231 - C - SECONDARY COMMERCIAL 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
170-006-200-080-00	219 E RAILWAY ST	07/06/20	$50,000	WD	WARRANTY DEED	$50,000	$34,500	69.00	$47,344	$5,206	$2,550	30.0	120.0	0.08	0.08	$174	$62,723	$1.44		2300	1635/1032		2300 COLEMAN					
170-003-000-610-00	716 BROWN ST	09/21/20	$42,500	WD	03-ARM'S LENGTH	$42,500	$26,800	63.06	$41,786	$4,957	$4,243	55.1	100.0	0.13	0.13	$90	$39,341	$0.90		2300	1637/1157		2300 COLEMAN					
010-008-300-085-00	3891 N EUCLID AVE	03/30/20	$140,000	WD	WARRANTY DEED -GOOD	$140,000	$44,200	31.57	$111,819	$52,931	$24,750	66.0	600.0	1.00	1.00	$802	$52,931	$1.22		66.00	230	202004938		C- SECONDARY COI	0	1	5/28/2020	RESIDENCE CON
090-028-200-347-00	3050 E COMMERCIAL DR	11/17/20	$90,000	WD	03-ARM'S LENGTH	$90,000	$24,800	27.56	$74,503	**$55,481**	$39,984	184.3	0.0	0.90	0.90	$301	$61,646	$1.42		2200	1639/1107		2200 US-10/CITY INFL					
010-009-400-300-01	4379 WILDER RD	06/25/21	$62,000	WD	03-ARM'S LENGTH	$62,000	$20,550	33.15	$43,870	$35,502	$17,372	100.0	193.0	0.63	0.52	$355	$56,085	$1.29		455	2.02E+08		C- SECONDARY COMM.	0	1	11/30/2021	RES 1 FAMILY	401
010-009-400-300-01	4379 WILDER RD	06/25/21	$62,000	WD	03-ARM'S LENGTH	$62,000	$20,550	33.15	$43,870	$35,502	$17,372	100.0	193.0	0.63	0.52	$355	$56,085	$1.29		455	2.02E+08		C- SECONDARY COMM.	0	1	11/30/2021	RES 1 FAMILY	401
040-1-400-000-297-00	S COURT ST	11/07/19	$41,000	WD		$41,000				$18,175				0.64	0.64		$28,443	$0.65										
030-0-000-012-002-06	214 E CENTER ST	04/04/19	$70,000	WD		$70,000				$31,031				1.10	1.10		$28,210	$0.65										
010-L20-004-009-01	3433 E MIDLAND RD	04/27/21	$275,000	WD	03-ARM'S LENGTH	$275,000	$102,850	37.40	$238,862	$69,845	$33,707	209.3	179.2	0.95	0.95	$334	$73,676	$1.69	209.25	230	2.02E+08		C- SECONDARY COMM.	0	1	5/6/2021	MED DENTAL	201
020-0-008-000-002-00	W HURON RD	02/14/20	$22,500	WD		$22,500				$22,500				1.00	1.00		$22,500	$0.52										
010-018-400-170-01	3387 E NORTH UNION RD	10/12/18	$140,000	LCM	L.C./M.L.C. - GOOD	$140,000	$54,250	38.75	$148,806	$38,838	$47,644	165.0	231.0	1.00	1.00	$235	$38,838	$0.89		165.00	230	201814312		C- SECONDARY COI	0	1	5/27/2005	MARKET MINI
070-S15-001-027-00	S POWELL RD	11/16/18	$16,000	WD		$16,000				$16,000		110.0	185.0	0.47	0.47	$145	$34,043	$0.78				201815867						
040-390-500-080-00	559 E ISABELLA RD	08/07/20	$100,400	WD	WARRANTY DEED	$100,400	$65,700	65.44	$94,357	$22,983	$16,940	110.0	0.0	0.55	0.55	$209	$41,787	$0.96		2201	1636/300		2201 M-20 CORRIDOR					
100-M03-000-006-00	TRAXLER CT	12/29/18	$35,000	WD		$35,000				$35,000		138.4	278.4	0.87	0.88	$253	$40,230	$0.92				201900274						
160-021-254-005-00	600 WOODSIDE AVE	08/06/18	$21,500	WD		$21,500				$21,500		190.0	137.5	0.66	0.66	$113	$32,576	$0.75				201811034						
160-021-478-007-00	1113 CENTER AVE	06/26/18	$9,000	WD		$9,000				$9,000		115.0	100.0	0.28	0.28	$78	$32,143	$0.74				201810339						
160-032-376-001-00	1301 EVERGREEN DR	11/20/18	$115,000	WD		$115,000				$115,000		715.0	315.0	4.09	4.09	$161	$28,117	$0.65				201815847						
