

# LINCOLN CHARTER TOWNSHIP



2026 INDUSTRIAL LAND & ECF ANALYSIS

|                          |        |
|--------------------------|--------|
| <b>Workbook Version:</b> | v2.0.2 |
|--------------------------|--------|

| **Will discontinue on:** | June 1, 2026 | (166 Days Remaining) |
| **Download Latest:** | [<-copy](https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template) |

#### Dates for sales period

|                 |           |
|-----------------|-----------|
| Out Year Start: | 4/1/2023  |
| Out Year End:   | 3/31/2024 |
| In Year Start:  | 4/1/2024  |
| In Year End:    | 3/31/2025 |

*<-edit (Mar 31, current year)*

#### Variables for prior year trendline

(Optional feature) ( $Y=A \cdot X^B$ )

|    |        |
|----|--------|
| A: | 145.00 |
|----|--------|

*<-edit*

|    |         |
|----|---------|
| B: | -0.4300 |
|----|---------|

*<-edit*

#### Curve Formula From Chart

|               |        |
|---------------|--------|
| Formula Pt 1: | 198.41 |
|---------------|--------|

*<- v1.x.x example*

|               |         |
|---------------|---------|
| Formula Pt 2: | -0.4526 |
|---------------|---------|

#### Land Allocation %

|   |  |
|---|--|
| <i>Is determined in Allocation Settings</i> |  |
| 41.50%                                      |  |
| Prior Yr (optional):                        |  |

#### What Land Table is this for?

*Optional but helpful*

#### Monthly Time Adjustment %

|       |
|-------|
| 0.00% |
|-------|

*<-edit*

*Needed for sales before 04/01/2023. Input your separately computed monthly time adjustment above.*

*This workbook will adjust outside sale prices to the study midpoint: 03/31/2024.*

*This workbook considers months to be 30 days, regardless of the calendar, and rounds to the nearest.*



| Starting Stats |        |
|----------------|--------|
| Min:           | 32.05% |
| Max:           | 62.54% |
| Mean:          | 46.77% |
| Median:        | 46.25% |
| StDev:         | 13.83% |
| COD (median):  | 24.42% |
| COV (mean):    | 29.57% |

| Standard Deviations to Allow |        |
|------------------------------|--------|
| StDevs Allowed Below Mean:   | 1.00   |
| StDevs Allowed Above Mean:   | 1.00   |
| Min Land% Allowed:           | 32.94% |
| Max Land% Allowed:           | 60.08% |

[<-edit](#)  
[<-edit](#)

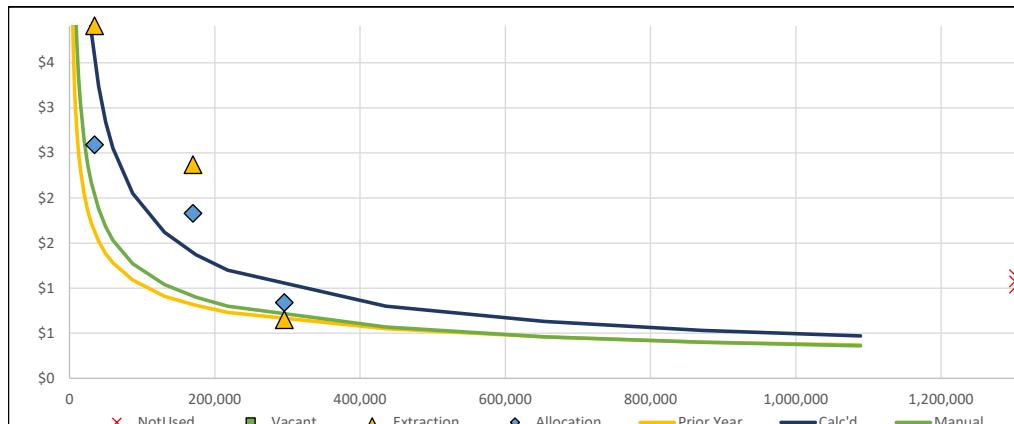
| Stats After Removals |        |
|----------------------|--------|
| Min:                 | 38.91% |
| Max:                 | 53.59% |
| Mean:                | 46.25% |
| Median:              | 46.25% |
| StDev:               | 7.34%  |
| COD (median):        | 15.87% |
| COV (mean):          | 15.87% |

[<-\(Global Setup\)](#)

[^Manual Override^](#) [^Calculated #^](#)

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.

