

**LAND 230 - C - MAIN COMMERCIAL SQ. FT. FOR 2026**

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
010-008-300-305-02	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				
010-017-300-415-01	804 N EUCLID AVE	06/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$161,700	215.60	\$292,728	(\$156,252)	\$61,476	102.0	111.7	0.28	0.28	(\$1,532)	(\$554,085)	(\$12.72)	17.00	230	2.02E+08		C- MAIN COMMERCIAL
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				
010-017-300-480-00	1000 N EUCLID AVE	04/09/24	\$450,000	CD	03-ARM'S LENGTH	\$450,000	\$193,800	43.07	\$369,531	\$450,000	\$196,200	150.0	240.0	0.83	0.83	\$1,844	\$334,950	\$7.69	150	230	2.02E+08		C- MAIN COMMERCIAL
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					
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	0.28	0.28	\$206	\$53,571	\$1.23					
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					
070-049-400-085-01	620 W CENTER RD	03/25/24	\$80,000	WD	19-MULTI PARCEL	\$80,000	\$50,700	63.68		\$80,000				0.80	0.80		\$100,000	\$2.30					
040-3-200-000-104-00	122 E CEDAR ST	01/04/21	\$130,000	WD		\$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				

<b>Totals:</b>	<b>\$2,618,200</b>		<b>\$2,545,829</b>		<b>\$920,007</b>				<b>\$1,733,085</b>	<b>\$1,823,299</b>	<b>\$933,431</b>	<b>2,037.7</b>		<b>7.55</b>	<b>7.55</b>									
					<b>Sale. Ratio =&gt;</b>			<b>36.14</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>							
					<b>Std. Dev. =&gt;</b>			<b>53.46</b>			<b>per FF=&gt;</b>			<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>							
																							<b>Used \$5.54 Sq. Ft. for 2026</b>	
																							For less than 50,000 Sq. Ft.	

Hotel was immediately demolished to build Popeyes. Building held no value for the buyer.

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				
14-15-70-448	2710 JEFFERSON AVE	03/17/23	\$386,775	WD	03-ARM'S LENGTH	\$386,775				\$386,775		165.0		1.72	1.72	\$2,344	\$224,869	\$5.16					
11-33-50-054	1100 W WACKERTLY	04/30/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000				\$200,000		262.0		1.39	1.39	\$763	\$143,885	\$3.30					
14-24-50-050	CITY OF MIDLAND	12/09/22	\$750,000	CD	03-ARM'S LENGTH	\$750,000				\$224,600		280.0		2.70	2.70	\$802	\$83,185	\$1.91					
14-03-80-300	CITY OF MIDLAND	04/22/21	\$3,000,000	WD	03-ARM'S LENGTH	\$2,960,000				\$210,731		571.0		2.60	2.60	\$369	\$81,050	\$1.86					
010-P05-000-005-02	3963 WILDER RD	08/15/24	\$1,808,000	PTA	03-ARM'S LENGTH	\$1,808,000	\$247,250	13.68	\$476,871	\$1,572,912	\$241,783	858.0	967.5	1.55	1.11	\$1,833	\$1,012,822	\$23.25	858.00	230	2.02E+08		C- MAIN COMMERCIAL
010-008-300-305-05	3741 WILDER RD	02/21/24		WD	03-ARM'S LENGTH	\$1,500,000	\$892,150	59.48	\$1,636,309	\$361,477	\$497,786	770.6	323.8	2.62	2.62	\$469	\$137,968	\$3.17					
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	\$1,065,536	\$304,908	\$395,444	227.0	342.1	1.90	1.90	\$1,343	\$160,141	\$3.68	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				

\$4,308,284 19.41 \$2,512,942 \$57.69 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				\$759,200		300.0	550.0	3.79	3.79	\$2,531	\$200,317	\$4.60					
100-V07-000-023-00	STRAITS DR	04/29/22	\$800,000	WD	19-MULTI PARCEL	\$800,000				\$800,000				2.99	2.99	#DIV/0!	\$267,559	\$6.14					
040-016-400-611-00	JEROME TWP	04/21/23	\$40,000	WD		\$40,000				\$40,000				3.00									
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				
11-33-60-115	CITY OF MIDLAND	03/10/20	\$2,696,000	WD	03-ARM'S LENGTH	\$2,696,000				\$1,240,374				2.62									
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					

\$4,039,859 18.60 \$870,626 \$19.99 4.99 3 acres (130,680 sq. ft.) \$652,093 \$4.99

Note: Value split between the steps between 130,680 sq. ft. and 1,089,000 sq. ft.  
4.99 - 1.19 = 3.80 / 6 = 0.63

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

4 acres (174,240 sq. ft.) \$759,686 \$4.36  
5 acres (217,800 sq. ft.) \$812,394 \$3.73  
10 acres (435,600 sq. ft.) \$1,350,360 \$3.10  
15 acres (653,400 sq. ft.) \$1,613,898 \$2.47  
20 acres (871,200 sq. ft.) \$1,603,008 \$1.84

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				
100-012-400-160-00	Monitor Twp	10/05/23	\$1,600,000	WD		\$600,000				\$600,000				50.63									
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				
<b>Totals:</b>			<b>\$43,800,000</b>			<b>\$42,800,000</b>	<b>\$24,721,000</b>		<b>\$4,860,579</b>	<b>\$7,660,579</b>	<b>\$0</b>	<b>0.0</b>		<b>147.69</b>	<b>97.06</b>								25 acres (1,089,000 sq. ft.) \$1,295,910 \$1.19
					<b>Sale. Ratio =&gt;</b>			<b>57.76</b>			<b>Average</b>			<b>Average</b>			<b>Average</b>						
					<b>Std. Dev. =&gt;</b>			<b>#DIV/0!</b>			<b>per FF=&gt;</b>			<b>#DIV/0!</b>			<b>per Net Acre=&gt;</b>		<b>\$1.19</b>				

2,500 SQ. FT. =	13,850	15,000 SQ. FT. =	83,100	50,000 SQ. FT. =	255,000	217,800 SQ. FT. =	812,394
5,000 SQ. FT. =	27,700	20,000 SQ. FT. =	110,800	60,000 SQ. FT. =	306,000	435,600 SQ. FT. =	1,350,360
7,500 SQ. FT. =	41,550	25,000 SQ. FT. =	138,500	87,120 SQ. FT. =	444,312	653,400 SQ. FT. =	1,613,898
10,000 SQ. FT. =	55,400	30,000 SQ. FT. =	166,200	130,680 SQ. FT. =	652,093	871,200 SQ. FT. =	1,603,008
12,500 SQ. FT. =	69,250	40,000 SQ. FT. =	221,600	174,240 SQ. FT. =	759,686	1,089,000 SQ. FT. =	1,295,910