

PRIME										
Parcel #	Sale Date	Sale Price	Demo Cost	Adj. Sale Price	Acres	Price/Acre	Frontage	Price/FF		
05-15-551-003	5/1/2018	\$ 145,000	\$ 8,500	\$ 153,500	1.25	\$ 122,800	110	\$ 1,395		
05-15-501-079	12/13/2018	\$ 180,000	\$ -	\$ 180,000	0.764	\$ 235,602	132	\$ 1,364		
05-15-100-012	9/15/2021	\$ 1,140,410	\$ -	\$ 1,140,410	9.368	\$ 121,735	652	\$ 1,749		
05-15-501-079	8/6/2021	\$ 265,000	\$ -	\$ 265,000	0.764	\$ 346,859	132	\$ 2,008		
05-18-200-010	5/9/2016	\$ 1,450,000	\$ -	\$ 1,450,000	19.79	\$ 73,269	900	\$ 1,611		
05-15-551-022	8/26/2021	\$ 395,000	\$ -	\$ 395,000	18.72	\$ 21,100	233	\$ 1,697	*frontage adjusted due to no main rd. frntg; located in medical park; 25% adj	
					average	\$ 180,053		\$ 1,637		

COMM SECONDARY & INDUSTRIAL										
Parcel #	Sale Date	Sale Price	Demo Cost	Adj. Sale Price	Acres	Price/Acre	Frontage	Price/FF		
05-09-100-022	5/22/2019	\$ 278,735	\$ -	\$ 278,735	50.65	\$ 5,503	235	\$ 1,186		
05-09-100-018	5/22/2019	\$ 150,000	\$ -	\$ 150,000	32.01	\$ 4,686	220	\$ 682		
05-05-400-019	4/28/2022	\$ 111,150	\$ -	\$ 111,150	0.82	\$ 135,880	136	\$ 817	driveway/parking lot - part of multi-parcel sale	
					average	\$ 48,690		\$ 895		

MEIJER/MENARD'S AREA										
Parcel #	Sale Date	Sale Price	Demo Cost	Adj. Sale Price	Acres	Price/Acre	Frontage	Price/FF		
05-17-100-012	12/18/2018	\$ 410,000	\$ -	\$ 410,000	1.926	\$ 212,876	203	\$ 2,020		
05-18-626-001	8/27/2019	\$ 575,000	\$ -	\$ 287,500	0.76	\$ 379,789	117	\$ 2,457	50% adjustment for small size/overpay	
05-18-200-020	9/16/2020	\$ 627,264	\$ -	\$ 627,264	1.60	\$ 392,040	358	\$ 1,752		
05-18-626-003	7/12/2021	\$ 735,000	\$ -	\$ 514,500	1.47	\$ 500,681	227	\$ 2,267	30% adjustment for outlier/overpay	
05-17-100-017	10/3/2023	\$ 775,000	\$ -	\$ 775,000	2.58	\$ 300,737	296	\$ 1,016		
					average	\$ 296,333		\$ 2,124		

OUTLIERS										
Parcel #	Sale Date	Sale Price	Demo Cost	Adj. Sale Price	Acres	Price/Acre	Frontage	Price/FF		
05-27-300-018	11/12/2021	\$ 60,000	\$ -	\$ 60,000	1.50	\$ 40,080	235	\$ 255	power lines/res area/limited use	
05-17-100-015	7/13/2023	\$ 306,000	\$ -	\$ 306,000	2.05	\$ 149,560	339	\$ 441	no true frontage ; meijer back lot	

Commercial Land	
Prime Land	\$ 1,650
Secondary Land	\$ 900
Meijer Premium Area	\$ 2,000
Consumers Energy/Power Lines (80% of AG rate)	\$ 4,140
Average Increase This Yr (Apply to Acreage)	1.00%

Acreage	Prime value/acre	Secondary value/acre
1	82,416	53,570
1.5	117,443	76,338
2	144,228	93,748
2.5	174,722	113,569
3	196,974	128,034
4	218,402	141,962
5	226,644	147,137
7	234,886	152,676
10	257,550	167,408
15	292,577	190,175
20	321,422	208,925
25	350,268	227,674
30	420,322	273,209
40	560,429	364,279
50	700,536	455,348
100	1,401,072	910,697