| Key    | Use | Imp/Vac    | PNum              | Date       | Sale\$      | SqFt      | Imprvmts    | Land Residual | Land % |
|--------|-----|------------|-------------------|------------|-------------|-----------|-------------|---------------|--------|
| s001_E | 1   | Extraction | 12-0010-0007-02-7 | 10/31/2023 | \$3,500,000 | 1,305,929 | \$2,138,150 | \$1,361,850   | 38.91% |
| s002_E | 1   | Extraction | 11-0005-0022-02-5 | 10/21/2024 | \$750,000   | 169,884   | \$348,088   | \$401,912     | 53.59% |
| s003_E | 0   | Extraction | 11-0008-0039-06-2 | 8/28/2023  | \$600,000   | 295,772   | \$407,687   | \$192,313     | 32.05% |
| s004_E | 0   | Extraction | 12-0015-0031-03-4 | 6/1/2023   | \$215,399   | 34,456    | \$80,685    | \$134,714     | 62.54% |



| v=A^X*B   | Prior Year |              | Calculated From Analysis |              | Used (Concluded Land Values) |        |              |          |
|-----------|------------|--------------|--------------------------|--------------|------------------------------|--------|--------------|----------|
|           | \$/SF      | Concluded \$ | \$/SF                    | Concluded \$ | % Change                     | \$/SF  | Concluded \$ | % Change |
| 2,500     | \$5.01     | \$12,525     | \$16.51                  | \$41,275     | 229.54%                      | \$7.50 | \$18,750     | 49.70%   |
| 5,000     | \$3.72     | \$18,600     | \$10.99                  | \$54,950     | 195.43%                      | \$5.30 | \$26,500     | 42.47%   |
| 7,500     | \$3.13     | \$23,475     | \$8.66                   | \$64,950     | 176.68%                      | \$4.33 | \$32,475     | 38.34%   |
| 10,000    | \$2.76     | \$27,600     | \$7.31                   | \$73,100     | 164.86%                      | \$3.75 | \$37,500     | 35.87%   |
| 12,500    | \$2.51     | \$31,375     | \$6.41                   | \$80,125     | 155.38%                      | \$3.35 | \$41,875     | 33.47%   |
| 15,000    | \$2.32     | \$34,800     | \$5.76                   | \$86,400     | 148.28%                      | \$3.06 | \$45,900     | 31.90%   |
| 20,000    | \$2.05     | \$41,000     | \$4.87                   | \$97,400     | 137.56%                      | \$2.65 | \$53,000     | 29.27%   |
| 25,000    | \$1.86     | \$46,500     | \$4.27                   | \$106,750    | 129.57%                      | \$2.37 | \$59,250     | 27.42%   |
| 30,000    | \$1.72     | \$51,600     | \$3.84                   | \$115,200    | 123.26%                      | \$2.17 | \$65,100     | 26.16%   |
| 40,000    | \$1.52     | \$60,800     | \$3.24                   | \$129,600    | 113.16%                      | \$1.88 | \$75,200     | 23.68%   |
| 50,000    | \$1.38     | \$69,000     | \$2.84                   | \$142,000    | 105.80%                      | \$1.68 | \$84,000     | 21.74%   |
| 60,000    | \$1.28     | \$76,800     | \$2.55                   | \$153,000    | 99.22%                       | \$1.53 | \$91,800     | 19.53%   |
| 87,120    | \$1.09     | \$94,961     | \$2.05                   | \$178,596    | 88.07%                       | \$1.27 | \$110,642    | 16.51%   |
| 130,680   | \$0.91     | \$118,919    | \$1.62                   | \$211,702    | 78.02%                       | \$1.04 | \$135,907    | 14.29%   |
| 174,240   | \$0.81     | \$141,134    | \$1.37                   | \$238,709    | 69.14%                       | \$0.90 | \$156,816    | 11.11%   |
| 217,800   | \$0.73     | \$158,994    | \$1.20                   | \$261,360    | 64.38%                       | \$0.80 | \$174,240    | 9.59%    |
| 435,600   | \$0.55     | \$239,580    | \$0.80                   | \$348,480    | 45.45%                       | \$0.57 | \$248,292    | 3.64%    |
| 653,400   | \$0.46     | \$300,564    | \$0.63                   | \$411,642    | 36.96%                       | \$0.46 | \$300,564    | 0.00%    |
| 871,200   | \$0.40     | \$348,480    | \$0.53                   | \$461,736    | 32.50%                       | \$0.40 | \$348,480    | 0.00%    |
| 1,089,000 | \$0.37     | \$402,930    | \$0.47                   | \$511,830    | 27.03%                       | \$0.36 | \$392,040    | -2.70%   |

