

# LINCOLN CHARTER TOWNSHIP



2026 INDUSTRIAL LAND & ECF ANALYSIS

<b>Workbook Version:</b>	v2.0.2	
<b>Will discontinue on:</b>	June 1, 2026	(166 Days Remaining)
<b>Download Latest:</b>	<a href="https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template">https://www.berriencounty.org/DocumentCenter/View/10692/Land_Value_Grid_Template</a>	

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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)

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

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.

Variables for prior year trendline	
<i>(Optional feature) <math>Y=A*X^B</math></i>	
A:	145.00
B:	-0.4300

<-edit

<-edit

Curve Formula From Chart	
Formula Pt 1:	198.41
Formula Pt 2:	-0.4526

<--- v1.x.x  
example

What Land Table is this for?
<i>Optional but helpful</i>

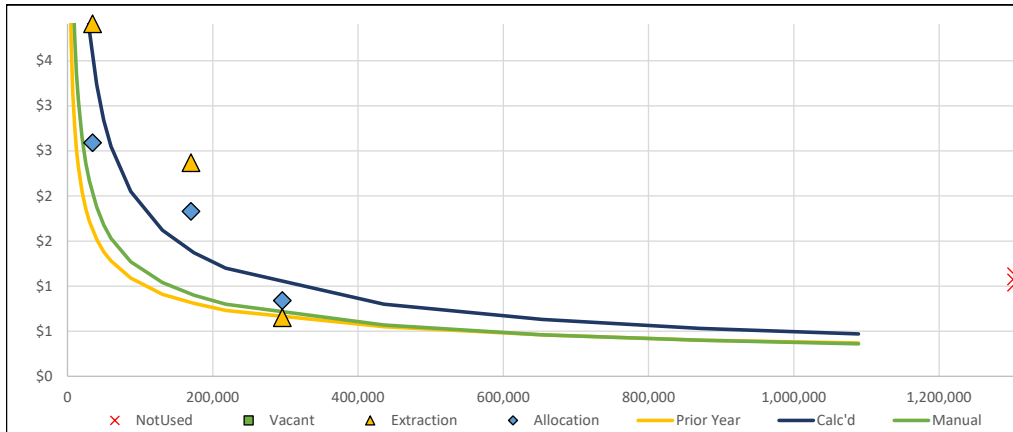
[illegible]

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	<-edit
StDevs Allowed Above Mean:	1.00	<-edit
Min Land% Allowed:	32.94%	
Max Land% Allowed:	60.08%	
Prior Year (Optional):	0.00%	<-(Global Setup)
Current year starting:	41.28%	
Current year conclusion:	41.50%	41.50%

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%

Note that manually editing the Use column will deactivate automated inclusion/exclusion for that observation.									
Key	Use	Imp/Vac	PNum	Date	Sale\$	SqFt	Imprvmnts	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%



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

v=A*X^B		Prior Year			Calculated From Analysis			Used (Concluded Land Values)		
SqFt	\$/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%				

Calculated From Analysis						
Enter A & B	SqFt	Acres	\$/sf	\$/ac	Concluded \$	
A:	1,634.03	43,560	1.000	3.08	\$134,165	\$134,165
B:	-0.5873	65,340	1.500	2.43	\$105,851	\$158,776
		87,120	2.000	2.05	\$89,298	\$178,596
		108,900	2.500	1.8	\$78,408	\$196,020
		130,680	3.000	1.62	\$70,567	\$211,702
		174,240	4.000	1.37	\$59,677	\$238,709
		217,800	5.000	1.2	\$52,272	\$261,360
		304,920	7.000	0.98	\$42,689	\$298,822
		435,600	10.000	0.8	\$34,848	\$348,480
		653,400	15.000	0.63	\$27,443	\$411,642
		871,200	20.000	0.53	\$23,087	\$461,736
		1,089,000	25.000	0.47	\$20,473	\$511,830
		1,306,800	30.000	0.42	\$18,295	\$548,856
		1,742,400	40.000	0.35	\$15,246	\$609,840
		2,178,000	50.000	0.31	\$13,504	\$675,180
		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	\$78,408
B:	-0.5000	65,340	1.500	1.47	\$64,033	\$96,050
		87,120	2.000	1.27	\$55,321	\$110,642
		108,900	2.500	1.14	\$49,658	\$124,146
		130,680	3.000	1.04	\$45,302	\$135,907
		174,240	4.000	0.9	\$39,204	\$156,816
		217,800	5.000	0.8	\$34,848	\$174,240
		304,920	7.000	0.68	\$29,621	\$207,346
		435,600	10.000	0.57	\$24,829	\$248,292
		653,400	15.000	0.46	\$20,038	\$300,564
		871,200	20.000	0.4	\$17,424	\$348,480
		1,089,000	25.000	0.36	\$15,682	\$392,040
		1,306,800	30.000	0.33	\$14,375	\$431,244
		1,742,400	40.000	0.28	\$12,197	\$487,872
		2,178,000	50.000	0.25	\$10,890	\$544,500
		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	3400 IND.- FAVORABLE REGION	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	\$965,459	0.508	34,898	\$12.60	3400	2.0198			\$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								
							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				

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