

2023 LAND ANALYSIS - COMMERCIAL MAIN ROADS 4/01/2018 - 3/31/2022 4-YR

1-75 - US-10 - M-13 - M-15 - M-84 AND NEAR WILDER RD CORRIDOR & SW EUCLID

FRONTAGE 300 & 670

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date
100-001-400-145-00	3264 HURON RD	04/05/18	\$25,000	WD	ARMS LENGTH	\$25,000	\$20,000	80.00	\$101,549	\$98,451	\$95,000	200.0	360.0	1.65	1.65	\$92	\$11,162	\$0.26	200.00	COM1	201804005	MONITOR COMME	6/13/2018
100-K10-003-003-00	100 E GROVE ST	11/25/20	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$43,900	49.89	\$123,500	\$88,792	\$123,500	260.0	110.0	0.66	0.66	\$338	\$133,942	\$3.07	260.00	COM1	202016988	MONITOR COMME	10/18/2021
100-M03-000-006-00	TRAXLER CT	12/29/18	\$35,000	WD	33-TO BE DETERMINED	\$35,000	\$46,200	132.00	\$93,564	\$35,000	\$93,564	138.0	278.4	0.88	0.88	\$254	\$39,683	\$0.91	138.00	MM-60	201900274	MONITOR COMME	2/8/2019
100-037-400-120-00	1806 S EUCLID AVE	10/10/18	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,200	32.09	\$196,048	\$118,952	\$90,000	200.0	261.4	1.20	1.20	\$595	\$99,127	\$2.28	200.00	COM1	201814026	MONITOR COMME	12/5/2018
100-M03-000-010-00	3916 TRAXLER CT	03/12/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$212,600	45.23	\$461,861	\$88,143	\$80,004	118.0	0.0	0.00	0.00	\$747	#DIV/0!	#DIV/0!	118.00	MM-60	202003155	MONITOR COMME	6/4/2020
100-K10-007-008-00	105 W GROVE ST	02/22/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,400	59.40	\$114,370	\$79,980	\$16,200	54.0	0.0	0.00	0.00	\$34			54.00	V-KAW	202203099	MONITOR COMME	3/7/2022
100-K10-002-006-00	103 SPRING ST	11/02/18	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,600	41.60	\$108,792	\$69,808	\$48,600	108.0	120.0	0.30	0.30	\$369	\$133,584	\$3.07	108.00	COM1	201815403	MONITOR COMME	1/28/2019
140-022-200-070-18	GARFIELD	11/04/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$11,800	59.00	\$23,591	\$27,000	\$23,591	90.7	175.0	0.40	0.40	\$220	\$49,751	\$1.14	100.00	BUS	202118840	COMMERCIAL	
140-G05-000-003-00	4760 GARFIELD (US10)	10/14/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$138,600	39.83	\$277,183	\$127,999	\$47,182	181.5	330.0	1.21	1.21	\$650	\$97,359	\$2.24	160.00	E-SUB	202117506	COMMERCIAL	
100-K10-006-004-00	103 HURON RD	02/12/17	\$140,000	WD	16-LC PAYOFF	\$140,000	\$35,100	25.07	\$95,233	\$79,642	\$30,875	65.0	0.0	0.00	0.00	\$1,164	#DIV/0!	#DIV/0!	65.00	COM1	201808932	MONITOR COMME	10/31/2018
100-K10-002-006-00	103 SPRING ST	11/02/18	\$100,000	WD	ARMS LENGTH	\$100,000	\$41,600	41.60	\$108,792	\$49,808	\$48,600	108.0	120.0	0.30	0.30	\$369	\$133,584	\$3.07	108.00	COM1	201815403	MONITOR COMME	1/28/2019
100-001-200-195-01	3205 S HURON RD	09/29/20	\$750,000	WD	33-TO BE DETERM/AL	\$750,000	\$249,800	33.31	\$492,129	\$434,771	\$176,900	378.0	940.0	15.25	15.25	\$1,150	\$28,510	\$0.65	378.00	COM1	202014191	MONITOR COMME	11/12/2020
100-001-400-135-01	3364 S HURON RD	02/12/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$57,100	45.68	\$186,193	\$57,557	\$118,750	250.0	306.7	1.76	1.76	\$230	\$32,703	\$0.75	250.00	COM1	202002195	MONITOR COMME	6/6/2020
Totals:			\$875,000			\$2,526,000	\$1,029,900		\$2,382,805	\$1,355,903	\$992,766	2,151.2		18.96	18.96					#DIV/0!			
						Sale. Ratio =>		40.77				Average per FF=>	\$685		Average per Net Acre=	18.96			Average per SqFt=>	#DIV/0!			
WILLIAMS TWP*						Std. Dev. =>		8.75															
2023 USED \$700 FF																							

EUCLID AVENUE

FRONTAGE 340

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date
100-037-400-120-00	1806 S EUCLID AVE	10/10/18	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$72,200	32.09	\$196,048	\$118,952	\$90,000	200.0	261.4	1.20	1.20	\$595	\$99,127	\$2.28	200.00	COM1	201814026	MONITOR COMME	12/5/2018
100-037-200-580-00	708 S EUCLID AVE	06/12/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$116,300	38.77	\$302,592	\$78,768	\$81,360	120.0	183.0	0.50	0.50	\$656	\$156,286	\$3.59	120.00	COM1	202008190	MONITOR COMME	7/1/2020
100-037-200-660-00	912 S EUCLID AVE	05/07/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,100	37.37	\$251,903	\$148,097	\$100,000	200.0	159.5	0.73	0.73	\$740	\$202,318	\$4.64	200.00	COM1	202108748	MONITOR COMME	9/1/2022
100-037-400-160-00	1904 S EUCLID AVE	06/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$181,200	45.30	\$333,996	\$152,504	\$86,500	173.0	0.0	0.00	0.00	\$882			173.00	COM1	202110940	MONITOR COMME	1/5/2023
100-037-200-610-01	824 S EUCLID AVE	07/03/19	\$320,000	MLC	21-NOT USED	\$250,000	\$131,300	52.52	\$347,615	\$41,537	\$139,152	225.0	165.6	0.86	0.86	\$185	\$48,581	\$1.12	225.00	COM1	202016479	MONITOR COMME	12/15/2020
											\$539,858	\$497,012	918.0										
											Average per FF=	\$548.08											
2022 USED \$550 FF																							