|   |           |                  |               |         |                 |         |
|---|-----------|------------------|---------------|---------|-----------------|---------|
| Refresh Data                                    | A = 145   | B = -0.43        | A&B: 1,634.03 | -0.5873 | A&B: 375.00     | -0.5000 |
| Set X and Y maximums for chart for zoom control |           |                  |               |         |                 |         |
| X Max:  | 1,305,929 | (1 to 1,305,929) | Y Max:        | \$3.91  | (\$1 to \$3.91) |         |

|                    |        |                          |        |
|--------------------|--------|--------------------------|--------|
| Land Allocation %: | 41.50% | Calculated Allocation %: | 41.50% |
|--------------------|--------|--------------------------|--------|

| Use | Imp/Vac    | PNum              | Date       | Sale\$      | SqFt      | Imprvmts    | TimeAdj\$   | LndResid    | \$/SF  |
|-----|------------|-------------------|------------|-------------|-----------|-------------|-------------|-------------|--------|
| 0   | Extraction | 12-0010-0007-02-7 | 10/31/2023 | \$3,500,000 | 1,305,929 | \$2,138,150 | \$3,500,000 | \$1,361,850 | \$1.04 |
| 1   | Extraction | 11-0005-0022-02-5 | 10/21/2024 | \$750,000   | 169,884   | \$348,088   | \$750,000   | \$401,912   | \$2.37 |
| 1   | Extraction | 11-0008-0039-06-2 | 8/28/2023  | \$600,000   | 295,772   | \$407,687   | \$600,000   | \$192,313   | \$0.65 |
| 1   | Extraction | 12-0015-0031-03-4 | 6/1/2023   | \$215,399   | 34,456    | \$80,685    | \$215,399   | \$134,714   | \$3.91 |
| 0   | Allocation | 12-0010-0007-02-7 | 10/31/2023 | \$3,500,000 | 1,305,929 | \$2,138,150 | \$3,500,000 | \$1,452,500 | \$1.11 |
| 1   | Allocation | 11-0005-0022-02-5 | 10/21/2024 | \$750,000   | 169,884   | \$348,088   | \$750,000   | \$311,250   | \$1.83 |
| 1   | Allocation | 11-0008-0039-06-2 | 8/28/2023  | \$600,000   | 295,772   | \$407,687   | \$600,000   | \$249,000   | \$0.84 |
| 1   | Allocation | 12-0015-0031-03-4 | 6/1/2023   | \$215,399   | 34,456    | \$80,685    | \$215,399   | \$89,391    | \$2.59 |

Calculated From Analysis

| Enter A & B | SqFt     | Acres     | \$/sf   | \$/ac | Concluded \$ |
|-------------|----------|-----------|---------|-------|--------------|
| A:          | 1,634.03 | 43,560    | 1.000   | 3.08  | \$134,165    |
| B:          | -0.5873  | 65,340    | 1.500   | 2.43  | \$105,851    |
|             |          | 87,120    | 2.000   | 2.05  | \$89,298     |
|             |          | 108,900   | 2.500   | 1.8   | \$78,408     |
|             |          | 130,680   | 3.000   | 1.62  | \$70,567     |
|             |          | 174,240   | 4.000   | 1.37  | \$59,677     |
|             |          | 217,800   | 5.000   | 1.2   | \$52,272     |
|             |          | 304,920   | 7.000   | 0.98  | \$42,689     |
|             |          | 435,600   | 10.000  | 0.8   | \$34,848     |
|             |          | 653,400   | 15.000  | 0.63  | \$27,443     |
|             |          | 871,200   | 20.000  | 0.53  | \$23,087     |
|             |          | 1,089,000 | 25.000  | 0.47  | \$20,473     |
|             |          | 1,306,800 | 30.000  | 0.42  | \$18,295     |
|             |          | 1,742,400 | 40.000  | 0.35  | \$15,246     |
|             |          | 2,178,000 | 50.000  | 0.31  | \$13,504     |
|             |          | 4,356,000 | 100.000 | 0.21  | \$9,148      |
|             |          |           |         |       | \$914,760    |

Used (Concluded Land Value)

| Enter A & B | SqFt    | Acres     | \$/sf   | \$/ac | Concluded \$ |
|-------------|---------|-----------|---------|-------|--------------|
| A:          | 375.00  | 43,560    | 1.000   | 1.8   | \$78,408     |
| B:          | -0.5000 | 65,340    | 1.500   | 1.47  | \$64,033     |
|             |         | 87,120    | 2.000   | 1.27  | \$55,321     |
|             |         | 108,900   | 2.500   | 1.14  | \$49,658     |
|             |         | 130,680   | 3.000   | 1.04  | \$45,302     |
|             |         | 174,240   | 4.000   | 0.9   | \$39,204     |
|             |         | 217,800   | 5.000   | 0.8   | \$34,848     |
|             |         | 304,920   | 7.000   | 0.68  | \$29,621     |
|             |         | 435,600   | 10.000  | 0.57  | \$24,829     |
|             |         | 653,400   | 15.000  | 0.46  | \$20,038     |
|             |         | 871,200   | 20.000  | 0.4   | \$17,424     |
|             |         | 1,089,000 | 25.000  | 0.36  | \$15,682     |
|             |         | 1,306,800 | 30.000  | 0.33  | \$14,375     |
|             |         | 1,742,400 | 40.000  | 0.28  | \$12,197     |
|             |         | 2,178,000 | 50.000  | 0.25  | \$10,890     |
|             |         | 4,356,000 | 100.000 | 0.18  | \$7,841      |
|             |         |           |         |       | \$784,080    |