		Totals:	**$1,291,900**			**$1,291,900**	**$394,200**		**$845,217**	**$589,451**	**$204,562**	**2,288.1**		**14.98**	**14.76**													
							Sale. Ratio =>	**30.51**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**16.50**			**per FF=>**	**$258**		**per Net Acre=>**	**39,343.95**		**per SqFt=>**	**$0.90**	**USED FOR $ SQ. FT FOR LESS THAN 50,000 SQ FT**										
030-B10-000-003-00	7278 WESTSIDE SAGINAW	10/28/20	$40,000	WD		$40,000				$40,000		100.0	474.8	1.09	1.09	$400	$1,250	$0.84										
040-014-300-310-00	1027 E ISABELLA RD	11/12/19	$33,000	WD	WARRANTY DEED	$33,000	$14,300	43.33	$29,260	$33,000	$29,260	190.0	0.0	1.09	1.09	$174	$1,031	$0.70		2201	1628/1465		2201 M-20 CORRIDOR					
003-2-M50-000-007-00	2426 E HURON RD	02/28/20	$99,000	WD		$99,000				$43,887				1.32	1.32		$1,371	$0.77										
180-030-400-070-00	VAN DYKE RD	02/18/22	$75,000	WD	ARM'S LENGTH	$75,000	$26,100	3480.00	$33,804	$75,000				1.75	1.75		$2,344	$0.98										
040-014-300-301-00	1013 E ISABELLA RD	03/30/20	$225,000	WD	WARRANTY DEED	$225,000	$123,200	54.76	$199,988	$64,128	$39,116	254.0	0.0	1.40	1.40	$252	$2,004	$1.05		2201	1632/1175		2201 M-20 CORRIDOR					
		Totals:	**$472,000**			**$472,000**	**$163,600**		**$263,052**	**$256,015**	**$68,376**	**544.0**		**6.65**	**6.65**													
							Sale. Ratio =>	**34.66**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**1980.87**			**per FF=>**	**$471**		**per Net Acre=>**	**38,521.67**		**per SqFt=>**	$0.88	**0.86 ROUND TO 95% OF .90 FOR 50,000 TO < 87,120 SQ FT**										
010-007-400-005-03	3860 S HURON RD	12/22/17	$425,000	WD	WARRANTY DEED	$425,000	$124,700	29.34	$433,487	$72,925	$81,412	287.3	388.6	1.84	1.84	$254	$39,547	$0.91		0.00	230	3255/648		C- SECONDARY COI	0	1	1/19/2012	WHS MINI
030-011-400-174-00	WESTSIDE SAGINAW	06/08/12	$70,000	LC		$70,000				$70,000		320.0	IRREG	1.99	1.99	$219	$35,176	$0.81				2882-27						
23-12-4-09-1001-002	4235 MCCARTY	08/09/17	$380,326	CD		$380,326	$201,100	52.88	$72,669	$72,669				2.04	2.04		$35,622	$0.82										
22-12-2-26-2006-001	14980 GRATIOT	10/31/16	$200,000	MLC		$200,000	$93,700	46.85	$195,951	$61,750		250.0	292.0	2.01	2.01	$247	$30,721	$0.71										
		Totals:	**$1,075,326**			**$1,075,326**	**$419,500**		**$702,107**	**$277,344**	**$81,412**	**857.3**		**7.88**	**7.88**													
							Sale. Ratio =>	**39.01**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**12.23**			**per FF=>**	**$323**		**per Net Acre=>**	**35,178.08**		**per SqFt=>**	**$0.81**	**ROUND TO 90% OF .90 FOR 87,120 SQ FT**										
120-034-200-030-10 & 11	N HURON RD	10/06/17	$85,000	LC		$85,000				$85,000		476.0	240.0	2.62	2.62	$179	$32,443	$0.74				3245/85						
090-020-400-070-00	E MONROE RD	12/20/19	$36,860	WD	WARRANTY DEED	$36,860	$17,200	46.66	$19,180	$36,860	$19,180	382.0	0.0	3.09	3.09	$96	$11,929	$0.27		3400	1629/1488		3400 ACREAGE SITES					
090-021-300-145-00	2590 N EASTMAN RD	06/18/18	$160,000	WD	SPLIT-VACANT	$160,000	$0	0.00	$25,000	$160,000	$25,000	200.0	0.0	3.03	3.03	$800	$52,805	$1.21		2100	1616/523	Purchase by Stan	2100 OCMR					
