

Commercial Land Analysis

Gen Commercial																												
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/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class		
4708-24-400-038	GEN COMM GOOD HIGHLAND RD	08/08/23	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$62,100	91.32	\$152,569	\$68,000	\$152,569	0.0	0.0	0.83	0.83	\$82,027	\$1.88	0.00	201RS	2023R-015814		COMMERCIAL SF	0	0	NOT INSPECTED	202		
4708-28-300-016	GEN COMM OLD US 23 1010 OLD US 23	10/19/22	\$699,000	MLC	03-ARM'S LENGTH	\$680,000	\$187,800	27.62	\$525,175	\$444,934	\$290,109	0.0	0.0	1.97	1.97	\$225,855	\$5.18	0.00	201SA	2022R-027919		COMMERCIAL SF	0	0	12/8/2015	201		
4708-22-300-047	GEN COMM GOOD PROGRESSIVE DR	05/16/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$95,200	52.89	\$234,100	\$180,000	\$234,100	0.0	0.0	2.12	2.12	\$84,906	\$1.95	0.00	201OF	2023R-009160		COMMERCIAL SF	0	0	NOT INSPECTED	202		
4708-23-300-027	GEN COMM GOOD 12371 HIGHLAND RD	03/03/22	\$650,000	WD	03-ARM'S LENGTH	\$325,000	\$266,500	82.00	\$643,381	\$325,000	\$643,381	0.0	0.0	2.22	2.22	\$146,396	\$3.36	0.00	201OF		4708-23-300-026	COMMERCIAL SF	0	1	11/1/2022	001		
4708-22-400-027	GEN COMM GOOD 2799 BELLA VITA DR	06/26/23	\$9,200,000	WD	03-ARM'S LENGTH	\$9,200,000	\$3,240,400	35.22	\$8,881,232	\$1,319,951	\$1,001,183	0.0	0.0	6.80	6.80	\$194,110	\$4.46	0.00	201LA	2023R-012695		COMMERCIAL SF	0	0	10/27/2020	201		
4708-28-100-014	COMM 1/2 BEST E HIGHLAND RD	11/15/22	\$3,950,000	WD	03-ARM'S LENGTH	\$3,950,000	\$2,641,900	66.88	\$4,202,239	\$3,950,000	\$4,202,239	-	0.0	27.20	27.20	\$145,221	\$3.33	0.00	201	2022R-029835		COMMERCIAL SF	0	0	NOT INSPECTED	202		
Totals:			\$14,747,000			\$14,403,000	\$6,493,900		\$14,638,696	\$6,287,885	\$6,523,581			41.14	41.14													
								45.09	Average				41.14	41.14	Average													
								Std. Dev. =>	per FF=>				152,844.87	152,844.87	per SqFt=>		\$3.51 General Commercial											

Commercial Condo Site Value																											
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/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	
4708-28-303-024	CONDO GOOD 10115 BERGIN RD	10/19/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$76,400	34.73	\$176,309	\$46,191	\$52,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	0.00	3010	2023R-009746		HARTLAND COMM	0	0	1/11/2024	207	
4708-28-303-036	CONDO GOOD 10171 BERGIN RD	03/21/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$86,000	34.82	\$181,920	\$87,580	\$52,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	0.00	3010	2023R-004817		HARTLAND COMM	0	0	1/16/2024	207	
Totals:			\$467,000			\$467,000	\$162,400		\$358,229	\$133,771	\$105,000			0.00	0.00												
						Sale. Ratio =>	34.78	Average				0.00	0.00	Average													
						Std. Dev. =>	0.06	per FF=>				Site	Site	per SqFt=>		Site Value: \$66,885.50											

Interchange Sq Ft																												
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/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class		
4708-21-402-002	INTERCHG BETTER 10530 HARTLAND SQU	12/08/22	\$675,000	CD	03-ARM'S LENGTH	\$675,000	\$305,000	45.185	\$705,890	\$675,000	\$705,890	0.0	0.0	1.40	1.40	\$482,143	\$11.07	0.00	201RE	2022R-031320		COMMERCIAL SF	0	0	NOT INSPECTED	207		
4708-285-200-020	INTERCHG BETTER 10440 HIGHLAND RD	12/19/22	\$2,655,000	WD	03-ARM'S LENGTH	\$2,655,000	\$676,700	25.488	\$1,231,093	\$1,423,907	\$1,034,628	0.0	0.0	1.70	1.70	\$837,592	\$19.23	0.00	201MG			COMMERCIAL SF	0	0	NOT INSPECTED	201		
4708-23-300-026	INTERCHG BETTER HIGHLAND RD	03/03/22	\$650,000	WD	03-ARM'S LENGTH	\$325,000	\$266,500	82.000	\$643,381	\$325,000	\$643,381	0.0	0.0	2.00	2.00	\$162,500	\$3.73	0.00	201OF	2022R-007930	4708-23-300-027	COMMERCIAL SF	0	1	11/1/2022	001		
Totals:			\$3,980,000			\$3,655,000	\$266,500		\$2,580,364	\$2,423,907	\$2,383,899			5.10	5.10													
								7.29	Average				475,275.88	475,275.88	Average													
								Std. Dev. =>	per Net Acre=>				Site	Site	per SqFt=>		\$10.91											

Interchange Acreage Tables																											
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/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class	
4708-28-100-014	BEST E HIGHLAND RD	11/15/22	\$3,950,000	WD	03-ARM'S LENGTH	\$3,200,000	\$2,641,900	82.56	\$4,202,239	\$3,200,000	\$4,202,239	-	0.0	29.85	29.85	\$107,203	\$2.46	0.00	201	2022R-029835		COMMERCIAL SF	0	0	NOT INSPECTED	202	
* 4711-04-300-024	BEST E GRAND RIVER, HOWI	06/16/22	\$2,040,000	WD	03-ARM'S LENGTH	\$2,040,000	\$285,400	13.99	\$816,000	\$2,040,000	\$1,632,000	-	0.0	17.47	17.47	\$116,772	\$2.68	0.00	201CG	2022R-018532		COMMERCIAL SF	0	0	NOT INSPECTED	202	
4708-08-200-027	BEST N OLD US 23	01/02/24	\$4,150,000	MLC	03-ARM'S LENGTH	\$4,150,000	\$361,300	8.71	\$1,869,000	\$4,150,000	\$3,738,000	-	0.0	94.50	94.50	\$43,915	\$1.01	0.00	201			COMMERCIAL SF	0	0	NOT INSPECTED	202	
Totals:			\$10,140,000			\$9,390,000	\$3,288,600		\$6,887,239	\$9,390,000	\$9,572,239			141.82	141.82												
						Sale. Ratio =>	35.02	Average				66,210.69	66,210.69	Average													
						Std. Dev. =>	41.20	per Net Acre=>				Site	Site	per SqFt=>		\$1.52											

*Sale from Genoa Twp

Other Rates in Acreage Table are Interpolated.

Acreage	Value	Rate/Sq Ft
15	1,777,248	2.72
20	2,273,832	2.61
25	2,700,720	2.48
30	3,110,184	2.38
40	3,798,432	2.18
50	4,334,220	1.99
100	4,399,560	0.87

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