

5

Whitford Township Commercial ECF Analysis

| Parcel Number | Address | Sale Date | Sale Price | Instr. | Terms of Sale | Sale Price | Land & Improv. | Bldg. Residual |
|---------------|--------------------|-----------|------------|--------|-----------------|------------|----------------|---------------------|
| 14 102 007 00 | 16015 IDA WEST RD | 1/12/24 | \$140,000 | WD | 03-ARM'S LENGTH | \$140,000 | \$ 26,000 | \$ 114,000 |
| 14 103 017 10 | 17562 IDA WEST RD | 1/16/24 | \$855,000 | WD | 03-ARM'S LENGTH | \$855,000 | \$ 104,000 | \$ 751,000 |
| 15 011 004 20 | 5325 ST ANTHONY RD | 4/9/24 | \$214,500 | WD | 03-ARM'S LENGTH | \$214,500 | \$ 146,000 | \$ 68,500 |
| 15 029 020 00 | 7550 STERNS RD | 5/28/24 | \$288,000 | WD | 03-ARM'S LENGTH | \$288,000 | \$ 149,000 | \$ 139,000 |
| 05 005 017 00 | 10813 TELEGRAPH RD | 1/16/25 | \$488,000 | WD | 03-ARM'S LENGTH | \$488,000 | \$ 68,000 | \$ 420,000 |
| 05 015 026 30 | 3371 ERIE RD | 1/24/25 | \$400,000 | LC | 03-ARM'S LENGTH | \$400,000 | \$ 247,000 | \$ 153,000 |
| Total | | | | | | | | \$ 1,645,500 |

| Cost Manual | ECF | Occupancy | Use |
|--------------------|-------------|--|------------|
| \$ 155,000 | 0.74 | Restaurant | COMMERCIAL |
| \$ 588,000 | 1.28 | Petersburg Self Storage with Residence on parcel | COMMERCIAL |
| \$ 108,000 | 0.63 | Golf Driving Range | COMMERCIAL |
| \$ 274,000 | 0.51 | Golf Driving Range | COMMERCIAL |
| \$ 297,000 | 1.41 | CLUBHOUSE | COMMERCIAL |
| \$ 205,000 | 0.75 | FISHERY | COMMERCIAL |
| \$1,627,000 | 1.01 | | |

2026 Whiteford Township Land Value Study Commercial/Industrial Vacant Land 1/1/2021 to 3/31/2025

| Parcel Number | Date of Sale | Sale Price | Acres | Frontage | Cost Per Acre | Cost/FF |
|--------------------|--------------|------------|-------|----------|---------------|---------|
| 15-036-007-00 | 6/11/2021 | \$110,000 | | 4.20 | \$26,190.48 | |
| 15-011-004-10 | 4/9/2024 | \$115,000 | | 12.01 | \$9,575.35 | |
| 15-033-011-10, -20 | 12/31/2024 | \$420,000 | | 31.05 | \$13,528.31 | |
| Total Cost: | | \$645,000 | | | | |
| Total AC: | | | 47.26 | | | |
| Ave Price/Acre: | | | | | \$13,649.06 | |