010-B30-000-001-00	503 N EUCLID AVE	03/29/18	$350,000	WD	WARRANTY DEED	$350,000	$281,450	80.41	$795,067	$65,812	$510,879	198.5	446.3	2.04	2.04	$332	$32,340	$0.74		198.50	230	201803828		C- MAIN COMMER(	0	1	8/30/2006	OFFICE BUILDING
120-034-200-030-08&09	N HURON RD	09/22/17	$85,000	LC		$85,000				$85,000		476.0	240.0	2.62	2.62	$179	$32,443	$0.74				3245/81						
		Totals:	**$716,860**			**$716,860**	**$298,650**		**$839,247**	**$432,672**	**$555,059**	**1,732.5**		**13.40**	**13.40**													
							Sale. Ratio =>	**41.66**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**38.38**			**per FF=>**	**$250**		**per Net Acre=>**	**32,301.01**		**per SqFt=>**	$0.74	**$0.72 USED 80% OF .90 FOR 130,680 SQ FT**										
160-032-376-001-00	1301 EVERGREEN DR	11/20/18	$115,000	WD		$115,000				$115,000		715.0	315.0	4.09	4.09	$161	$28,117	$0.65				201815847						
080-035-200-100-00	S HURON	05/23/18	$125,000	WD		$125,000				$125,000		410.0	389.9	4.00	4.00	$305	$31,250	$0.72				201807747						
010-017-100-025-00	SHRESTHA DR	09/23/15	$115,000	WD		$115,000				$115,000		465.6	IRREG	3.81	3.81	$247	$30,184	$0.69				3115/950						
		Totals:	**$355,000**			**$355,000**	**$0**		**$0**	**$355,000**	**$0**	**1,590.6**		**11.90**	**11.90**													
							Sale. Ratio =>	**0.00**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**#DIV/0!**			**per FF=>**	**$223**		**per Net Acre=>**	**29,831.93**		**per SqFt=>**	**$0.68**	**ROUND TO 75% OF .90 FOR 174,240 SQ FT**										
52-811-016-00	HURON CO.	01/30/18	$715,000			$715,000				$235,048		693.9	580.0	9.24	9.24	$339	$25,438	$0.58										
100-012-300-090-05	E WILDER RD	10/01/18	$370,500	WD		$370,500				$370,500		400.0	IRREG	8.68	9.75	$926	$42,684	$0.98				201813900						
100-019-200-040-07	S 7 MILE RD	11/18/19	$190,000	WD		$190,000				$190,000		889.0	912.6	9.70	9.70	$214	$19,588	$0.45				201916535						
120-015-400-080-00	E CODY ESTEY RD	09/11/18	$130,000	LC		$130,000				$130,000		470.7	436.9	5.12	5.12	$276	$25,391	$0.58				201814273						
090-028-200-555-00	E MERCANTILE DR	02/11/15	$139,000	WD	SPLIT	$139,000	$0	0.00	$114,210	$139,000	$114,210	486.0	0.0	5.64	5.64	$286	$24,645	$0.57		2200	1583/1411		2200 US-10/CITY INFL					
090-008-400-117-00	3577 N EASTMAN RD	03/06/21	$1,150,000	WD	03-ARM'S LENGTH	$1,150,000	$610,200	53.06	$1,083,037	$131,963	$65,000	500.0	0.0	5.08	5.08	$264	$25,977	$0.60		2100	1643/1198		2100 OCMR					
100-V07-000-28 & 29 & 30	STRAITS DR	10/21/14	$174,420	WD		$174,420				$174,420		675.1	441.4	6.84	6.84	$258	$25,500	$0.59				3057-234						
		Totals:	**$2,868,920**			**$2,868,920**	**$610,200**		**$1,197,247**	**$1,370,931**	**$179,210**	**4,114.6**		**50.30**	**51.37**													
							Sale. Ratio =>	**21.27**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**37.52**			**per FF=>**	**$333**		**per Net Acre=>**	**27,255.09**		**per SqFt=>**	**$0.63**	**ROUND TO 70 % OF .90 FOR 217,800 TO < 653,400 SQ FT**										

THERE ARE ONLY TWO PARCEL IN THIS LAND TABLE LARGER THAN 653,400 SQ FT.

$0.59 USED 65% OF .90 FOR 653,400 SQ FT
$0.54 USED 60% OF .90 FOR 871,200 SQ FT
$0.50 USED 55% OF .90 FOR 1,089,000 SQ FT