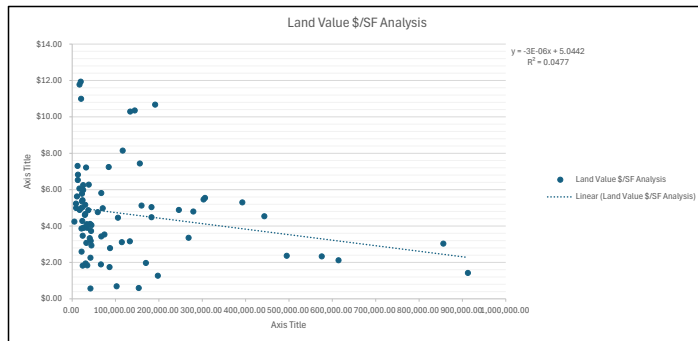
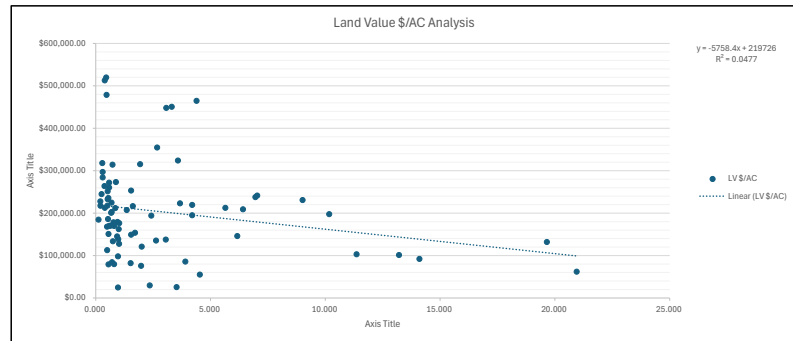


2025 Commercial & Industrial Land Analysis - Vacant Land Sales																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	LV Sale	Land(SF)	LV \$/SF	LV \$/AC	Class
76-24-36-176-002	RUTLAND	08/10/23	\$26,000	WD	03-ARM'S LENGTH	\$7,940	30.54	\$15,266	\$26,000	\$15,266	0.0	0.0	0.350	#DIV/0!	\$74,286	\$1.71	436A	\$26,000	15,246.00	\$1.71	\$74,285.71	202
76-24-36-377-027	W 8 MILE	02/27/24	\$1,975,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$347,440	17.59	\$694,869	\$1,975,000	\$694,869	1,028.7	2116.1	9.652	#DIV/0!	\$204,621	\$4.70	202-1	\$1,975,000	420,441.12	\$4.70	\$204,620.80	202
76-24-15-353-026	W 11 MILE	07/22/22	\$90,000	WD	25-PARTIAL CONSTRUCTION	\$50,460	56.07	\$104,878	\$90,000	\$99,186	0.0	0.0	0.759	#DIV/0!	\$118,577	\$2.72	201O3	\$90,000	33,062.04	\$2.72	\$118,577.08	202
Totals:			\$2,091,000			\$405,840		\$815,013	\$2,091,000	\$809,321	1,028.7		10.76					\$697,000	\$156,250	\$3.04		
						Sale Ratio =>	19.41	Average						\$90,000	\$33,062	\$2.72						
						Std. Dev. =>	19.58	per FF=>						\$1,107,243	\$228,970	\$1.52						
								Average						\$26,000	\$15,246	\$1.71						
								per SqFT=>						\$1,975,000	\$420,441	\$4.70						
								Low						\$1.71	\$3.04	\$4.70						
								Mid														
								High														

