

2000M COMMERCIAL MAJOR BUSINESS CORRIDORS LAND VALUE 2023

MAJOR/PRIME

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
28-253-0021-000	2517 OAK	12/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,700	36.12	\$78,514	\$15,193	\$8,707	36.9	146.0	0.11	0.11	\$412	\$133,272	\$3.06	
28-253-0027-000	2606 GRISWOLD	02/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,800	26.11	\$61,591	\$42,874	\$9,465	40.1	100.0	0.10	0.10	\$1,069	\$416,252	\$9.56	
28-750-0005-000	815 24TH	11/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100	43.39	\$455,131	\$179,559	\$159,690	155.0	407.5	1.45	1.45	\$1,158	\$123,834	\$2.84	
28-764-0084-000	2353 WATER	12/28/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,600	45.00	\$227,689	\$67,004	\$86,693	137.4	666.2	1.30	1.30	\$488	\$51,542	\$1.18	
28-762-0002-000	1937 WATER	10/13/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$104,176	\$27,820	\$21,996	66.5	342.0	0.34	0.34	\$419	\$82,308	\$1.89	
28-190-0045-000	3292 LAPEER	05/11/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,600	49.81	\$563,353	\$45,643	\$133,996	228.0	247.0	1.29	1.29	\$200	\$35,300	\$0.81	
28-190-0043-000	3310 LAPEER	08/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$79,700	49.84	\$180,015	\$16,185	\$36,300	57.0	247.0	0.32	0.32	\$284	\$50,108	\$1.15	
28-190-0038-000	3370 LAPEER	08/20/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$69,200	56.26	\$144,608	\$71,569	\$93,177	188.6	247.0	1.11	1.11	\$379	\$64,710	\$1.49	
28-190-0035-000	3450 LAPEER	01/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$324,300	\$48,301	\$72,601	114.0	247.0	0.65	0.65	\$424	\$74,769	\$1.72	
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$444,167	\$49,210	\$143,377	228.0	247.0	1.29	1.29	\$216	\$38,059	\$0.87	
28-190-0030-000	3550 LAPEER	02/07/22	\$387,000	WD	19-MULTI PARCEL /	\$387,000	\$179,600	46.41	\$363,879	\$168,323	\$145,202	228.0	494.0	1.29	0.65	\$738	\$130,281	\$2.99	
28-664-0004-000	3845 LAPEER	10/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$164,238	\$107,186	\$86,424	100.0	335.0	0.77	0.77	\$1,072	\$139,384	\$3.20	
28-664-0007-000	3895 LAPEER	11/19/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$55,100	24.50	\$132,506	\$121,635	\$29,241	59.2	370.0	0.43	0.43	\$2,055	\$286,200	\$6.57	
28-250-0010-000	4141 LAPEER	05/22/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,800	50.32	\$101,427	\$40,038	\$46,465	147.0	320.0	1.49	1.49	\$272	\$26,889	\$0.62	
28-250-0004-000	4215 LAPEER	06/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,900	37.05	\$99,727	\$38,131	\$32,858	104.0	320.0	0.75	0.75	\$367	\$51,183	\$1.17	
28-825-0003-000	4277 LAPEER	07/28/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$44,500	29.28	\$114,786	\$69,911	\$32,697	103.5	320.0	0.74	0.74	\$676	\$94,859	\$2.18	
28-335-0001-010	24TH	04/07/20	\$90,000	WD	32-SPLIT VACANT	\$90,000	\$46,500	51.67	\$107,797	\$90,000	\$107,797	343.5	267.6	2.11	2.11	\$262	\$42,654	\$0.98	
28-883-0005-000	2615 24TH	09/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,600	48.00	\$97,469	\$13,219	\$15,688	80.0	100.0	0.18	0.18	\$165	\$71,842	\$1.65	
03-733-0015-000	1871 GRATIOT	04/03/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$189,500	58.31	\$327,356	\$112,934	\$115,290	104.8	130.0	0.39	0.39	\$1,078	\$289,574	\$6.65	
06-106-0029-000	3404 24TH	09/30/20	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$0	0.00	\$42,162	\$3,354	\$3,516	65.0	130.0	0.19	0.19	\$52	\$17,298	\$0.40	
06-167-0048-100	2021 16TH ST	11/06/20	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$884,500	40.20	\$2,350,531	\$195,120	\$54,825	370.2	300.0	2.55	2.55	\$527	\$76,578	\$1.76	
06-167-0048-100	2021 16TH ST	07/18/22	\$2,800,000	WD	03-ARM'S LENGTH	\$2,800,000	\$1,029,900	36.78	\$2,350,531	\$795,120	\$54,825	370.2	300.0	2.55	2.55	\$2,148	\$312,057	\$7.16	
06-309-0029-000	3032 24TH	07/29/20	\$88,500	WD	03-ARM'S LENGTH	\$88,500	\$34,900	39.44	\$84,906	\$6,378	\$2,784	50.0	134.0	0.15	0.15	\$128	\$41,469	\$0.95	
06-343-0004-000	3111 24TH	02/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$67,500	39.71	\$149,611	\$23,128	\$27,739	50.0	120.0	0.14	0.14	\$463	\$167,594	\$3.85	
06-711-0008-000	1110 WATER	02/17/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$29,200	24.33	\$84,690	\$39,667	\$4,357	50.0	135.0	0.16	0.16	\$793	\$255,916	\$5.88	
06-752-0017-000	1232 WATER	09/30/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$28,300	25.16	\$82,507	\$33,607	\$3,614	46.2	105.6	0.11	0.11	\$728	\$300,063	\$6.89	
<b>Totals:</b>						<b>\$9,572,800</b>	<b>\$3,883,200</b>		<b>\$9,237,667</b>	<b>\$2,421,109</b>	<b>\$1,504,324</b>	<b>3,522.9</b>			<b>21.96</b>	<b>21.31</b>			
						<b>Sale. Ratio =&gt;</b>		<b>40.56</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>			
						<b>Std. Dev. =&gt;</b>		<b>12.53</b>		<b>per FF=&gt;</b>	<b>\$687</b>			<b>per Net Acre=&gt;</b>	<b>\$110,272</b>		<b>Average</b>	<b>\$2.53</b>	
													<b>*USED \$110,272 PER ACRE FOR 2023</b>		<b>*USED \$2.53 PER S.F. FOR 2023</b>				
													<b>MAJOR/PRIME AREAS</b>		<b>MAJOR/PRIME AREAS</b>				

