

Parcel Number	SALE DATE	SALE PRICE	LAND VALUE	MISCEL VALUE	RESIDUAL	STC COST	ECF
11-13-400-013	Sep-20	349,000	60,000	229	288,771	362,381	0.80
11-16-100-016	Oct-19	304,000	73,680	1948	228,372	223,938	1.02
11-29-200-012	Feb-20	250,000	60,000	532	189,468	221,635	0.85
							0.89

AG

2021 ECF

0.98

2022 ECF

0.90

PARCEL NUMBER	SALE DATE	SALE PRICE	ACERAGE	ANALYSIS ACERAGE	PPA
(V) 11-01-200-070	Dec-17	81,500	4		
11-01-400-027	Apr-18	41,200	1.1	0.67	50,000
11-02-100-007	Oct-18	46,000	2	0.86	29,000
11-04-200-012	Apr-18	44,000	1.88	1	52,500
(V) 11-08-300-039	Jun-18	65,000	5	1	49,000
(V) 11-08-300-042	Jun-17	80,000	5	1	65,000
(V) 11-09-400-004	May-17	52,500	1	1	68,000
11-11-100-012	Dec-18	59,000	2	1.1	41,200
(V) 11-11-400-034	Dec-18	84,800	5	1.2	22,000
11-12-200-007	Mar-18	50,000	0.67	1.58	42,980
(V)11-13-300-038	Nov-18	49,000	1	1.88	44,000
(V) 11-15-100-029	Dec-18	67,500	5.14	2	46,000
(V) 11-20-200-034	Jun-17	60,000	2.68	2	59,000
11-24-200-033	Aug-17	29,000	0.86	2.68	60,000
(v)11-25-300-058	Apr-18	70,000	2.95	2.95	70,000
11-26-400-007	Feb-18	42,980	1.58	4	81,500
11-29-100-020	Aug-17	22,000	1.2	5	65,000
(V) 11-30-400-005	Jul-18	80,000	5	5	80,000
(V) 11-31-200-016	Aug-17	115,000	5	5	84,800
(v)11-32-200-010	Nov-17	39,000	2.54	5	80,000
(V) 11-35-100-011	Apr-17	65,000	1	5	115,000
(V) 11-35-100-012	Jan-19	68,000	1	5.03	239,000
(v)11-35-400-025	Aug-17	239,000	5.03	5.14	67,500
(V) 11-17-200-008	Jan-17	2,425,000	140.79	5.52	85,400
(v)11-32-400-037	Apr-17	85,400	5.52		

**** No change to Latson Rd interchange land values**

07-08-300-021	Apr-18	194500	47.82		
07-10-200-005	Dec-18	305000	45.29		
07-03-400-002	Oct-18	99000	13		
08-14-200-037	May-16	359450	71.89		
				SUMMARY	land value
				1	57000
				1.5	60000
				2	63000
11-30-200-013	Oct-13	75000	5.49	2.5	66000
11-32-400-037	Apr-17	85400	5.52	3	69000
11-12-200-033	Jun-14	94000	6.13	3.5	72000
11-17-300-017	Nov-14	100000	6.64	4	75000
11-29-100-004	Apr-14	60000	10.34	4.5	78000
11-21-100-009	Aug-17	120000	10.17	5	81000
11-24-100-014	May-15	450000	96.46	7	98000
				10	120000
				15	150000
11-12-100-007	Sep-17	100000	11.068	20	180000
11-34-400-008	Sep-18	525000	22.04	25	217500
11-04-100-026	Sep-19	275000	24.9	30	240000
11-19-300-010	Oct-19	153000	11.21	40	280000
11-19-300-008	Sep-19	166500	10.01	50	310000
(v)11-13-400-030	May-19	75,000	1	100	620000
(v)11-06-400-017	May-19	68000	3.57		
(v)11-25-300-059	Jul-19	65000	5.32		
(v)11-03-200-001	Aug-19	175000	63.19		

PPA

57000

40000

31500

26400

23000

20571

18750

17333

16200

14000

12000

10000

9000

8700

8000

7000

6200

6200

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT
15-20-202-024	Sep-20	450000	63640	13100	373,260	283287	1.32	2192	205.29
11-28-301-012	Jan-21	450000	116160	17021	316,819	226583	1.40	4362	103.16
					-		1.36		154.23

