

		Std. Dev. =>	15.18			per FF=>	\$297			per Net Acre=>	21,446.65			per SqFt=>	\$0.49	\$0.51 USED 80% OF .64 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	\$553,165	\$350,542	\$104,707	165.0	1287.0	5.00	5.00	\$2,124	\$70,108	\$1.61
100-013-200-030-00	479 W ISABELLA RD	08/08/18	\$172,500	WD	WARRANTY DEED	\$172,500	\$131,100	76.00	\$180,003	\$28,797	\$36,300	363.0	0.0	5.78	5.78	\$79	\$4,982	\$0.11
030-011-400-190-00	WESTSIDE SAGINAW RD	09/29/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$42,200	32.71	\$174,762	\$129,000	\$174,762			6.50	6.50		\$19,846	\$0.46
080-005-300-015-05	E COTTAGE GROVE RD	06/12/20	\$55,000	WD	WARRANTY DEED	\$55,000	\$15,400	28.00	\$73,373	\$55,000	\$73,373	25.0	0.0	6.87	6.87	\$2,200	\$8,006	\$0.18
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
120-036-100-035-00	S ROCKWELL DR	12/17/19	\$39,200	WD	WARRANTY DEED	\$39,200	\$19,600	50.00	\$54,375	\$39,200	\$54,375	435.0	0.0	5.11	5.11	\$90	\$7,671	\$0.18
100-019-400-050-01	MIDLAND RD	04/26/21	\$68,250			\$68,250			\$68,250			254.0	930.0	5.43	5.43	\$269	\$12,569	\$0.29

Totals:		\$2,412,950	\$2,412,950	\$1,100,750		\$2,118,715	\$802,752	\$508,517	1,742.0	39.77	39.77			Average	Average	Average	Average	\$0.46	\$0.48 USED 75% OF .64 FOR 217,800 SQ FT
				Sale. Ratio =>		45.62		Average		Average		Average		per Net Acre=>	20,184.86	per SqFt=>			
				Std. Dev. =>		17.78		per FF=>		\$461									

100-019-200-040-07	S 7 MILE RD	11/18/19	\$190,000	WD		\$190,000			\$190,000			889.0	IRREG	9.70	9.70	\$214	\$19,588	\$0.45
140-019-200-020-01	W MIDLAND RD	06/03/21	\$110,000	CD		\$110,000			\$110,000					8.41	8.41	#DIV/0!	\$13,080	\$0.30
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
070-026-400-045-00	1590 W YOUNGS DITCH RD	06/08/22	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$37,000	33.67	\$204,778	\$109,900	\$204,778			9.56	9.56		\$11,496	\$0.26
003-0-027-200-005-10	2050 DREYER RD	07/08/19	\$360,000			\$360,000			\$275,711					9.97	9.97		\$27,654	\$0.63
23-12-4-17-3002-002	5762 OLIVE TREE DR	09/30/16	\$3,350,000	CD	ARMS LENGTH	\$3,350,000	\$1,251,000	37.34	\$156,060	\$156,060				8.16	8.16	#DIV/0!	\$19,125	\$0.44
120-014-300-150-00	4658 N HURON	08/25/17	\$220,000	LC		\$220,000			\$220,000			577.0	1539.0	11.58	11.58	\$381	\$18,998	\$0.44

Totals:		\$4,454,900	\$4,454,900	\$1,341,800		\$628,064	\$1,176,671	\$472,004	1,466.0	65.79	65.79			Average	Average	Average	Average	\$0.41	\$0.45 USED 70% OF .64 FOR 435,600 SQ FT
				Sale. Ratio =>		30.12		Average		\$803		Average		per Net Acre=>	17,885.26	per SqFt=>			
				Std. Dev. =>		6.76		per FF=>											