2025 Commercial & Industrial Land Outliers																							
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	LV Sale 20%	Land(SF)	LV \$/SF	LV \$/AC	Class	Reason
76-24-22-351-078	25140 LAHSER	09/19/23	\$46,750	QC	21-NOT USED/OTHER	\$38,340	82.01	\$76,672	(\$735)	\$29,187	0.0	0.0	0.00	#DIV/0!	#DIV/0!	#DIV/0!	201O3	\$9,350	0.00	#DIV/0!	#DIV/0!	207	
76-24-12-480-026	29095 GREENFIELD	11/07/23	\$420,000	WD	29-SELLERS INTEREST IN A LC	\$147,250	35.06	\$295,523	\$227,377	\$102,900	84.0	235.0	0.47	\$2,707	\$481,731	\$11.06	201S2	\$84,000	20,560.32	\$4.09	177966.1017	201	
76-24-36-353-027	17330 NORTHLAND PARK	10/07/22	\$200,000	MLC	04-BUYERS INTEREST IN A LC	\$125,980	62.99	\$1,477,702	(\$1,196,382)	\$81,320	0.0	0.0	0.93	#DIV/0!	(\$1,232,298)	(\$29,441)	201H1	\$40,000	40,641.46	\$0.98	42872.45445	201	
76-24-18-351-011	W 11 MILE	02/28/23	\$1,385,044	SD	10-FORECLOSURE	\$312,410	22.56	\$1,031,065	\$1,385,044	\$1,031,065	938.1	2367.4	47.34	\$1,476	\$29,257	\$0.67	202-1	\$277,009	2,062,130.40	\$0.13	5851.47444	202	
76-24-26-101-006	19471 W 10 MILE	06/06/23	\$465,247	SD	10-FORECLOSURE	\$178,760	38.42	\$357,514	\$187,339	\$79,606	99.3	188.6	0.43	\$1,887	\$435,672	\$10.00	201B2	\$93,049	18,730.80	\$4.97	216393.9535	201	
76-24-26-278-024	24423 SOUTHFIELD	09/19/23	\$606,059	SD	10-FORECLOSURE	\$146,110	24.11	\$346,530	\$341,897	\$82,368	0.0	0.0	0.66	#DIV/0!	\$520,391	\$11.95	201O3	\$121,212	28,618.92	\$4.24	184492.8463	201	
76-24-36-355-003	17390 W 8 MILE	04/04/23	\$500,000	SD	10-FORECLOSURE	\$176,650	35.33	\$616,767	(\$49,063)	\$67,704	0.0	0.0	0.78	#DIV/0!	(\$63,144)	(\$1,45)	201O3	\$100,000	33,846.12	\$2.95	128700.1287	201	
76-24-13-130-032	17125 W 12 MILE	05/13/23	\$135,000	WD	16-LC PAYOFF	\$83,680	61.99	\$167,366	\$27,694	\$60,060	66.0	140.0	0.21	\$420	\$130,632	\$3.00	201B2	\$27,000	9,234.72	\$2.92	127358.4906	201	
76-24-18-351-011	W 11 MILE	08/24/23	\$1,574,919	OTH	27-REDEMPTION	\$312,410	19.84	\$1,031,065	\$1,574,919	\$1,031,065	938.1	2367.4	47.34	\$1,679	\$33,268	\$0.76	202-1	\$314,984	2,062,130.40	\$0.15	6653.65019	202	
76-24-28-351-001	23390 TELEGRAPH	03/12/24	\$1,000,000	WD	29-SELLERS INTEREST IN A LC	\$280,190	28.02	\$561,239	\$515,261	\$76,500	85.9	197.8	0.39	\$5,998	\$1,321,182	\$30.33	201R3	\$200,000	16,988.40	\$11.77	512820.5128	201	
76-24-28-351-038	23380 TELEGRAPH	03/12/24	\$650,000	WD	29-SELLERS INTEREST IN A LC	\$190,050	29.24	\$380,091	\$425,909	\$156,000	120.0	200.0	0.55	\$3,549	\$72,975	\$17.75	201R5	\$130,000	24,001.56	\$5.42	235934.6642	201	
76-24-32-401-033	21342 BRIDGE	04/20/23	\$850,000	MLC	29-SELLERS INTEREST IN A LC	\$369,430	43.46	\$738,863	\$183,412	\$72,275	140.0	295.0	0.95	\$1,310	\$193,473	\$4.44	201W3	\$170,000	41,294.88	\$4.12	179324.8945	201	
76-24-17-126-050	25333 W 12 MILE	09/19/22	\$5,000,000	CD	21-NOT USED/OTHER	\$3,501,110	70.02	\$7,084,348	\$1,565,632	\$3,649,980	629.8	1714.8	20.95	\$2,486	\$74,739	\$1.72	201S2	\$1,000,000	912,494.88	\$1.10	47737.25415	201	SALE TO EXEMPT PROPERTY
76-24-21-100-137	26300 BERG	08/04/22	\$66,350,000	WD	03-ARM'S LENGTH	\$12,880,520	19.41	\$26,962,967	\$42,244,133	\$2,857,100	0.0	0.0	18.74	#DIV/0!	\$2,254,223	\$51.75	201M2	\$6,635,000	816,314.40	\$8.13	354055.4963	201	
76-24-18-400-033	26598 E CARNEGIE PARK	06/28/23	\$20,605,000	CD	19-MULTI PARCEL ARM'S LENGTH	\$8,160,470	29.90	\$11,787,967	\$9,710,449	\$893,416	0.0	0.0	5.86	#DIV/0!	\$1,657,073	\$38.04	201M2	\$2,060,500	255,261.60	\$8.07	351621.1604	201	

76-24-33-476-036	22106 W 8 MILE	11/02/23	\$1,750,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$328,490	18.77	\$699,138	\$681,963	\$113,878	212.0	663.7	1.615	\$3,217	\$422,268	\$9.69	301-2	\$350,000	70,349.40	\$4.98		301	
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Acreeage Tables

- 0.250
- 0.500
- 0.750
- 1.000
- 1.500
- 2.000
- 2.500
- 3.000
- 4.000
- 5.000
- 7.000
- 10.000
- 15.000
- 20.000
- 25.000
- 30.000
- 40.000
- 50.000
- 100.000

Square Footage Tables

- 2,500
- 5,000
- 7,500
- 10,000
- 12,500
- 15,000
- 20,000
- 25,000
- 30,000
- 40,000
- 50,000
- 60,000
- 87,120
- 130,680
- 174,240
- 217,800
- 435,600
- 653,400
- 871,200
- 1,089,000