

LAND 231 - C - SECONDARY COMMERCIAL 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	
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		2201	1636/300	
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		2300	1637/1157	
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		455	2.02E+08	
010-008-400-100-00	8 STATE PARK DR	07/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,400	34.27	\$113,071	\$49,529	\$12,600	159.0	89.0	0.52	0.52	\$312	\$95,248	\$2.19				
010-009-400-275-00	4443 WILDER RD	01/25/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,100	32.73	\$106,162	\$54,652	\$10,814	75.0	162.0	0.34	0.34	\$729	\$162,655	\$3.73				
010-018-400-170-01	3387 E NORTH UNION RD	02/22/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$87,250	64.63	\$143,061	\$25,861	\$33,922	165.0	231.0	1.00	1.00	\$157	\$25,861	\$0.59				
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		230	2.02E+08	
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		230	2.02E+08	
<b>Totals:</b>						<b>\$967,400</b>	<b>\$418,200</b>		<b>\$816,867</b>	<b>\$288,051</b>	<b>\$137,518</b>	<b>993.4</b>		<b>5.58</b>	<b>5.47</b>							
						<b>Sale. Ratio =&gt;</b>	<b>43.23</b>		<b>Average</b>	<b>\$290</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>\$290</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>51,622.04</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.19</b>	<b>USED FOR \$ SQ. FT FOR LESS THAN 50,000 SQ FT</b>		
						<b>Std. Dev. =&gt;</b>	<b>14.93</b>		<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>								
030-B10-000-003-00	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		2201	1628/1465	
010-019-100-055-00	3005 E MIDLAND RD	06/04/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$114,250	32.64	\$239,552	\$171,616	\$61,168	297.0	180.7	1.58	1.58	\$578	\$108,618	\$2.49	297	230	2.02E+08	
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				
100-023-400-210-00	2460 MIDLAND RD	12/19/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,400	49.47	\$272,132	\$55,894	\$28,026			1.24	1.24		\$45,003	\$1.03				
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		2201	1632/1175	
<b>Totals:</b>						<b>\$1,122,000</b>	<b>\$426,250</b>		<b>\$774,736</b>	<b>\$483,525</b>	<b>\$157,570</b>	<b>841.0</b>		<b>9.47</b>	<b>9.47</b>							
						<b>Sale. Ratio =&gt;</b>	<b>37.99</b>		<b>Average</b>	<b>\$575</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>\$575</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>51,069.39</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.17</b>	<b>1.13 ROUND TO 95% OF 1.19 FOR 50,000 TO &lt; 87,120 SQ FT</b>		
						<b>Std. Dev. =&gt;</b>	<b>1536.18</b>		<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>								
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		0.00	230	
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		232	2.02E+08	
100-V06-000-010-00	VALLEY CENTER DR	10/25/23	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$29,900	34.17	\$0	\$87,500	\$0			1.99	1.99		\$43,904	\$1.01				
14-22-80-370	915 Bayliss	03/22/22	\$477,500	WD	03-ARM'S LENGTH	\$477,500	\$154,010			\$154,010		347.2		2.02	2.02	\$444	\$76,205	\$1.75				
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				
<b>Totals:</b>						<b>\$4,042,326</b>	<b>\$1,290,200</b>		<b>\$2,885,848</b>	<b>\$1,080,606</b>	<b>\$470,111</b>	<b>2,304.4</b>		<b>22.49</b>	<b>51,092.17</b>							
						<b>Sale. Ratio =&gt;</b>	<b>31.92</b>		<b>Average</b>	<b>\$469</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>\$469</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>48,058.97</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$1.10</b>	<b>1.07 ROUND TO 90% OF 1.19 FOR 87,120 SQ FT</b>		
						<b>Std. Dev. =&gt;</b>	<b>1255.26</b>		<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>								
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		2100	1616/523	
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				
010-017-100-025-02	4133 N EUCLID AVE	12/20/24	\$0	WD	03-ARM'S LENGTH	\$745,000	\$228,550	30.68	\$491,837	\$387,646	\$134,483	267.2	538.1	3.33	3.33	\$1,451	\$116,375	\$2.67	267.17	230	2.03E+08	
160-022-201-011-00	1824 N TRUMBULL	03/28/23	\$20,510	WD	03-ARM'S LENGTH	\$20,510	\$22,000	107.26	\$111,309	\$20,510	\$43,839			2.92	2.92		\$7,036	\$0.16				
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		198.50	230	
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		232	2.02E+08	
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				
<b>Totals:</b>						<b>\$1,993,510</b>	<b>\$704,050</b>		<b>\$3,021,884</b>	<b>\$917,817</b>	<b>\$1,133,721</b>	<b>1,141.7</b>		<b>23.35</b>	<b>23.35</b>							
						<b>Sale. Ratio =&gt;</b>	<b>25.71</b>		<b>Average</b>	<b>\$804</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>\$804</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>39,303.57</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.90</b>	<b>\$0.95 USED 80% OF 1.19 FOR 130,680 SQ FT</b>		
						<b>Std. Dev. =&gt;</b>	<b>38.76</b>		<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>								
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				
41-08-201-009	1906 Davison	05/28/21	\$600,000	WD		\$600,000				\$26,213		200.0	437.0	4.01	4.01		\$0.69					
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				
<b>Totals:</b>						<b>\$300,000</b>	<b>\$38,250</b>		<b>\$112,800</b>	<b>\$300,000</b>	<b>\$139,013</b>	<b>1,325.0</b>		<b>15.65</b>	<b>11.64</b>							
						<b>Sale. Ratio =&gt;</b>	<b>4.25</b>		<b>Average</b>	<b>\$226</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>\$226</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>19,169.33</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.44</b>	<b>0.89 ROUND TO 75% OF 1.19 FOR 174,240 SQ FT</b>		
						<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>		<b>per FF=&gt;</b>		<b>per Net Acre=&gt;</b>			<b>per SqFt=&gt;</b>								
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		230	2.02E+08	
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				
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	\$108,940	\$109,900	\$102,710			9.26	9.26		\$11,868	\$0.27				
110-028-300-130-00	2152 N Meridian	06/21/23	\$137,500	WD		\$137,500				\$137,500		237.0		5.00	5.00	\$580	\$27,500	\$0.63				
100-012-400-050-00	3868 S 2 MILE RD	12/27/23	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$170,200	133.49	\$1,128,260	\$126,314	\$1,127,074			9.74	9.74		\$12,973	\$0.30</				