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## Lodi Industrial Land Analysis

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
Lodi Township	M-13-18-300-001	DIUBLER RD	02/21/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000
Lodi Township	M-13-30-400-029	7821 WEBER RD	04/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000
York Township	S-19-18-200-005	S MAPLE RD	07/12/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000
York Township	S-19-27-100-010	PLATT RD	05/12/22	\$276,045	WD	03-ARM'S LENGTH	\$276,045
York Township	S-19-31-400-004	N RIDGE RD	07/12/22	\$410,729	WD	03-ARM'S LENGTH	\$410,729
York Township	S-19-33-100-003	1140 DAY RD	04/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000
<b>Totals:</b>				<b>\$3,326,774</b>			<b>\$3,326,774</b>

Due to a limited number of vacant land sales in Lodi Township, sales from similar rural townships were utilized to develop the 2026 Industrial Land Values. Sales from York Township were included in this analysis. Additionally, there are only 11 301 parcels in Lodi Township with one large Utility building. Because of this, the Agricultural Land analysis is utilized to develop the 301 land values. The #4 soil land value per acre is used for the 301 Land Value as all of the 301 land is rocky quarry land.

LODI TOWNSHIP 2026 301 VALUES:	
#1 SOIL:	\$7,800.00
#2 SOIL:	\$7,410.00
#3 SOIL:	\$7,020.00
#4 SOIL:	\$6,200.00

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$136,700	35.05	\$273,409	\$390,000	\$273,409	40.55	40.55	\$9,618	\$0.22
\$341,400	48.77	\$682,708	\$293,152	\$275,860	30.53	30.53	\$9,602	\$0.22
\$0	0.00	\$645,668	\$1,200,000	\$645,668	120.51	118.51	\$9,958	\$0.23
\$174,900	63.36	\$349,701	\$276,045	\$349,701	49.40	49.40	\$5,588	\$0.13
\$122,300	29.78	\$244,556	\$410,729	\$244,556	57.52	57.52	\$7,141	\$0.16
\$235,300	67.23	\$470,316	\$257,066	\$377,382	61.00	61.00	\$4,214	\$0.10
<b>\$1,010,600</b>		<b>\$2,666,358</b>	<b>\$2,826,992</b>	<b>\$2,166,576</b>	<b>359.51</b>	<b>357.51</b>		
Sale. Ratio =>	30.38				Average		Average	
Std. Dev. =>	23.69				per Net Acre=>	7,863.46	per SqFt=>	\$0.18

**Other Parcels in Sale**

**Class**

102  
101  
101  
102  
102  
001

S-19-07-300-001, S-19-07-400-002, S-19-07-400-010, S-19-18-100-002

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Lodi Township Industrial ECF Analysis

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr. arms of Sal	Adj. Sale \$
Manchester City	16-16-12-130-004	750 HOGAN RD	07/25/24	\$1,600,000	WD 03-ARMSI	\$1,600,000
Saline City	18-12-31-210-025	960 WOODLAND DR EAST	3/1/2023	\$2,800,000	WD 03-ARMSI	\$3,000,000
Manchester City	16-16-11-226-001	505 TERRITORIAL RD	07/10/23	\$595,000	WD 19-MULTIF	\$595,000
Milan City	53-040-246-00	625 E MAIN ST	10/13/2023	\$1,900,000	PTA 03-ARMSI	\$1,900,000
Salem Township	A-01-13-200-008	7820 CHUBB RD	05/07/21	\$400,000	WD 03-ARMSI	\$400,000
Saline City	18-12-31-480-024	1294 BEACH CT	5/22/2025	\$7,900,000	PTA 19-MULTIF	\$7,900,000
Saline City	18-12-31-480-024	1294 BEACH CT	4/18/2023	\$9,018,240	CD 19-MULTIF	\$9,018,240
Ypsilanti Township	K-11-13-252-005	1236 WATSON	05/19/23	\$3,850,000	WD 03-ARMSI	\$3,850,000
<b>Totals:</b>				<b>\$28,063,240</b>		<b>\$28,263,240</b>

Due to no sales in the 301 class in Lodi Township, Sales from other municipalities were utilized to develop the 2026 301 ECF. ECF of 1.016 was used for 2026.

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$598,900	37.43	\$1,226,440	\$221,727	\$1,378,273	\$1,682,936	0.819	19,570	\$70.43
\$1,374,900	45.83	\$3,468,658	\$783,504	\$2,216,496	\$2,688,527	0.824	85,160	\$26.03
\$205,300	34.50	\$437,060	\$74,382	\$520,618	\$607,501	0.857	14,126	\$36.86
\$719,200	37.85	\$1,513,027	\$328,131	\$1,571,869	\$1,704,886	0.922	38,400	\$40.93
\$181,000	45.25	\$372,988	\$131,208	\$268,792	\$284,447	0.945	15,325	\$17.54
\$3,961,300	50.14	\$7,929,752	\$959,363	\$6,940,637	\$6,980,273	0.994	105,418	\$65.84
\$2,529,200	28.05	\$8,140,513	\$1,166,317	\$7,851,923	\$6,980,273	1.125	105,418	\$74.48
\$1,075,700	27.94	\$2,406,708	\$264,126	\$3,585,874	\$3,017,721	1.188	103,563	\$34.63
<b>\$10,645,500</b>		<b>\$25,495,146</b>		<b>\$24,334,482</b>	<b>\$23,946,564</b>			<b>\$45.84</b>
Sale. Ratio =>	37.67					E.C.F. =>	1.016	Std. Deviation=>
Std. Dev. =>	8.22					Ave. E.C.F. =>	0.959	Ave. Variance=>

Dev. by Mean (%)	Occupancy	Land Value	Other Parcels in Sale	Property Class
67.2031	Industrial - Light Manufacturing	\$177,612		301
66.6572	Industrial - Light Manufacturing	\$694,882		301
63.4017	Office Buildings	\$50,508	16-16-11-201-006	301
56.9021	Warehouses - Distribution	\$272,620		301
54.6037	Sheds - Equipment 4 Wall Building	\$122,745		301
49.6678	Office Buildings	\$699,003	18-12-31-480-023	301
36.6127	Office Buildings	\$905,957	18-12-31-480-023, 18-19-90-010-002	301
30.2728	Industrial - Light Manufacturing	\$207,024		301
		<b>5.6851</b>		
<b>0.127974464</b>				
53.1651	Coefficient of Var=>	55.41794623		

