

231 - C - SECONDARY & 234 - C - MULTI-FAMILY COMMERCIAL 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	
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		
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		
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		
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		
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		
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		
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		
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	\$35,698	\$2,222	\$7,920	120.0	100.0	0.47	0.47	\$19	\$4,758	\$0.11		
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		
Totals:						\$650,400	\$650,400	\$260,450	\$519,286	\$226,686	\$118,397	832.4		5.83	5.60					
						Sale. Ratio =>		40.04		Average		Average		Average		Average				
						Std. Dev. =>		14.73		per FF=>		\$272		per Net Acre=>	38,909.37	per SqFt=>		\$0.89	USED FOR \$ SQ. FT FOR LESS THAN 50,000 SQ FT	
030-810-000-003-00	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		
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		
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		
010-W15-012-005-00	400 GIES ST	04/09/19	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$358,950	28.72	\$1,371,164	\$70,849	\$192,013	0.0	0.0	1.97	2.26	#DIV/0!	\$31,335	\$0.72		
Totals:						\$1,792,000	\$1,792,000	\$522,550	\$1,634,216	\$357,895	\$260,389	544.0		9.72	10.01					
						Sale. Ratio =>		29.16		Average		Average		Average		Average				
						Std. Dev. =>		1718.90		per FF=>		\$658		per Net Acre=>	36,835.63	per SqFt=>		\$0.85	0.85 ROUND TO 95% OF .89 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		
010-W15-012-005-00	400 GIES ST	04/09/19	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$358,950	28.72	\$1,371,164	\$70,849	\$192,013	0.0	0.0	1.97	2.26	#DIV/0!	\$31,335	\$0.72		
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:						\$5,597,326	\$5,597,326	\$1,809,250	\$5,312,443	\$846,065	\$764,943	1,993.2		22.70	36,859.20					
						Sale. Ratio =>		32.32		Average		Average		Average		Average				
						Std. Dev. =>		1212.06		per FF=>		\$424		per Net Acre=>	37,271.59	per SqFt=>		\$0.86	0.80 ROUND TO 90% OF .89 FOR 87,120 SQ FT	
080-036-200-050-01	E BEAVER RD	09/24/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$28,750	42.28	\$114,707	\$68,000	\$114,707			3.61	3.61		\$18,837	\$0.43		
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		
010-032-400-395-00	STATE PARK DR	07/27/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$38,250	63.75	\$112,800	\$60,000	\$112,800			3.55	3.55	#DIV/0!	\$16,901	\$0.39		
010-830-000-001-00	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		
010-019-400-180-00	1502 W THOMAS ST	04/09/19	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$105,050	8.40	\$1,371,164	\$70,849	\$192,013	0.0	0.0	2.26	2.26	#DIV/0!	\$31,335	\$0.72		
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		
Totals:						\$1,973,000	\$1,973,000	\$453,500	\$2,418,738	\$509,661	\$955,399	874.5		17.11	17.11					
						Sale. Ratio =>		22.99		Average		Average		Average		Average				
						Std. Dev. =>		34.63		per FF=>		\$583		per Net Acre=>	29,794.28	per SqFt=>		\$0.68	\$0.71 USED 80% OF .89 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		
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		
010-032-400-395-00	STATE PARK DR	07/27/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$38,250	63.75	\$112,800	\$60,000	\$112,800			3.55	3.55	#DIV/0!	\$16,901	\$0.39		
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		
Totals:						\$415,000	\$415,000	\$38,250	\$112,800	\$415,000	\$112,800	1,590.6		15.45	15.45					
						Sale. Ratio =>		9.22		Average		Average		Average		Average				
						Std. Dev. =>		#DIV/0!		per FF=>		\$261		per Net Acre=>	26,860.84	per SqFt=>		\$0.62	0.67 ROUND TO 75% OF .89 FOR 174,240 SQ FT	
010-009-200-175-00	3712 PATTERSON RD	02/01/21	\$799,000	MLC	03-ARM'S LENGTH	\$799,000	\$282,250	35.33	\$770,330	\$133,377	\$104,707	165.0	1287.0	5.00	5.00	\$808	\$26,675	\$0.61		
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		
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		
140-019-200-020-01	W MIDLAND RD	03/08/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$53,800	46.78	\$267,226	\$115,000	\$267,226			8.41	8.41		\$13,674	\$0.31		
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		
Totals:						\$2,624,500	\$2,624,500	\$946,250	\$2,120,593	\$940,840	\$436,933	1,954.0		36.87	37.94					
						Sale. Ratio =>		36.05		Average		Average		Average		Average				
						Std. Dev. =>		8.99		per FF=>		\$481		per Net Acre=>	25,517.77	per SqFt=>		\$0.59	0.62 ROUND TO 70 % OF .89 FOR 217,800 TO < 653,400 SQ FT	

Note: Sales used from Bay, Saginaw and Midland Counties.

Due to a lack of sales information and quality (age) of sales, a percentage of the base, 50,000 sq. ft. and below, value was used along with the available sale information to obtain a uniform consistency of valuation.

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

\$0.58 USED 65% OF .89 FOR 653,400 SQ FT
 \$0.53 USED 60% OF .89 FOR 871,200 SQ FT
 \$0.49 USED 55% OF .89 FOR 1,089,000 SQ FT

2500 SQ. FT.	2,225	15,000	13,350	50,000 SQ. FT.	42,500	217,800 SQ. FT.	135,036
5,000 SQ. FT.	4,450	20,000	17,800	60,000 SQ. FT.	51,000	435,600 SQ. FT.	270,072
7,500 SQ. FT.	6,675	25,000	22,250	87,120 SQ. FT.	69,696	653,400 SQ. FT.	378,972
10,000 SQ. FT.	8,900	30,000	26,700	130,680 SQ. FT.	92,783	871,200 SQ. FT.	461,736
12,500 SQ. FT.	11,125	40,000	35,600	174,240 SQ. FT.	116,741	1,089,000 SQ. FT.	533,610