

2023 LAND ANALYSIS: MONITOR INDUSTRIAL 4/01/2018 - 3/31/2022 4-YR STUDY

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	Other Parcels in Sale	Land Table	Inspected Date	Class
100-027-100-010-01	MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,409,200	67.10	\$2,858,760	(\$649,008)	\$109,752	100.0	390.0	6.32	5.52	(\$6,490)	(\$102,772)	(\$2.36)	100.00	ST-70	202003470	100-027-300-010-00, 100-027-300-020-00	MONITOR INDUS	9/30/2020	001
100-001-200-215-00	S HURON RD	11/18/21	\$3,308	QC	33-TO BE DETERMINED	\$3,308	\$30,800	931.08	\$106,887	(\$37,429)	\$66,150	0.0	0.0	4.41	4.41	#DIV/0!	(\$8,487)	(\$0.19)	0.00	AW-40	202119635		MONITOR INDUS	2/10/2023	301
100-027-100-010-03	5215 S MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,196,600	56.98	\$3,099,411	(\$892,127)	\$107,284	0.0	0.0	6.31	6.31	#DIV/0!	(\$141,383)	(\$3.25)	0.00	ST-70	202003470	100-027-300-010-00, 100-027-300-020-00	MONITOR INDUS	2/8/2023	301
100-027-300-010-00	5299 MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,409,200	67.10	\$2,858,760	(\$649,008)	\$109,752	100.0	390.0	6.32	0.80	(\$6,490)	(\$102,772)	(\$2.36)	100.00	ST-70	202003470	100-027-100-010-01, 100-027-300-020-00	MONITOR INDUS	6/3/2020	001
100-T02-000-008-00	1616 TECH DR	04/01/21	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$243,300	60.83	\$497,519	(\$55,832)	\$41,687	223.5	404.4	2.07	2.07	(\$250)	(\$26,920)	(\$0.62)	223.46	ST-70	202105547		MONITOR INDUS	5/17/2021	201
100-V07-000-016-00	ALLIANCE DR	11/01/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$61,912	\$70,000	\$61,912	319.6	419.9	3.08	3.08	\$219	\$22,720	\$0.52	319.57	ST-70	202118914		MONITOR INDUS	11/5/2021	202
100-V07-000-017-00	ALLIANCE DR	11/01/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$61,991	\$70,000	\$61,991	320.1	419.9	3.09	3.09	\$219	\$22,690	\$0.52	320.08	ST-70	202118914		MONITOR INDUS	11/5/2021	202
100-019-200-040-02	4640 S SEVEN MILE RD	10/02/19	\$1,255,000	WD	03-ARM'S LENGTH	\$1,255,000	\$280,100	22.32	\$720,763	\$663,658	\$129,421	279.9	0.0	7.82	7.82	\$2,371	\$84,867	\$1.95	279.90	ST-70	201913559		MONITOR INDUS	2/14/2022	301
100-019-200-040-07	MIDLAND ROAD	11/18/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$58,900	31.00	\$343,936	\$190,000	\$343,936	1,375.0	405.0	9.71	7.01	\$138	\$19,576	\$0.45	1,374.95	ST-70	201916535	100-019-200-040-06	MONITOR INDUS	2/1/2022	302
100-019-200-040-06	SEVEN MILE RD	11/18/19	\$190,000	WD	33-TO BE DETERMINED	\$190,000	\$22,600	11.89	\$343,936	\$190,000	\$343,936	1,375.0	405.0	9.71	2.70	\$138	\$19,576	\$0.45	1,374.95	ST-70	201916535	100-019-200-040-07	MONITOR INDUS	12/20/2019	302
100-V07-000-020-00	1311 STRAITS DR	08/02/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$2,983,200	85.23	\$2,150,342	\$1,577,135	\$227,477	0.0	0.0	12.76	9.38	#DIV/0!	\$123,600	\$2.84	0.00	ST-70	202113358	100-V07-000-020-01	MONITOR INDUS	12/20/2022	301
100-V07-000-020-01	5100 ALLIANCE DR	08/02/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$2,983,200	85.23	\$2,150,342	\$1,577,135	\$227,477	0.0	0.0	12.76	3.38	#DIV/0!	\$123,600	\$2.84	0.00	ST-70	202113358	100-V07-000-020-00	MONITOR INDUS	9/20/2022	302
100-V07-000-023-00	STRAITS DR	01/19/21	\$100,000	CD	03-ARM'S LENGTH	\$100,000	\$28,800	28.80	\$60,159	\$100,000	\$60,159	300.0	434.6	2.99	2.99	\$333	\$33,411	\$0.77	300.00	ST-70	202101501		MONITOR INDUS	5/10/2022	302
100-V07-000-024-00	STRAITS DR	01/19/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,100	26.00	\$46,150	\$85,000	\$46,150	196.0	510.3	2.30	2.30	\$434	\$37,021	\$0.85	196.00	ST-70	202101504		MONITOR INDUS	5/10/2022	302
Totals:			\$15,663,308			\$15,663,308	\$10,727,400		\$15,360,868	\$2,239,524	\$1,937,084	4,588.9		89.63	60.85										
							Sale. Ratio =>	68.49			Average			Average			Average								
							Std. Dev. =>	237.07			per FF=>	\$488		per Net Acre=>	24,986.04		per SqFt=>	\$0.57							

PER ACRE VALUES

2023 USED: PER ACRE 1.0 \$25,000
 Increased Each Additional Acreage at \$5,000 Increments Taken From Previous Studies