ECF area: conv with /without Gas

2021 ECF	1.40
2022 ECF	1.40

PARCEL NUMBER	SALE DATE	SALE PRICE	F.F.	SQ.FT.	ACRES	\$ F.F.	\$ SQ. FT	P.P.A.	
04-300-017	Apr-21	1,200,000		157731	3.62		7.61	331,492	GRAND RIVER FRONT/DIRECT INTERCHANGE
05-400-025	Dec-13	370,000	171	48700		2164	7.60		GRAND RIVER FRONT/MAIN CORRIDOR
05-400-064	13-Dec	500,000	164	45912	1.054	3049	10.89	474,383	GRAND RIVER FRONT/MAIN CORRIDOR
05-400-066	16-Apr	750,000	215	57753	1.23	3488	12.99	609,756	GRAND RIVER FRONT/MAIN CORRIDOR
06-200-066	Sep-16	20,000	93			215			GRAND RIVER FRONT/LAND LOCKED
06-200-068	Mar-12	482,500	141	72745	1.67	3422	6.63	288,922	GRAND RIVER FRONT/GR 1600
08-200-014	Nov-14	1,005,000	310	77536	1.78	3242	12.96	564,607	GRAND RIVER FRONT/DIRECT INTERCHANGE
08-200-016	May-16	350,000	509	95396	2.19	688	3.67	159,817	GRAND RIVER FRONT/DIRECT INTERCHANGE
resale	Sep-17	2,440,000	509	95396	2.19	4794	25.58	1,114,155	GRAND RIVER FRONT/DIRECT INTERCHANGE
08-200-018	Oct-16	800,000		100624	2.31		7.95	346,320	GRAND RIVER FRONT/DIRECT INTERCHANGE
08-200-020	Oct-16	737,500		111514	2.56		6.61	288,086	GRAND RIVER FRONT/DIRECT INTERCHANGE
09-100-036	Mar-15	5,075,000		634669	14.57		8.00	348,318	GRAND RIVER FRONT/DIRECT INTERCHANGE
09-104-002	Apr-18	450,000		43988	1		10.23	450,000	GRAND RIVER FRONT/DIRECT INTERCHANGE
09-200-039, 040, 041	Nov-21	1,200,000		180207	4.13		6.66	290,557	GRAND RIVER FRONT
13-200-012	19-Feb	33600	120	44866	1.03	280	0.75	32,621	GRAND RIVER FRONT

2003 Grand River Frontage:

Main Corridor	3,000
Direct interchange	\$ 10.00
Burger King -Dave's Hot Ct	\$1,600 FF
Exit 141-Kellogg Rd	1000 FF
Kellogg-Hacker	\$1,200 FF
Lawson-141	\$1,600 FF

2002 Apartments 10,000 per unit

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT
11-09-100-032	Mar-19	2725000	634417	36600	2,053,983	1,590,379	1.29	18,320	148.74
11-13-100-038	Mar-20	925000	442390	36675	445,935	379,891	1.17	6255	147.88
11-06-201-066	Aug-20	235000	108762	6405	119,833	209,443	0.57	6020	39.04
11-05-300-018	Dec-20	1500000	415643	16074	1,068,283	791,413	1.35	10028	149.58
11-06-200-056	Aug-20	340000	265631	12894	61,475	165,433	0.37	2718	125.09
					3,749,509	3,136,559	0.95		69.32

ECF area: 2014 (Main)

2021 1.0500
2022 1.0000

Rounded to 1.000

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ F'	PP SQ. FT
11-06-200-077	Jan-20	405000	246485	2812	155703	232018	0.67	2088	193.97
11-10-300-004	Nov-19	235600	147479	3816	84305	97772	0.86	1226	192.17
12-33-300-020	Apr-19	922000	172062	23172	726766	784667	0.93	7680	120.05 1 story
12-19-100-064	Aug-19	1500000	261426	21519	1217055	1399777	0.87	1760	852.27 medical PT
12-32-300-056	Apr-20	965000	308749	47015	609236	796975	0.76	6165	156.53 2 story/medical
12-19-100-056	Jul-19	464550	106209	21037	337304	292187	1.15	2379	195.27 dental
08-22-301-079	Oct-19	655000	177413	36695	440892	629526	0.70	5558	117.85 dental

0.85

ECF area 2012 (office) & 2017 (Banks)

2021 ECF 0.80
2022 ECF 0.85

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT
11-05-400-027	Dec-20	1,000,000	496387	73152	430,461	439,375	0.98	3,803	262.95
11-05-400-029	Dec-20	800,000	399891	49534	350,575	229,455	1.53	1,750	457.14
					-				
					781,036		1.25		156.70

ECF area: RESTURANTS

2021 ECF 1.0500
2022 ECF 0.9000

Not enough sales and this study was during the shutdown from Resturants.

Wendy's

PARCEL #	SALE DATE	SALE PRICE	LAND VALUE	MISC DED	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ. FT
11-13-100-038&039	Mar-20	925000	625200	36675	263,125	379891	0.69	6225	148.59
08-21-400-027	Apr-18	500000	222648	28820	248,532	336388	0.74	5,016	99.68
12-33-302-043	Aug-20	1000000	201668	30960	767,372	423105	1.81	4,440	225.23
					1,015,904	759,493	1.08		

ECF area: 2015 (service)