180-130-140-004-00	N SAGINAW RD	01/19/18	\$300,000	WD	GS-ARMS LENGTH	\$300,000	\$146,500	48.83	\$292,952	\$300,000	\$292,952	1,452.0	1166.6	15.37	15.37	\$523	\$19,516	\$0.45
090-035-400-055-00	4413 E WACKERLY RD	11/19/20	\$170,000	WD	SPLIT VACANT	\$170,000			\$106,800	\$170,000	\$106,800	721.9		15.60	15.60	\$235	\$10,897	\$0.25
040-024-300-095-00	E PRAIRIE RD	09/09/20	\$200,000	WD	ARM'S LENGTH	\$200,000	\$20,000	10.00	\$84,000	\$200,000	\$84,000			18.00	18.00		\$11,111	\$0.26
23-12-4-10-3014-000	3155 SHATTUCK ARMS	10/31/17	\$5,750,000	WD	ARMS LENGTH	\$5,750,000	\$3,608,100	62.75	\$222,921	\$222,921				14.57	14.57		\$15,300	\$0.35
23-12-4-17-3002-000	5955 WEISS	04/17/17	\$12,800,000	WD	ARMS LENGTH	\$12,800,000	\$4,183,200	32.68	\$282,859	\$282,859				14.79	14.79		\$19,125	\$0.44

Totals:		\$19,220,000	\$19,220,000	\$7,957,800		\$989,532	\$1,175,780	\$483,752	2,173.9	78.33	78.33			Average	Average	Average	Average	\$0.34	\$0.38 USED 60% OF .64 FOR 653,400 SQ FT
				Sale. Ratio =>		41.40		Average		\$541		Average		per Net Acre=>	15,010.21	per SqFt=>			
				Std. Dev. =>		22.66		per FF=>											

23-12-4-06-4002-000	4235 LAWNSDALE	05/26/17	\$3,250,000	WD		\$3,250,000	\$773,400	23.80	\$417,155	\$417,155				54.53	54.53		\$7,650	\$0.18
090-021-400-030-00	E MONROE RD	12/15/21	\$240,000	WD	ARMS LENGTH	\$240,000	\$48,900	20.38	\$118,680	\$240,000	\$118,680	660.0		20.06	20.06	\$364	\$11,964	\$0.27
006-012-005-20&006-2	HURON CO MEIJER INC	01/03/17	\$2,200,000	WD		\$2,200,000			\$2,200,000					55.15	55.15	#DIV/0!	\$39,891	\$0.92
18-13-4-3004-000+2	1800 KOCHVILLE	05/26/17	\$1,650,000	WD		\$1,650,000	\$777,500		\$1,226,029	\$1,226,029				179.21	179.21	#DIV/0!	\$6,841	\$0.16
010-004-300-180-00	4087 WHEELER RD	08/29/19	\$300,000	WD		\$300,000			\$300,000			66.0	IRREG	25.77	25.77	\$4,545	\$11,641	\$0.27

Totals:		\$7,640,000	\$7,640,000	\$1,599,800		\$1,761,864	\$4,383,184	\$118,680	726.0	334.72	334.72			Average	Average	Average	Average	\$0.30	\$0.29 USED 45% OF .64 FOR 871,200 & 1,089,000 SQ FT
				Sale. Ratio =>		20.94		Average		\$6,037		Average		per Net Acre=>	13,095.08	per SqFt=>			
				Std. Dev. =>		2.42		per FF=>											

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.

2,500 SQ. FT.	\$1,600	15,000 SQ. FT.	\$9,600	50,000 SQ. FT.	\$30,500	217,800 SQ. FT.	\$104,544
5,000 SQ. FT.	\$3,200	20,000 SQ. FT.	\$12,800	60,000 SQ. FT.	\$36,600	435,600 SQ. FT.	\$196,020
7,500 SQ. FT.	\$4,800	25,000 SQ. FT.	\$16,000	87,120 SQ. FT.	\$50,530	653,400 SQ. FT.	\$248,292
10,000 SQ. FT.	\$6,400	30,000 SQ. FT.	\$19,200	130,680 SQ. FT.	\$70,567	871,200 SQ. FT.	\$252,648
12,500 SQ. FT.	\$8,000	40,000 SQ. FT.	\$25,600	174,240 SQ. FT.	\$88,862	1,089,000 SQ. FT.	\$315,810