X-WAY/WATER NO SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
<b>Totals:</b>						<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>#VALUE!</b>	<b>\$0</b>	<b>0.0</b>			<b>0.00</b>	<b>0.00</b>			
						<b>Sale. Ratio =&gt;</b>		<b>#DIV/0!</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>			
						<b>Std. Dev. =&gt;</b>		<b>#VALUE!</b>		<b>per FF=&gt;</b>	<b>#VALUE!</b>			<b>per Net Acre=&gt;</b>	<b>#VALUE!</b>		<b>Average</b>	<b>#VALUE!</b>	

2022 MAJOR/PRIME ACREAGE RATE DECREASED BY 1.921% FOR 2023  
 NO SALES ON X-WAY OR WATER FOR MAJOR BUSINESS  
 DECREASED 2022 X-WAY/WATER RATE BY 1.921% FOR 2023  
 2022 S.F. RATE: \$5.33 FOR X-WAY/WATER PER S.F.  
 2023 S.F. RATE: \$5.23 FOR X-WAY/WATER PER S.F.

MAJ/PRIME SPARSLEY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
28-006-4005-000	4394 LAPEER	09/18/20	\$298,500	WD	03-ARM'S LENGTH	\$298,500	\$113,400	37.99	\$323,981	\$30,391	\$55,872	100.0	456.0	1.05	1.05	\$304	\$29,027	\$0.67	
<b>Totals:</b>						<b>\$298,500</b>	<b>\$113,400</b>		<b>\$323,981</b>	<b>\$30,391</b>	<b>\$55,872</b>	<b>100.0</b>			<b>1.05</b>	<b>1.05</b>			
						<b>Sale. Ratio =&gt;</b>		<b>37.99</b>		<b>Average</b>				<b>Average</b>		<b>Average</b>			
						<b>Std. Dev. =&gt;</b>		<b>#DIV/0!</b>		<b>per FF=&gt;</b>	<b>\$304</b>			<b>per Net Acre=&gt;</b>	<b>\$29,027</b>		<b>Average</b>	<b>\$0.67</b>	

2022 MAJOR/PRIME ACREAGE RATE DECREASED BY 1.921% FOR 2023  
 ONE SALE FOR MAJ/PRIME SPARSLEY IN TOWNSHIP  
 DECREASED 2022 MAJ/PRIME SPARSLEY RATE BY 1.921% FOR 2023  
 2022 ACREAGE RATE: \$53,508 FOR MAJ/PRIME SPARSLEY POPULATED PER ACRE  
 2023 ACREAGE RATE: \$52,480 FOR MAJ/PRIME SPARSLEY POPULATED PER ACRE