

1001 AG DNR

1001 AG/DNR LAND

TILLABLE LAND BREAKDOWN

1-1.5 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
(v)11-09-400-002	Jun-24	110,000	1
(v)11-09-400-003	Jul-24	97,500	1
(v)11-34-200-015	Dec-23	126,000	1.18
	AVG	111,167	
	USED	70,000	

2-2.5 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
(v) 11-16-400-045	Jun-23	50,000	2.01
11-20-200-036	Oct-24	92,500	2.44
11-20-200-034	Nov-24	92,500	2.68
	AVG	78,333	
	USED	80,000	

3 ACRES

PARCEL #	SALE DATE	SALE PRICE	15% Est. land value	IMPROV VALUE	EST L/V	Acerage
11-32-200-012	Mar-25	475,000	71,250	449828	71,250	3
11-26-300-037	Aug-24	750,000	112,500	828448	112,500	3.3
11-33-400-011	Jan-25	689,900	103,485	726136	103,485	3.3
11-35-300-012	Jun-23	925,000	138,750	870085	138,750	3.33
11-16-100-016	Jan-24	413,402	62,010	352719	62,010	3.78
	AVG					93,874
	USED					90,000

4 ACRES

PARCEL #	SALE DATE	SALE PRICE	15% Est. land value	IMPROV VALUE	EST L/V
11-32-200-039	Jun-24	670,000	100,500	548,950	100,500
11-20-200-017	Oct-24	535,000	80,250	622,111	80,250
11-16-400-022	Nov-23	590,000	88,500	567,562	88,500
	AVG				89,750
	USED				90,000

5 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
11-29-300-030	Nov-24	120,000	5
11-18-100-031	Mar-23	70,000	5.73
11-20-200-031	Oct-24	103,000	5.47
	AVG	97,667	
	USED	95,000	

10-49.99 ACRES

PARCEL #	SALE DATE	SALE PRICE	IMPROV VALUE	LAND RES.	Acerage	PPA
(V)14-17-100-018	Jun-23	249,000	0	249,000	19.25	12,935
10-07-300-005	Jun-23	837,500	427,082	410,418	33.20	12,362
10-07-300-005	Jun-23	837,500	427,082	410,418	33.20	12,362
	AVG					12,553
	USED					12,000

50 - 100 ACRES

PARCEL NUMBER	SALE DATE	SALE PRICE	IMPR. VALUE	LAND RES.	TOTAL ACRES	PPA
07-30-300-010, 07-03-400-001	Aug-23	1,400,000	136410	1,263,590	165.1	7653
07-03-400-014 & 07-03-200-001	Jan-25	620000	16025	603,975	59.41	10166
07-03-300-010 & 07-03-100-007	Feb-24	725000	140252	584,748	62.73	9322
10-30-200-049	Nov-22	385,000.0	64.97	384,935	64.97	5925
	AVG					8267
	USED					7500

2026	TILLABLE LAND SUMMARY	
Acerage	Land value	PPA
1	70,000	70,000
1.5	70,000	46,667
2	80,000	40,000
2.5	80,000	32,000
3	90,000	30,000
4	90,000	22,500
5	95,000	19,000
7	110,000	15,714
10	120,000	12,000
15	180,000	12,000
20	240,000	12,000
25	300,000	12,000
30	360,000	12,000
40	480,000	12,000
50	375,000	7,500
100	750,000	7,500

LATSON INTERCHANGE

PARCEL NUMBER	SALE DATE	SALE PRICE	ACERAGE	IMPROV VALUE	PPA
(v)11-17-400-015	Dec-22	1,500,000	120.31		12,468
11-17-200-002					
11-17-200-006					
11-17-400-013					
11-17-400-014					
11-23-200-009	Nov-22	500000	37.36		13,383
07-03-300-010	Feb-24	725000	41.73	124127	17,374
07-03-100-007					
					14,408

SEE THE CHART BELOW ON WHAT WAS USED

LATSON INTERCHANGE SUMMARY		
ACERAGE	LAND VALUE	PPA
4	120,000	30,000
5	125,000	25,000
7	140,000	20,000
10	150,000	15,000
15	195,000	13,000
20	260,000	13,000
25	325,000	13,000
30	390,000	13,000
40	520,000	13,000
50	650,000	13,000
100	1,300,000	13,000

## 2001 GOLF COURSE LAND STUDY

PARCEL NUMBER	SALE DATE	SALE PRICE	ACRES	PPA
02-26-400-022	1/1/2023	110,000	32.52	3383
05-09-200-005	2/1/2024	90,000	20	4500
09-34-300-006	7/1/2022	197,900	38.89	5089
			<b>Avg</b>	<b>4324</b>
			<b>Used</b>	<b>4300</b>