ON WILDER ROAD #1

LESS DESIRABLE

FF 1135 (WILDER)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date
100-012-400-130-02	2951 E WILDER RD	01/18/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$159,300	53.10	\$329,966	\$139,980	\$169,946	101.5	183.0	0.43	0.43	\$1,380	\$328,592	\$7.54	101.46	COM1	202101107/202101106	MONITOR COMME	2/16/2021
100-012-300-090-05	E WILDER RD	10/01/18	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$55,300	14.99	\$115,229	\$370,500	\$115,229	417.0	0.0	9.75	9.75	\$888	\$38,000	\$0.87	416.54	COM1		MONITOR COMMERCIAL	
											\$510,480	518.5											
											Average per FF=	\$984.61											
2023 USED \$1100 FF NOTE: 2021 = 1500 FF 2022 = 1200.00 FF																							

ON WILDER ROAD #2

MORE DESIRABLE

WILDER COM(2060) & MAIN ST COMMERCIAL & DEVELOP COM 268

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date
100-013-200-010-15	2910 E WILDER RD	08/17/18	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$286,318	49.79	\$1,376,481	\$286,318	\$512,359	241.1	256.5	1.42	1.42	\$1,187	\$201,632	\$4.63	241.11	COM1	201811440	MONITOR COMME	9/30/2020
100-M03-000-006-00	TRAXLER CT	12/29/18	\$35,000	WD	33-TO BE DETERMINED	\$35,000	\$46,200	132.00	\$93,564	\$35,000	\$93,564	138.0	278.4	0.88	0.88	\$254	\$39,683	\$0.91	138.00	MM-60	201900274	MONITOR COMME	2/8/2019
100-M03-000-010-00	3916 TRAXLER CT	03/12/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$212,600	45.23	\$461,861	\$88,143	\$80,004	118.0	0.0	0.00	0.00	\$747	#DIV/0!	#DIV/0!	118.00	MM-60	202003155	MONITOR COMME	6/4/2020
											Average per FF=	\$1,187.50											
2023 USED \$1200 FF 2022 USED \$1800.00 FF NOTE: 2021 = \$2000 WILDER COM(2060) 2021 = MAIN STREET COM @ \$1900 FF DEVELOP COM 268 @ \$1900 FF																							

RURAL & EXURBAN LAND (Monitor/Midland/2-Mile)

FRONTAGE 82 & IND/COM 275

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date
100-019-200-040-06	SEVEN MILE RD	11/18/19	\$190,000	WD	33-TO BE DETERMINED	\$190,000	\$22,600	11.89	\$51,776	\$190,000	\$51,776	190.0	405.0	2.69	2.69	\$1,000	\$70,632	\$1.62	290.00	ST-70	201916535	MONITOR IND.	12/20/2019
100-022-100-050-00	1699 MIDLAND RD	08/16/18	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,400	41.60	\$183,424	\$29,276	\$62,700	132.0	330.0	1.00	1.00	\$222	\$29,276	\$0.67	132.00	COM	201812356	MONITOR COMME	2/14/2022
100-L05-000-003-01	5964 TWO MILE RD	11/01/16	\$200,000	QC	03-ARM'S LENGTH	\$200,000	\$112,200	56.10	\$241,764	\$3,236	\$45,000	150.0	233.0	0.80	0.00	\$22	\$4,035	\$0.09	150.00	MM-60	3186/962	MONITOR COMME	NOT INSPECTED
100-L05-000-003-02	5964 TWO MILE RD	11/01/16	\$200,000	QC	03-ARM'S LENGTH	\$200,000	\$160,200	80.10	\$376,835	\$21,240	\$198,075	217.0	477.2	4.57	4.57	\$51	\$4,649	\$0.11	417.00	MM-60	3186/962	MONITOR COMME	1/25/2022
100-012-400-050-00	3868 S TWO MILE RD	09/30/20	\$85,500	WD	03-ARM'S LENGTH	\$88,500	\$48,300	54.58	\$187,592	\$87,600	\$186,692	239.4	1225.0	9.74	9.74	\$258	\$8,997	\$0.21	325.86	COM	202013991	MONITOR COMME	2/10/2023
100-019-400-050-01	MIDLAND RD	04/26/21	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$36,900	53.87	\$73,887	\$68,500	\$73,887	50.0	0.0	5.26	5.26				0.00	COM1	202103661/662/658	MONITOR COMME	5/14/2021
100-012-300-090-02	3915 THREE MILE RD	09/12/16	\$1,805,000	WD	03-ARM'S LENGTH	\$1,805,000	\$959,600	53.16	\$2,058,024	\$267,901	\$520,925	211.0	433.0	3.09	3.09	\$861	\$86,671	\$1.99	311.00	COM	3174/868	MONITOR COMME	11/23/2021
140-022-200-070-11	1046 W MIDLAND RD	03/01/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$31,000	28.18	\$62,043	\$84,695	\$36,738	141.3	375.0	1.22	1.22	\$599	\$69,650	\$1.60	141.30	BUS	N/A	WILLIAMS TWP	
140-022-200-070-14	1028 W MIDLAND RD	07/08/21	\$250,000																				