## 230 - C - MAIN COMMERCIAL SQ. FT. FOR 2024

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | | | | |
| 100-037-400-160-02 | 1912 S EUCLID AVE | 06/22/23 | $150,000 | WD | 03-ARM'S LENGTH | $150,000 | $69,200 | 46.13 | $26,297 | $150,000 | $26,297 | | | 0.92 | 0.92 | | $162,338 | $3.73 | | | | | |
| 160-021-478-007-00 | 1113 CENTER AVE | 08/01/23 | $15,000 | WD | 03-ARM'S LENGTH | $15,000 | $7,350 | 49.00 | $10,459 | $15,000 | $10,459 | 72.7 | 100.0 | 0.03 | 0.03 | $206 | $535,714 | $12.30 | | | | | |
| 160-028-202-008-00 | 421 N MADISON AVE | 04/29/21 | $13,200 | WD | 03-ARM'S LENGTH | $13,200 | $6,200 | 46.97 | $16,696 | $13,200 | $11,986 | | | 0.12 | 0.12 | #DIV/0! | $114,783 | $2.64 | | | | | |
| 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 | | | | |
| 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 | | | | |
| 14-16-10-582 | CITY OF MIDLAND | 09/16/21 | $315,000 | WD | 03-ARM'S LENGTH | $315,000 | | | | $117,785 | | 153.0 | 147.0 | 0.52 | 0.52 | | $226,510 | $5.20 | | | | | |
| 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 | | | | |
| 040-3-200-000-104-00 | 122 E CEDAR ST | 01/04/21 | $130,000 | | | $57,629 | | | | $57,629 | | | | 0.22 | 0.22 | #DIV/0! | $268,042 | $6.15 | 9365 | | | | |
| 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 | | | | |
| | | | | | | | | | | | | | | | | | | | 0 | | | | |
| | | **Totals:** | **$1,591,700** | | | **$1,519,329** | **$554,407** | | **$644,116** | **$1,156,170** | **$364,158** | **625.7** | | **4.47** | **4.47** | | | | | | | | |
| | | | | | | | **Sale. Ratio =>** | **36.49** | | | **Average** | | | **Average** | | | **Average** | | | | | | |
| | | | | | | | **Std. Dev. =>** | **18.47** | | | **per FF=>** | **$1,848** | | **per Net Acre=>** | **258,708.88** | | **per SqFt=>** | **$5.94** | | | | | |

**Used $5.94 Sq. Ft. for 2024**

For less than 50,000 Sq. Ft.

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 061-005-100-020-01 | 8770 LAKESHORE RD | 01/07/21 | $175,000 | MLC | ARM'S LENGTH | $175,000 | $64,800 | 37.03 | $16,744 | $175,000 | | | | 1.72 | 1.72 | | $101,744 | $2.34 | 74923 | | | | |
| 010-008-300-005-00 | 3697 WILDER RD | 11/10/20 | $1,200,000 | MLC | ARM'S LENGTH | $1,200,000 | $350,550 | 29.21 | $875,048 | $831,167 | $506,215 | 408.0 | 231.8 | 2.59 | 2.59 | $2,037 | $320,914 | $7.37 | 112820.4 | | | | |
| 010-008-300-005-02 | | 06/24/20 | $500,000 | WD | | $500,000 | | | | $500,000 | | 150.0 | 595.0 | 2.05 | 2.05 | $3,333 | $243,902 | $5.60 | 89298 | | | | |
| 010-018-400-120-00 | 809 N EUCLID AVE | 11/04/22 | $975,000 | MLC | 03-ARM'S LENGTH | $975,000 | $527,900 | 54.14 | $1,192,449 | $214,336 | $431,785 | 227.0 | 342.1 | 1.90 | 1.90 | $944 | $112,571 | $2.58 | 90.00 | | | | |
| 010-008-300-305-02 | 3725 WILDER RD | 08/31/20 | $500,000 | WD | ARM'S LENGTH | $500,000 | | | $439,716 | $371,881 | $311,597 | 1,160.0 | 1793.4 | 1.15 | 1.15 | $321 | $323,375 | $7.42 | 50094 | | | | |
| | | | | | | | | | | $2,092,384 | | | | 9.41 | | | $1,102,507 | $25.31 | | 5.10 | For 50,000 sq. ft. to less than 130,680 sq. ft. | | **$5.10** |
| 14-13-60-010 | CITY OF MIDLAND | 12/28/21 | $1,900,000 | WD | 03-ARM'S LENGTH | $1,900,000 | | | | $567,228 | | 300.0 | 550.0 | 3.79 | 3.79 | $1,891 | $149,664 | $3.44 | | | | | |
| 330-032-200-330-00 | 2701 GOLF COURSE | 10/21/20 | $165,000 | MLC | ARM'S LENGTH | $165,000 | $175,200 | 106.18 | $18,492 | $165,000 | | | | 3.26 | 3.26 | #DIV/0! | $50,613 | $1.16 | 142005.6 | | | | |
| 11-33-40-250 | CITY OF MIDLAND | 08/31/21 | $1,750,000 | CD | 03-ARM'S LENGTH | $1,750,000 | | | | $1,035,285 | | 375.0 | 341.5 | 2.94 | 2.94 | $2,761 | $352,138 | $8.08 | | | | | |
| | | | | | | | | | | $1,767,513 | | | | 9.99 | | | $552,416 | $12.68 | | 4.06 | 3 @ (130,680 sq. ft.) $530,561 | | **$4.06** |

