$3,557,222	\$790,370	\$2,359,630	\$3,033,829	0.778	31,890	\$73.99	DOR-C
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	\$3,055,516	\$571,198	\$2,378,802	\$2,724,033	0.873	31,288	\$76.03	DOR-C
05-022-002-10	1668 142ND AVE	06/25/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$113,700	56.85	\$260,205	\$67,622	\$132,378	\$211,166	0.627	3,200	\$41.37	DOR-C
05-022-003-10	1656 142ND AVE	07/13/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$117,300	34.51	\$366,159	\$139,010	\$200,890	\$249,067	0.807	4,608	\$43.60	DOR-C
10-012-002-00	3404 12TH ST	11/16/20	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$200,900	27.33	\$800,429	\$271,123	\$463,877	\$580,379	0.799	10,160	\$45.66	HOP-C
44-030-009-00	109 MAIN ST	09/24/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$45,600	28.50	\$274,293	\$41,523	\$118,477	\$278,100	0.426	5,176	\$22.89	2000
17-017-007-21	258 FAIRVIEW	03/23/21	\$583,000	WD	03-ARM'S LENGTH	\$583,000	\$166,200	28.51	\$521,961	\$134,257	\$448,743	\$425,114	1.056	14,400	\$31.16	OTS-C
17-017-007-30	720 LINCOLN RD	07/14/20	\$140,000	LC	03-ARM'S LENGTH	\$140,000	\$49,600	35.43	\$110,166	\$37,850	\$102,150	\$79,294	1.288	2,106	\$48.50	OTS-C
56-006-046-00	219 CLARK ST	06/11/20	\$187,500	WD	03-ARM'S LENGTH	\$172,500	\$54,100	31.36	\$166,874	\$58,868	\$113,632	\$118,428	0.960	2,600	\$43.70	XWA-C
56-150-006-00	129 E SUPERIOR ST	10/11/21	\$135,000	WD	03-ARM'S LENGTH	\$134,700	\$51,400	38.16	\$124,477	\$18,875	\$115,825	\$115,792	1.000	1,808	\$64.06	XWA-C
Totals:			\$8,580,400			\$8,565,100	\$3,206,600		\$9,237,302		\$6,434,404	\$7,815,201			\$49.10	
								Sale. Ratio =>	37.44				E.C.F. =>	0.823	Std. Devi: 0.237433	
								Std. Dev. =>	8.87				Ave. E.C.F. =>	0.861	Ave. Vari: #REF!	

2022 Roll Used 1.016
 2023 Roll used 0.861
 2024 Roll used 0.823

Av. by Mean (Use Code	Land Value	pr. by	Appr. Date	Land Table	erty C
8.3568	AUTO SHOWI	\$645,363	No	06/15/21	DORR TOWNSH	201
1.1924	MARKET (GR	\$290,605	Yes	04/28/22	DORR TOWNSH	201
23.4449	STORE RETAIL	\$54,680	Yes	04/28/22	DORR TOWNSH	201
5.4771	OFFICE BUILD	\$101,278	Yes	04/28/22	DORR TOWNSH	201
6.2076	GAR SERVICE	\$196,707	Yes	05/18/21	HOPKINS TOW	201
#REF!		\$37,425	No	/ /	HOPKINS TOW	201
19.4242	WHS MINI	\$74,595	No	06/09/21	OTSEGO TOWN	201
42.6905	GAR SERVICE	\$0	No	04/02/21	OTSEGO TOWN	201
9.8165	GAR SERVICE	\$53,056	No	05/27/21	WAYLAND CITY	201
13.8947	MULTIPLE RE:	\$16,981	Yes	06/13/22	WAYLAND CITY	201

3.8022

Coefficient