ACERAGE	LAND VALUE	PPA
1	4,300	4,300
1.5	6,450	4,300
2	8,600	4,300
2.5	10,750	4,300
3	12,900	4,300
4	17,200	4,300
5	21,500	4,300
7	30,100	4,300
10	43,000	4,300
15	64,500	4,300
20	86,000	4,300
<b>25</b>	107500	4300
<b>30</b>	129000	4300
40	172000	4,300
50	215000	4,300
100	430000	4,300

## 2002 APARTMENTS/MOBILE HOME

PARCEL NUMBER	SALE DATE	SALE PRICE	ACRES	UNITS		PPA
11-04-300-024	6/16/2022	2,040,000	17.47	136		116772
16-08-100-014	12/10/2021	2,175,000	21.71			100184
07-29-200-030 & 031	2/23/2022	1,500,000	23.61			63532
07-28-100-021	8/22/2022	2,430,000	15.54			156371
08-22-300-055	7/12/2024	220,000	1.94			113402
08-26-100-020	9/16/2022	1,776,000	27.14			65438
08-22-400-028	8/16/2022	700,000	9.53			73452
					<b>AVG</b>	<b>98,450</b>
					<b>USED</b>	<b>95,000</b>

2003 COMMERCIAL LAND

PARCEL NUMBER	SALE DATE	SALE PRICE	F.F.	SQ. FT.	Loc Adj	\$ F.F.	\$ SQ. FT.	AREA
<b>MAIN CORRIDOR</b>								
11-04-300-017	4/1/2021	1,200,000	714	1577310			0.76	MAIN CORRIDOR
11-09-100-004	12/1/2021	325,000	98	21780		3316	14.92	MAIN CORRIDOR
11-09-200-028	6/1/2023	600,000	226	55321		2655	10.85	MAIN CORRIDOR
11-08-04-300-006	7/1/2022	1,000,000		88862	10		10.13	MAIN CORRIDOR
						<b>AVG</b>	<b>2,986</b>	<b>9.16</b>
						<b>USED</b>	<b>3,000</b>	<b>10.00</b>

MAIN CORR LARGE	SALE DATE	SALE PRICE	F.F.	SQ. FT.	SIZ ADJ	\$SQ. FT.	AREA	
11-04-300-017	4/1/2021	1,200,000		157,687	20		6.09	MAIN CORR LARGE
11-09-100-004	12/1/2021	325,000		21780	50		7.46	MAIN CORR LARGE
11-09-200-028	6/1/2023	600,000		55321	50		5.42	MAIN CORR LARGE
08-04-300-006	7/1/2022	1,000,000		88862	60		4.50	MAIN CORR LARGE
						<b>AVG</b>	<b>5.87</b>	
						<b>USED</b>	<b>6.00</b>	

SIDE ROAD	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
11-10-400-028	8/1/2022	200,000	232	64905		862 3.08	SIDE ROAD
12-33-302-050	6/1/2023	210,000	194	50094		1082 4.19	SIDE ROAD
16-29-300-038	4/1/2021	240,000	209	46740		1148 5.13	SIDE ROAD
17-01-102-102	12/1/2023	135,000	117	34412		1154 3.92	SIDE ROAD
11-13-100-046	3/1/2023	211,500	206	62073		1027 3.41	SIDE ROAD
11-13-200-012	9/1/2022	156,000	162	44998		963 3.47	SIDE ROAD
						<b>AVG</b>	<b>1039 3.87</b>
						<b>USED</b>	<b>1000 4.00</b>

SECONDARY	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
11-09-02-100-016	10/1/2022	210,527	297	79715		709 2.64	SECONDARY
11-06-21-300-028	6/1/2023	319,000	427	80586		747 3.96	SECONDARY
07-27-200-037	5/1/2023	130,000	195	46174		667 2.82	SECONDARY
16-03-100-041	9/1/2022	275,000	416	100188		661 2.74	SECONDARY
05-10-401-032	1/1/2023	19,500	23	10019		848 1.95	SECONDARY
11-06-100-004	2/1/2023	30,000	275	25850		109 1.16	
						<b>AVG</b>	<b>623 2.54</b>
						<b>USED</b>	<b>700 3.00</b>

E/W OF MAIN CORRIDOR	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
13-200-012	2/19/2021	156,000	120	44866		1300 3.48	E/W OF MAIN CORRIDOR
13-100-046	23-Mar	211,500	145	61855		1459 3.42	E/W OF MAIN CORRIDOR
13-200-012	Oct-24	150,000	118	44866		1271 3.34	E/W OF MAIN CORRIDOR
						<b>Avg</b>	<b>1343 3.41</b>
						<b>Used</b>	<b>1400 3.50</b>

