

234 - C - MULTI-FAMILY COMMERCIAL LAND 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	Actual Front	ECF Area	Liber/Page	Parcels li	Land Table	Gravel	Paved	Inspected Date	Use Code	Class			
010-004-400-020-00	3370 PATTERSON RD	05/24/18	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,400	28.77	\$79,633	\$130,000	\$79,633	825.0	1287.0	25.00	25.00	\$158	\$5,200	\$0.12	825.00	230	201807759		C- MISC. COMMER	0	1	2/6/2019	VACANT PROPEF 202				
010-006-300-205-00	3391 S HURON RD	09/12/18	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$34,100	24.36	\$76,350	\$78,583	\$14,933	96.0	216.7	0.64	0.52	\$818	\$122,978	\$2.82	104.40	230	201813105		C- MISC. COMMER	0	1	1/6/2012	GAR SERVICE 201				
010-006-300-235-00	3477 S HURON RD	06/13/19	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$39,700	15.88	\$108,761	\$250,000	\$108,761	0.0	0.0	5.12	5.12	#DIV/0!	\$48,828	\$1.12	0.00	234	201908504		C- MISC. COMMER	0	1	8/8/2019	MOBILE HOME F 201				
010-P15-006-011-00	210 S EUCLID AVE	08/26/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$70,100	23.37	\$138,306	\$221,869	\$60,175	100.0	83.0	0.19	0.19	\$2,219	\$1,161,618	\$26.67	100.00	230	202013010	010-P15-C-	C- MAIN COMMER	0	1	9/16/2020	RESIDENCE CON' 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	\$99,104	\$29,727	\$18,831	160.0	159.1	0.66	0.66	\$186	\$45,385	\$1.04	160.00	230	202101985		C- MISC. COMMER	0	1	2/9/2021	BARBER/BEAUTY 201				
010-008-300-005-00	3691 WILDER RD	11/10/20	\$1,200,000	MLC	03-ARM'S LENGTH	\$1,200,000	\$350,550	29.21	\$663,184	\$1,039,422	\$502,606	408.0	231.8	2.59	2.59	\$2,548	\$401,166	\$9.21	408.00	230	202100262		C- MAIN COMMER	0	1	12/3/2020	COM VAC 201				
010-008-300-085-00	3891 N EUCLID AVE	03/30/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,200	31.57	\$103,394	\$54,624	\$18,018	66.0	600.0	1.00	1.00	\$828	\$54,624	\$1.25	66.00	230	202004938		C- SECONDARY COI	0	1	5/28/2020	RESIDENCE CON' 201				
010-008-400-360-00	3 STATE PARK DR	08/07/18	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$44,500	9.89	\$133,709	\$328,949	\$12,658	162.7	94.7	0.36	0.36	\$2,022	\$926,617	\$21.27	162.70	230	201811037		C- SECONDARY COI	0	1	9/23/2020	MARKET MINI 201				
010-006-300-445-00	3392 S HURON RD	09/17/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$33,850	8.46	\$63,390	\$355,712	\$19,102	206.0	115.1	0.66	0.66	\$1,727	\$535,711	\$12.30	251.41	230	202014220		C- MISC. COMMER	0	0	10/14/2020	GAR SERVICE 201				
010-009-200-175-00	3712 PATTERSON RD	02/01/21	\$799,000	MLC	03-ARM'S LENGTH	\$799,000	\$282,250	35.33	\$553,165	\$350,542	\$104,707	165.0	1287.0	5.00	5.00	\$2,124	\$70,108	\$1.61	165.00	230	202101979		C- MISC. COMMER	0	1	2/9/2021	HEALTH CLUB 201				
010-009-400-275-00	4443 WILDER RD	02/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$40,950	24.09	\$93,216	\$87,841	\$11,057	75.0	162.0	0.34	0.34	\$1,171	\$261,432	\$6.00	75.00	230	202002646		C- SECONDARY COI	0	1	5/29/2020	BARBER/BEAUTY 201				
