232 - C - MISC. COMMERCIAL FOR 2023

43560

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
160-022-452-017-00	2117 CENTER AVE	11/11/20	$25,000			$25,000				$25,000				0.76	0.76	#DIV/0!	$32,895	$0.76										
010-007-200-125-01	3574 N EUCLID AVE	02/01/21	$110,000	MLC	03-ARM'S LENGTH	$110,000	$52,500	47.73	$99,104	$29,727	$18,831	160.0	159.1	0.66	0.66	$186	$45,385	$1.04		230	2.02E+08		C- MISC. COMMERCIAL		1	2/9/2021	BARBER/BEAUTY	201
010-032-100-080-00	2739 N EUCLID AVE	11/03/21	$30,000	WD	03-ARM'S LENGTH	$30,000	$14,550	48.50	$32,787	$5,133	$7,920	120.0	100.0	0.47	0.47	$43	$10,991	$0.25							1	11/22/2021	GAR SERVICE	201
080-015-200-070-03	S HURON	11/21/18	$17,500	WD	WARRANTY DEED	$17,500	$9,400	53.71	$18,265	$17,500	$18,265	150.0	213.6	0.74	0.74	$117	$23,810	$0.55		C-NW	2.02E+08		COM - RURAL & EXURBAN COMMERCIAL		0	NOT INSPECTED	COM VAC	
010-032-400-305-00	402 STATE PARK DR	09/19/19	$15,000	WD	03-ARM'S LENGTH	$15,000	$9,450	63.00	$20,843	$15,000	$20,843	138.0	228.8	0.83	0.83	$109	$18,072	$0.41		230	2.02E+08		C- MISC. COMMERCIAL		1	9/26/2005	VACANT PROPERTY	202
010-008-100-210-00	3563 OLD KAWKAWLIN RD	09/02/21	$135,487	WD	03-ARM'S LENGTH	$135,487	$50,250	37.09	$125,871	$25,249	$15,633	100.6	224.5	0.54	0.54	$251	$46,414	$1.07							1	9/14/2021	STORE RETAIL	201
010-007-200-125-01	3574 N EUCLID AVE	02/01/21	$110,000	MLC	03-ARM'S LENGTH	$110,000	$52,500	47.73	$113,618	$15,213	$18,831	160.0	159.1	0.66	0.66	$95	$23,226	$0.53							1	2/9/2021	BARBER/BEAUTY	201
010-005-300-250-00	3491 N EUCLID AVE	06/15/21	$27,000	WD	03-ARM'S LENGTH	$27,000	$9,400	34.81	$18,160	$27,000	$6,600	100.0	100.0	0.41	0.41	$270	$66,339	$1.52							1	6/29/2021	PRK LOT PRIVATE	202
080-015-200-070-03	S HURON	11/21/18	$17,500	WD		$17,500				$17,500		150.0	213.6	0.74	0.74	$117	$23,649	$0.54				201816367						
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						
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					
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					
140-025-300-040-02	S 9 MILE RD	07/16/19	$15,000	WD		$15,000				$15,000		78.0	172.0	0.45	0.45	$192	$33,333	$0.77				201910261						
081-025-100-070-00	55 W SAGINAW RD	03/26/21	$55,000	WD	03-ARM'S LENGTH	$55,000	$21,800	39.64	$53,936	$10,064	$9,000	100.0	0.0	0.80	0.80	$101	$12,580	$0.29		2300	1644/415		2301 - SANFORD COMM	0	0	4/29/2021	STORES	201
081-024-300-235-00	369 W SAGINAW RD	09/21/20	$23,500	WD	03-ARM'S LENGTH	$23,500	$43,200	183.83	$36,288	$23,500	$22,014	330.0	132.0	1.00	0.26	$71	$23,500	$0.54		2300	1638/10	081-024-300-2:	2301 - SANFORD COMM					
081-024-400-375-00	231 W SAGINAW RD	08/21/20	$19,000	WD	03-ARM'S LENGTH	$19,000	$48,800	256.84	$12,420	$19,000	$12,420	138.0	0.0	0.55	0.00	$138	$34,545	$0.79		2300	1636/1098		2301 - SANFORD COMM					
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						
010-032-400-305-00	402 STATE PARK DR	09/19/19	$15,000	WD	WARRANTY DEED -GOOD	$15,000	$9,450	63.00	$22,423	$15,000	$22,423	138.0	228.8	0.83	0.83	$109	$18,072	$0.41		138.00	230	201913215		C- MISC. COMMER	0	1	9/26/2005	VACANT PROPERTY
		Totals:	**$744,987**			**$744,987**	**$382,600**		**$642,845**	**$307,549**	**$179,573**	**2,247.7**		**10.76**	**9.47**													
							Sale. Ratio =>	**51.36**			**Average**			**Average**			**Average**											
							Std. Dev. =>	**65.98**			**per FF=>**	**$137**		**per Net Acre=>**	**28,577.31**		**per SqFt=>**	**$0.66**	**USED FOR $ SQ FT FOR LESS THAN 50,000 SQ FT**										