2021	1.05
2022	1.05

car wash

car wash mini lube

PARCEL NUMBER	ADDRESS	Sale Date	Sale Price	Acres	Land Sq Ft.	Bldg Sq. Ft.	Land to bldg ratio	Bldg Pric Per Sq Ft	Land Value	Allocation Method PPSF
11-05-301-002	887 Grand Oaks	Jan-20	\$ 575,000	1.833	79,860	9,200	8.68	\$ 62.50	97750	\$ 1.22 G.O. Ind
11-05-303-014	1200 Victory Lane	May-20	1,150,000	5.248	228,603	16,350	13.98	\$ 70.34	402,500	\$ 1.76 G.O. Ind
11-08-100-010	1480 Grand Oaks dr	Jul-16	1,250,000	5	217,800	52,070	4.18	\$ 24.01	212,500	\$ 0.98 G.O. Ind
11-08-201-008	1201 Fendt Dr.	Oct-17	950,000	2	87,131	16,600	5.25	\$ 57.23	161,500	\$ 1.85 G.O. Ind
11-13-102-010 & 012	2244 Euler	Aug-16	934,853	4.03	175,547	28,885	6.08	\$ 32.36	158,925	\$ 0.91 Pless/Parkway
11-15-200-005	5951 Sterling Dr	Aug-18	410,000	5	217,800	9,600	22.6875	\$ 42.71	143,500	\$ 0.66 Sterling
11-15-200-028,029 & 030	5665 Sterling Dr.	Sep-17	2,200,000	18.4	801,504	34,280	23.38	\$ 64.18	770,000	\$ 0.96 Sterling

VACANT LAND SALES

Parcel Number	Sale Date	Sale Price	Acres	Land Sq Ft	Price Per Sq Ft
11-05-303-026	Jan-20	245,000	10.42	453,895	0.54 3005 Victory & Fendt
11-08-201-007	Apr-20	240,000	2	87,120	2.75 3006 Grand Oaks Ind
11-08-101-006	Aug-20	77,000	1.52	66,211	1.16 3006 Grand Oaks Ind
11-09-200-034,035& 036	Oct-20	390,000	6.11	266,152	1.47 3007 Pless & Parkway
11-15-200-029 & 030	Nov-20	400,000	12.71	554,954	0.72 3002 Sterling
11-09-100-020	Jan-21	350,000	2.00	87,120	4.02 3007 Pless & Parkway
11-05-300-054	Feb-18	625,000	10.03	436,906	1.43 3006 Grand Oaks Ind

	Sale Date	Sale Price	Acerage	Land Value	Bldg S.F.	Pric PPSF					
11-05-301-002	887 Grand Oaks	Jan-20	\$ 575,000	1.85	79,860	9,200	8.68	\$ 62.50	97750	\$ 1.22	3006 Grand Oaks Ind
11-05-303-014	1200 Victory Lane	May-20	1,150,000	5.248	228,603	16,350	13.98	\$ 70.34	402,500	\$ 1.76	3005 Victory & Fendt
11-08-100-010	1480 Grand Oaks dr	Jul-16	1,250,000	5	217,800	52,070	4.18	\$ 24.01	212,500	\$ 0.98	3006 Grand Oaks Ind
11-08-201-008	1201 Fendt Dr.	Oct-17	950,000	2	87,131	16,600	5.25	\$ 57.23	161,500	\$ 1.85	3006 Grand Oaks Ind

	FROM	TO
3001 Brighton Pines	\$ 1.50	\$ 1.50
3002 Sterling Dr.	\$ 0.95	\$ 0.95
3004 Grand River Ind	\$ 1.25	\$ 1.25
3007 Pless & Parkway	\$ 1.25	\$ 1.25
3006 Grand Oaks Ind	\$ 1.30	\$ 1.30
3005 Victory & Fendt	\$ 0.70	\$ 0.70

3003 Utility Land
 minimum land value 20,000
 For long & Narrow utility from \$3,500 TO 5,000 PPA

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT
11-15-200-028	Sep-20	1,400,000	234,222	39,877	1,125,901	1,655,633	0.68	35,560	39
16-08-100-023	Jan-20	2,750,000	610,450	81,818	2,057,732	2,140,016	0.96	65,352	42
06-28-100-060	Mar-20	1,275,000	174,414	46,500	1,054,086	1,127,920	0.93	25,300	50
		5,425,000			4,237,719	4,923,569	0.86	126,212	43
									33

IND BLDGS over 25,000 SF

IND BLDGS over 25,000 sf

2021 ECF	0.75
2022 ECF	0.75

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND VALUE	MISC DEDEC	RESIDUAL	STC COST	ECF	BLDG SQ FT	PP SQ FT
11-05-301-002	Jan-20	575,000	104,762	55,483	414,755	381,252	1.09	9,200	\$ 62.50
11-05-303-008	Mar-21	795,000	100,128	15,937	678,935	637,406	1.07	10,400	\$ 76.44
11-05-303-014	May-19	1,150,000	160,014	34,867	955,119	840,657	1.14	16,350	\$ 70.34
		2,520,000					1.10	35,950	\$ 23.37

IND BLDGS UNDER 25,000 SF

IND BLDGS UNDER 25,000 sf

2021 ECF 1.15
2022 ECF 1.06