**12300 - INDUSTRIAL  
ECF ANALYSIS**

| Parcel Number     | Street Address   | Sale Date | Sale Price   | Instr. | Terms of Sale                | Adj. Sale \$ | Cur. Asmnt. | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Use Code  | Land Value | Appr. by Eq. | Appr. Date                           | Other Parcels in Sale | Land Table | Property Class |
|-------------------|------------------|-----------|--------------|--------|------------------------------|--------------|-------------|---------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|------------------|----------------|-----------|------------|--------------|--------------------------------------|-----------------------|------------|----------------|
| 12-0010-0007-02-7 | 2180 MAIDEN LANE | 10/31/23  | \$3,500,000  | WD     | 03-ARM'S LENGTH              | \$3,500,000  | \$1,391,500 | 39.76         | \$2,783,027    | \$850,213   | \$2,649,787    | \$3,857,912  | 0.687  | 128,076    | \$20.69   | 12300    | 5.5640           | INDUSTRIALS    | \$644,877 | No         | / /          | 12300.LINCOLN TOWNSHIP INDUSTRIAL    | 301                   |            |                |
| 76-0034-0081-09-7 | HILLTOP          | 11/30/23  | \$6,500,000  | PTA    | 19-MULTI PARCEL,ARM'S LENGTH | \$6,500,000  | \$2,848,500 | 43.82         | \$6,383,174    | \$1,058,777 | \$5,441,223    | \$11,069,639 | 0.492  | 516,988    | \$10.52   | 3400     | 0.3516           |                | \$473,881 | No         | / /          | 76-0034-0081-08-9, 76-0034-0081-07-1 | 301                   |            |                |
| 11-0008-0039-06-2 | 8556 GAST        | 08/28/23  | \$600,000    | WD     | 03-ARM'S LENGTH              | \$600,000    | \$227,400   | 37.90         | \$576,445      | \$160,159   | \$439,841      | \$865,459    | 0.508  | 34,898     | \$12.60   | 3400     | 2.0188           |                | \$148,045 | No         | / /          | 3400.IND- FAVORABLE REGION           | 301                   |            |                |
| 12-0015-0031-03-4 | 4796 ROOSEVELT   | 06/01/23  | \$215,399    | WD     | 03-ARM'S LENGTH              | \$215,399    | \$76,000    | 35.28         | \$152,044      | \$76,202    | \$139,197      | \$151,381    | 0.920  | 5,000      | \$27.84   | 12300    | 28.8308          |                | \$71,359  | No         | / /          | 12300.LINCOLN TOWNSHIP INDUSTRIAL    | 301                   |            |                |
| 12-0022-0042-08-0 | 4929 ADVANCE     | 03/08/23  | \$250,000    | WD     | 03-ARM'S LENGTH              | \$250,000    | \$117,700   | 47.08         | \$235,355      | \$84,596    | \$165,404      | \$300,916    | 0.550  | 12,060     | \$13.72   | 12300    | 8.1537           |                | \$74,070  | No         | / /          | 12300.LINCOLN TOWNSHIP INDUSTRIAL    | 301                   |            |                |
| Totals:           |                  |           | \$11,065,399 |        |                              | \$11,065,399 | \$4,661,100 |               | \$10,130,045   |             | \$8,835,452    | \$16,245,308 |        |            | \$17.07   |          | 8.7328           |                |           |            |              |                                      |                       |            |                |

| OUTLIER STATS |       |             |       |
|---------------|-------|-------------|-------|
| QUARTER 1     | 0.508 | LOW         | 0.240 |
| QUARTER 3     | 0.687 | HIGH        | 0.956 |
| IQR           | 0.179 | 1.5 STD DEV | 0.267 |

SALES NOT USED

Sale, Ratio => 42.12      E.C.F. => 0.544      Std. Deviation=> 0.178482

Std. Dev. => 4.70      Ave. E.C.F. => 0.631      Ave. Variance=> 8.9838      Coefficient of Var=> 14.23272687