

COM - COMMERCIAL & IND - INDUSTRIAL LAND VALUE

<1AC	1AC - 5AC	5AC-10AC	10+AC
\$2.46	\$2.09	\$1.42	\$0.74

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liberr/Page	Other Parcels in Sale	Land Table	Class
07-008-002-00	2198 68TH ST	1/8/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$68,800	57.33	\$137,648	\$24,877	\$42,525	0.355	0.355	\$70,076	\$1.61	COMM	4917/899		COMMERCIAL	201
59-017-089-90	319 FERRY ST	4/19/2023	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,000	50.00	\$140,000	\$140,000	\$140,000	0.969	0.969	\$144,479	\$3.32	202	4853/346		DOUGLAS CIT	COM VAC
20-003-039-00	6528 BLUE STAR HWY	12/5/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,700	43.50	\$191,486	\$191,486	\$191,486	2.21	2.21	\$86,645	\$1.99	202	4995/605		SAUGATUCK T	COM VAC
07-005-004-00	2378 68TH ST	6/16/2025	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$224,000	40.73	\$448,004	\$326,225	\$224,229	3.409	3.409	\$95,695	\$2.20	COMM	5043/471		COMMERCIAL	201
20-002-005-01	6396 BLUE STAR HWY	1/16/2025	\$2,600,000	WD	03-ARM'S LENGTH	\$2,600,000	\$541,000	20.81	\$1,082,009	\$1,082,009	\$1,082,009	33.45	33.45	\$32,347	\$0.74	202	5007/907		SAUGATUCK T	COM VAC
Totals:			\$480,000			\$3,630,000	\$999,500		\$1,999,147	\$1,764,597	\$1,680,249	40.393	40.393							

Sale. Ratio =>	27.53	Average	Average
Std. Dev. =>	13.70	per Net Acre=>	\$43,686 per SqFt=>
			\$1.00

VACANT SALES FROM SURROUNDING UNITS INCLUDED IN ANALYSIS