4 @ (174,240 sq. ft.) $637,718 **$3.66**

Note: Value split between the steps between 130,680 sq. ft. and 1,089,000 sq. ft.
4.06 - 1.67 = 2.39 /6 = 0.40

5 @ (217,800 sq. ft.) $710,028 **$3.26**

Only 4 parcels 15@ or larger in Bangor Twp. Main Commercial table.

10 @ (435,600 sq. ft.) $1,245,816 **$2.86**

15 @ (653,400 sq. ft.) $1,607,364 **$2.46**

20 @ (871,200 sq. ft.) $1,794,672 **$2.06**

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 23-12-4-02-2019-000 | SAGINAW | 07/22/16 | $40,000,000 | CD | | $40,000,000 | $24,721,000 | 61.80 | $4,860,579 | $4,860,579 | | | | 41.91 | 41.91 | | $115,977 | $2.66 | 1825599.6 | | | | |
| 006-012-005-20&006-20 | HURON CO MEIJER | 01/03/17 | $2,200,000 | WD | | $2,200,000 | | | | $2,200,000 | | | | 55.15 | 55.15 | | $39,891 | $0.92 | 2402334 | | | | |
| | | **Totals:** | **$42,200,000** | | | **$42,200,000** | **$24,721,000** | | **$4,860,579** | **$7,060,579** | | **$0** | **0.0** | **97.06** | **97.06** | | | | | | | | |
| | | | | | | | **Sale. Ratio =>** | **58.58** | | | **Average** | | | **Average** | | | **Average** | | | | | | |
| | | | | | | | **Std. Dev. =>** | **#DIV/0!** | | | **per FF=>** | **#DIV/0!** | | **per Net Acre=>** | **72,744.48** | | **per SqFt=>** | **$1.67** | | | | | |

25 @ (1,089,000 sq. ft.) $1,818,630 **$1.67**

| | | | | | |
|---|---|---|---|---|---|
| 2,500 SQ. FT. = | 14,850 | 15,000 SQ. FT. = | 89,100 | 50,000 SQ. F | 255,000 | 217,800 SQ. FT. | 710,028 |
| 5,000 SQ. FT. = | 29,700 | 20,000 SQ. FT. = | 118,800 | 60,000 SQ. F | 306,000 | 435,600 SQ. FT. | 1,245,816 |
| 7,500 SQ. FT. = | 44,550 | 25,000 SQ. FT = | 148,500 | 87,120 SQ. F | 444,312 | 653,400 SQ. FT. | 1,607,364 |
| 10,000 SQ. FT. = | 59,400 | 30,000 SQ. FT. = | 178,200 | 130,680 SQ | 530,561 | 871,200 SQ. FT. | 1,794,672 |
| 12,500 SQ. FT. = | 74,250 | 40,000 SQ. FT. = | 237,600 | 174,240 SQ | 637,718 | 1,089,000 SQ. F | 1,818,630 |