GO/VICTORY/PLESS	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
06-28-401-024	Aug-22	150,000		81893		1.83	GO/VIC/FENDT/PLESS
06-28-100-054	Oct-22	149,200		162,479		0.92	GO/VIC/FENDT/PLESS
12-35-401-006	May-22	275,000		278,384		0.99	GO/VIC/FENDT/PLESS
12-35-401-008	Aug-21	190,000		100188		1.90	GO/VIC/FENDT/PLESS
18-31-401-008	Feb-23	85,600		47408		1.81	GO/VIC/FENDT/PLESS
18-31-401-007	Apr-24	70,000		47407		1.48	GO/VIC/FENDT/PLESS
						<b>Avg</b>	<b>1.49</b>
						<b>Used</b>	<b>1.50</b>

BRIGHTON PINES	SALE DATE	SALE PRICE	F.F.	SQ. FT.	LOC ADJ	\$SQ. FT.	AREA	
06-29-200-032	1/1/2022	800,000		612018	20.0		1.57	BRIGHTON PINES
17-27-200-037	05/01/23	130,000	195	46174		667	2.82	BRIGHTON PINES
						<b>Avg</b>	<b>2.19</b>	
						<b>Used</b>	<b>2.20</b>	

SUMMARY

<b>2003 COMMERCIAL</b>	<b>FF</b>	<b>PSF</b>
Main Corridor	\$3,000 FF	\$10.00
Main Corridor Large	N/A	\$6.00
E/W OF MAIN CORRIDOR	\$1400 FF	\$3.50
SIDE STREET	\$1,000	\$4.00
SECONDARY	\$700	\$3.00
Go/Vic/Fendt/Pless		\$1.50
Brighton Pines		\$2.20

**3001 INDUSTRIAL LAND**

**BRIGHTON PINES**

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND SF	LOC ADJ	PPSF
06-29-200-032	1/1/2022	800,000	612018	20	1.57
17-27-200-037	05/01/23	130,000	46174		2.82
				<b>AVG</b>	<b>2.19</b>
				<b>USED</b>	<b>2.25</b>

**GRAND RIVER INDUSTRIAL**

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND SF	PPSF
06-21-300-028	6/1/2023	319,000	80586	3.96
07-27-200-037	5/1/2023	130,000	46174	2.82
05-10-401-032	1/1/2023	19,500	10019	1.95
			<b>AVG</b>	<b>2.91</b>
			<b>USED</b>	<b>3.00</b>

**IND PARK SALES**

Parcel Number	Sale Date	Sale Price	Land Sq Ft	PPSF
16-03-201-008	Jan-25	60,000	69698	0.86
16-29-400-011	Jun-24	699,000	332798	2.10
18-31-401-008	Feb-23	85,600	47408	1.81
18-31-401-007	Apr-24	70,000	47407	1.48
			<b>AVG</b>	<b>1.56</b>
			<b>USED</b>	<b>1.60</b>

**UTILITY VACANT LAND SALES**

PARCEL #	SALE DATE	SALE PRICE	TOTAL ACRES	PRICE PER ACRE
02-18-400-011	Feb-24	\$ 149,592	10	\$ 14,959
02-20-300-004	Jun-24	\$ 658,562	118	\$ 5,581
02-35-400-034	Feb-24	\$ 219,973	47.34	\$ 4,647
05-18-200-003	Aug-23	\$ 312,139	41	\$ 7,613
05-24-100-001	Mar-25	\$ 530,000	102	\$ 5,196
06-05-400-010	Jul-23	\$ 313,111	64.48	\$ 4,856
06-06-300-019	Oct-23	\$ 268,580	45.55	\$ 5,896
05-09-200-005	Feb-24	\$ 90,000	20	\$ 4,500
09-31-300-001 & 002				
09-31-400-002	Aug-24	\$ 875,211	149.28	\$ 5,863
09-20-300-017	Nov-24	\$ 361,110	66.02	\$ 5,470
07-03-300-010/03-100-007	Feb-24	\$ 584,748	62.73	\$ 9,322
07-03-100-007/03-200-001	Aug-23	\$ 1,263,590	165.1	\$ 7,653
<b>TOTALS</b>		<b>\$ 5,626,616</b>	<b>891.5</b>	<b>\$ 81,556</b>
			<b>AVG</b>	<b>\$ 6,796.35</b>
			<b>MID POINT OF AVG</b>	<b>\$ 5,722</b>
			<b>STD Utility land</b>	<b>\$6,800</b>
			<b>Long &amp; narrow utility</b>	<b>\$5,700</b>
			<b>min site value</b>	<b>\$ 20,000</b>