

230 - C - MAIN COMMERCIAL SQ. FT. FOR 2023

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	Square Feet	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	
320-110-001-017-00	36 N ELK	07/15/22	\$235,000	WD	ARM'S LENGTH	\$235,000	\$60,800	25.87	\$12,000	\$235,000				0.33	0.33		\$712,121	\$16.35	14375										
010-017-300-480-00	1000 N EUCLID AVE	03/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$194,600	48.65	\$422,264	\$234,056	\$256,320	150.0	240.0	0.83	0.83	\$1,560	\$283,361	\$6.51	35981						4/28/2022	MOTELS	201		
040-3-200-000-104-00	122 E CEDAR ST	01/04/21	\$130,000			\$57,629				\$57,629				0.22	0.22		\$268,042	\$6.15	9365										
160-020-263-008-00	211 HENRY ST	01/02/18	\$1,418,543	WD	WARRANTY DEED	\$1,418,543	\$433,450	30.56	\$769,455	\$398,350		510.0	576.0	1.82	1.82	\$781	\$218,874	\$5.02	79279										
261-190-000-010-00	6217 LAKESHORE	03/17/22	\$250,000	MLC	ARM'S LENGTH	\$250,000	\$84,400	33.76	\$72,588	\$250,000				0.51	0.51		\$490,196	\$11.25	22216										
300-018-200-400-00	4455 MAIN	04/14/21	\$130,000	WD	ARM'S LENGTH	\$130,000	\$118,007	90.77	\$15,244	\$130,000				0.59	0.59		\$220,339	\$5.06	25700										
320-140-003-002-00	34 E SANILAC	03/03/21	\$65,000	MLC	ARM'S LENGTH	\$65,000	\$48,500	74.62	\$7,000	\$65,000				0.12	0.12		\$541,667	\$12.43	5227										
330-100-044-006-00	3245 MAIN	08/24/20	\$78,500	WD	ARM'S LENGTH	\$78,500	\$40,600	51.72	\$13,006	\$78,500				0.23	0.23		\$341,304	\$7.84	10019										
160-020-306-001-00	205 S EUCLID AVE	03/28/19	\$65,000	WD		\$65,000				\$65,000		150.0	93.0	0.32	0.32	\$433	\$203,125	\$4.66	13939										
010-P15-001-003-00	1001 W MIDLAND ST	06/28/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$34,050	75.67	\$67,562	\$45,000	\$59,096	100.0	83.0	0.19	0.19	\$450	\$235,602	\$5.41	8320										
Totals:						\$2,817,043	\$2,744,672	\$1,014,407	\$1,379,119	\$1,558,535	\$315,416	910.0		5.15	5.15														
						Sale. Ratio =>	36.96		Average		Average		Average		per Net Acre=>	302,510.68		Average		per SqFt=>	\$6.94								
						Std. Dev. =>	24.00		per FF=>	\$1,713																			

Used \$6.94 Sq. Ft. for 2023
For less than 50,000 Sq. Ft.