

**LAND 232 - C - MISC. 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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Square Feet	Actual Front
160-022-452-017-00	2117 CENTER AVE	11/11/20	\$25,000			\$25,000			\$25,000	\$25,000				0.76	0.76	#DIV/0!	\$32,895	\$0.76		
030-011-200-050-00	6579 WESTSIDE SAGINAW RD	07/15/22	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$13,400	111.67	\$18,790	\$12,000	\$17,028	115.8	335.4	0.77	0.77	\$104	\$15,584	\$0.36		
010-007-200-125-01	3574 N EUCLID AVE	02/01/21	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$52,500	47.73	\$99,104	\$29,727	\$18,831	160.0	159.1	0.66	0.66	\$186	\$45,385	\$1.04		230
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	\$32,787	\$5,133	\$7,920	120.0	100.0	0.47	0.47	\$43	\$10,991	\$0.25		
010-008-100-215-00	3555 OLD KAWKAWLIN RD	04/03/23	\$199,900	MLC	03-ARM'S LENGTH	\$199,900	\$89,450	44.75	\$162,458	\$52,749	\$15,307	125.9	150.1	0.75	0.64	\$419	\$70,709	\$1.62	125.90	230
010-032-400-305-00	402 STATE PARK DR	09/19/19	\$15,000	WD	WARRANTY DEED -GC	\$15,000	\$9,450	63.00	\$22,423	\$15,000	\$22,423	138.0	228.8	0.83	0.83	\$109	\$18,072	\$0.41		138.00
010-030-300-030-02	3011 E BEAVER RD	06/30/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$44,950	26.44	\$83,599	\$103,187	\$16,786	138.0	150.0	0.79	0.79	\$748	\$131,281	\$0.41		
010-008-100-210-00	3563 OLD KAWKAWLIN RD	09/02/21	\$135,487	WD	03-ARM'S LENGTH	\$135,487	\$50,250	37.09	\$125,871	\$17,000	\$15,633	100.6	224.5	0.54	0.54	\$251	\$46,414	\$1.07		230
010-026-200-139-00	N Lake Sanford - Jerome Twp	02/08/22	\$17,000	WD		\$17,000			\$17,000			100.0		0.61	0.61	\$170	\$27,869	\$0.64		
010-007-200-125-01	3574 N EUCLID AVE	02/01/21	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$52,500	47.73	\$113,618	\$15,213	\$18,831	160.0	159.1	0.66	0.66	\$95	\$23,226	\$0.53		
010-005-300-250-00	3491 N EUCLID AVE	06/15/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$9,400	34.81	\$18,160	\$27,000	\$6,600	100.0	100.0	0.41	0.41	\$270	\$66,339	\$1.52		
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
010-008-100-215-00	3555 OLD KAWKAWLIN RD	04/03/23	\$199,900	MLC	03-ARM'S LENGTH	\$199,900	\$89,450	44.75	\$159,245	\$52,749	\$12,094	125.9	150.1	0.75	0.64	\$419	\$70,709	\$1.62		
170-006-200-080-00	219 E RAILWAY ST	07/06/20	\$50,000	WD	WARRANTY DEED	\$50,000	\$34,500	69.00	\$47,344	\$5,206	\$2,550	30.0	120.0	0.08	0.08	\$174	\$62,723	\$1.44		2300
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,936	\$10,064	\$9,000	100.0	0.0	0.80	0.80	\$101	\$12,580	\$0.29		2300
081-024-300-235-00	369 W SAGINAW RD	09/21/20	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$43,200	183.83	\$36,288	\$23,500	\$22,014	330.0	132.0	1.00	0.26	\$71	\$23,500	\$0.54		2300
081-024-400-375-00	231 W SAGINAW RD	08/21/20	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$48,800	256.84	\$12,420	\$19,000	\$12,420	138.0	0.0	0.55	0.00	\$138	\$34,545	\$0.79		2300
<b>Totals:</b>			<b>\$1,241,287</b>			<b>\$1,241,287</b>	<b>\$601,000</b>		<b>\$1,027,829</b>	<b>\$442,734</b>	<b>\$201,680</b>	<b>2,037.3</b>		<b>10.54</b>	<b>9.04</b>					
						<b>Sale. Ratio =&gt;</b>	<b>48.42</b>		<b>Average per FF=&gt;</b>		<b>\$217</b>			<b>Average per Net Acre=&gt;</b>	<b>42,009.11</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.96</b>	<b>USED FOR \$ Q FT FOR LESS THAN 50,000 SQ FT</b>	
						<b>Std. Dev. =&gt;</b>	<b>63.95</b>													
11-12-4-05-0805-001	3185 CARROLLTON	01/17/18	\$65,000	WD	ARMS LENGTH	\$65,000	\$0	0.00	\$142,648	\$32,933		133.3	300.0	1.10	1.10	\$247	\$29,939	\$0.69		
030-B10-000-005-01	WESTSIDE SAGINAW RD	08/29/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,350	53.11	\$154,034	\$48,245	\$62,279	1.96	1.96	1.96	1.96	\$130	\$24,615	\$0.57		
110-033-100-400-00	246 E Saginaw Rd	04/19/22	\$50,000	LC	03-ARM'S LENGTH	\$50,000			\$46,341			219.0		1.48	1.48	\$212	\$13,311	\$0.72		
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	1.24	1.24	\$45,003	\$1.03			
140-022-200-070-11	1046 W Midland	03/01/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000			\$44,695			150.0		1.22	1.22	\$599	\$69,650	\$1.60		