010-009-400-330-00	4301 WILDER RD	05/18/18	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$56,550	22.62	\$144,377	\$132,594	\$26,971	97.0	307.6	0.07	0.75	\$1,367	\$1,949,912	\$44.76	97.00	230	201807499		C- SECONDARY COI	0	1	1/18/2010	GAR MINILUBE 201				
010-017-300-445-00	902 N EUCLID AVE	12/19/18	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$124,050	31.01	\$345,786	\$187,358	\$133,144	110.0	170.0	0.43	0.51	\$1,703	\$436,732	\$10.03	110.00	230	201817294		C- MAIN COMMER	0	1	6/20/2019	REST FAST 201				
010-F10-002-003-00	705 WEBB DR	06/17/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$92,150	57.59	\$177,678	\$9,622	\$27,300	0.0	0.0	0.32	0.32	#DIV/0!	\$29,975	\$0.69	100.00	232	202007973		C- MULTI-FAMILY	0	1	6/25/2020	APTS <4 201				
010-018-400-170-01	3387 E NORTH UNION RD	10/12/18	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$54,250	38.75	\$134,236	\$40,449	\$34,685	165.0	231.0	1.00	1.00	\$245	\$40,449	\$0.93	165.00	230	201814312		C- SECONDARY COI	0	1	5/27/2005	MARKET MINI 201				
010-B30-000-011-00	3480 E NORTH UNION RD	07/31/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$105,700	23.49	\$197,284	\$268,168	\$15,452	96.6	175.7	0.39	0.39	\$2,775	\$687,610	\$15.79	96.64	230	202012745		C- SECONDARY COI	0	1	8/3/2020	STORES 201				
010-B30-000-025-00	4555 N WOODBRIDGE ST	07/17/20	\$161,100	WD	03-ARM'S LENGTH	\$161,100	\$57,450	35.66	\$110,765	\$69,835	\$19,500	0.0	0.0	0.23	0.23	#DIV/0!	\$303,630	\$6.97	100.00	232	202009891		C- MULTI-FAMILY	0	1	9/29/2021	APARTMENTS 201				
010-008-300-055-00	DEBRALN	05/11/18	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,250	52.50	\$11,500	\$10,000	\$11,500	132.0	132.0	0.40	0.40	\$76	\$25,000	\$0.57	0.00	230	201807071		C- MISC. COMMER	0	1	9/29/1999	VACANT PROPEF 202				
010-P15-006-015-00	200 S EUCLID AVE	08/10/18	\$230,000	MLC	03-ARM'S LENGTH	\$230,000	\$51,300	22.30	\$142,688	\$146,408	\$59,096	100.0	83.0	0.19	0.19	\$1,464	\$766,534	\$17.60	100.00	230	201811588		C- MAIN COMMER	0	1	9/24/2020	GAR GAS STATIC 201				
010-007-200-235-00	3720 S HURON RD	04/20/20	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$78,100	31.24	\$150,249	\$138,195	\$38,444	306.0	200.6	1.41	1.41	\$452	\$98,080	\$2.25	306.00	230	202005885		C- MISC. COMMER	0	1	5/28/2020	AUTO-USED / RV 201				
010-007-200-200-00	3620 S HURON RD	04/03/19	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$37,100	21.82	\$113,142	\$126,435	\$69,577	420.0	300.0	3.47	3.47	\$301	\$36,426	\$0.84	420.00	230	201905873		C- MISC. COMMER	0	0	5/8/2019	COM VAC 201				
Totals:						\$6,310,100	\$1,692,000	\$6,310,100	\$3,639,917	\$4,056,333	\$1,386,150	3,690.4	49.46	50.11	50.11	50.11	Average	Average	Average	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08	82,009.08
							Sale. Ratio =>	26.81			Average		Average		Average		Average		Average		Average		Average		Average		Average		Average		
							Std. Dev. =>	12.49			per FF=>	\$1,099	per Net Acre		per SqFt=>		\$1.88														

USED \$1.83 PER SQ. FT. FOR 2023