100-027-100-030-12	5 MACKINAW/US10 SE ROW	10/17/23	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$0	0.00	\$0	\$19,000	\$0	1.37	1.37	1.37	1.37		\$13,869	\$0.32		
09-11-5-16-0210-000	6154 DIXIE	09/11/17	\$100,000	MLC	ARMS LENGTH	\$100,000	\$48,800	44.80	\$125,747	\$37,297		151.0	161.0	1.12	1.12	\$247	\$33,301	\$0.76		
02-13-5-31-3010-003	858 TITABAWASSEE	04/28/17	\$310,000	WD	ARMS LENGTH	\$310,000	\$170,800	55.10	\$426,594	\$52,868		272.0	413.0	1.29	1.29	\$194	\$40,983	\$0.94		
140-026-100-025-02	W FISHER RD	08/27/18	\$31,000	WD		\$31,000			\$31,000			200.0	330.0	1.51	1.51	\$155	\$20,530	\$0.47		
<b>Totals:</b>			<b>\$1,125,000</b>			<b>\$1,125,000</b>	<b>\$438,350</b>		<b>\$1,121,155</b>	<b>\$368,273</b>	<b>\$90,305</b>	<b>1,125.3</b>		<b>12.29</b>	<b>12.29</b>					
						<b>Sale. Ratio =&gt;</b>	<b>38.96</b>		<b>Average per FF=&gt;</b>		<b>\$327</b>			<b>Average per Net Acre=&gt;</b>	<b>29,960.38</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.69</b>	<b>USED FOR 50,000 TO &lt; 87,120 SQ FT</b>	
						<b>Std. Dev. =&gt;</b>	<b>26.37</b>													
030-B10-000-005-01	WESTSIDE SAGINAW RD	08/29/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,350	53.11	\$154,034	\$48,245	\$62,279	1.96	1.96	1.96	1.96	\$130	\$24,615	\$0.57		
040-750-500-010-00	1279 E SAGINAW RD	12/06/19	\$530,000	WD	WARRANTY DEED	\$530,000	\$338,600	63.89	\$543,541	\$91,796	\$105,337	707.0	0.0	2.50	2.50	\$130	\$36,718	\$0.84		2100
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	0.29		\$31,335	\$0.72		232
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	1.99	1.99		\$43,904	\$1.01		
100-014-100-870-00	511 W ISABELLA RD	05/06/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$32,400	95.29	\$68,180	\$22,268	\$56,448	264.0	0.0	2.00	2.00	\$129	\$11,134	\$0.26		2201
160-019-100-010-00	5445 N COLEMAN RD	06/30/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$48,000	35.56	\$136,842	\$30,138	\$31,980	410.0	0.0	2.07	2.07	\$74	\$14,559	\$0.33		2203
110-035-300-076-00	1085 E Saginaw Rd	10/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000			\$85,000			336.8		2.74	2.74	\$252	\$31,022	\$0.71		
100-011-400-570-00	664 W ISABELLA RD	03/27/20	\$112,000	WD	WARRANTY DEED	\$112,000	\$62,200	55.54	\$95,215	\$54,669	\$37,884	246.0	0.0	1.90	1.90	\$222	\$28,773	\$0.66		2201
090-028-200-350-00	3079 E COMMERCIAL DR	06/04/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,100	48.13	\$214,985	\$63,415	\$43,400	200.0	0.0	2.26	2.26	\$317	\$28,060	\$0.64		2200
<b>Totals:</b>			<b>\$2,608,500</b>			<b>\$2,608,500</b>	<b>\$803,600</b>		<b>\$2,583,961</b>	<b>\$553,880</b>	<b>\$529,341</b>	<b>2,163.8</b>		<b>19.68</b>	<b>17.72</b>					
						<b>Sale. Ratio =&gt;</b>	<b>30.81</b>		<b>Average per FF=&gt;</b>		<b>\$256</b>			<b>Average per Net Acre=&gt;</b>	<b>28,138.59</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.65</b>	<b>USED FOR 87,120 SQ FT</b>	
						<b>Std. Dev. =&gt;</b>	<b>25.28</b>													
090-021-300-160-00	2502 N EASTMAN RD	07/13/20	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$96,200	48.10	\$209,217	\$46,423	\$55,640	428.0	0.0	2.93	2.93	\$108	\$15,844	\$0.36		2200
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	0.29	#DIV/0!	\$31,335	\$0.72		232
170-006-100-152-00	4952 N DICKENSON RD	05/26/20	\$67,500	MLC	LAND CONTRACT	\$67,500	\$8,300	12.30	\$25,550	\$67,500	\$25,550	365.0	0.0	2.77	2.77	\$185	\$24,368	\$0.56		2300
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	06/18/18	\$160,000	WD		\$160,000			\$160,000			200.0		3.03	3.03	\$800	\$52,805	\$1.21		
160-022-201-011-00	1824 N TRUMBULL	03/28/23	\$205,100	WD	03-ARM'S LENGTH	\$205,100	\$22,000	107.26	\$111,309	\$20,510	\$43,839	2.92	2.92	2.92	2.92		\$7,036	\$0.16		
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		\$16,901	\$0.39		
010-007-200-200-00	3620 S HURON RD	04/03/19	\$170,000	WD	WARRANTY DEED -GC	\$170,000	\$37,100	21.82	\$116,056	\$125,840	\$71,896	420.0	300.0	3.47	3.47	\$300	\$36,255	\$0.83		420.00
<b>Totals:</b>			<b>\$1,996,010</b>			<b>\$1,996,010</b> </														