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

FRONT FOOT ANALYSIS

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
100-019-200-040-07	MIDLAND ROAD	11/18/19	$190,000	WD	03-ARM'S LENGTH	$190,000	$58,900	31.00	$343,936	$198,958	$343,936	1,375.0	405.0	9.71	7.01	$145	$20,498	$0.47	1,374.95	ST-70	201916535	100-019-200-040-06	MONITOR INDUSTR	2/1/2022	302
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	($52,008)	$107,284	0.0	0.0	6.31	6.31	#DIV/0!	($8,242)	($0.19)	0.00	ST-70	202003470	100-027-300-010-00, 100-027-300-020-00	MONITOR INDUSTR	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 INDUSTR	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	($10,832)	$41,687	223.5	404.4	2.07	2.07	($48)	($5,223)	($0.12)	223.46	ST-70	202105547		MONITOR INDUSTR	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	$89,625	$61,912	319.6	419.9	3.08	3.08	$280	$29,090	$0.67	319.57	ST-70	202118914		MONITOR INDUSTR	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 INDUSTR	2/14/2022	301
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	$198,950	$343,936	1,375.0	405.0	9.71	2.70	$145	$20,498	$0.47	1,374.95	ST-70	201916535	100-019-200-040-07	MONITOR INDUSTR	12/20/2019	302
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	$95,512	$61,991	320.1	419.9	3.09	3.09	$298	$30,960	$0.71	320.08	ST-70	202118914		MONITOR INDUSTR	11/5/2021	202
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 INDUSTR	9/30/2020	001
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 INDUSTR	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	$129,500	$60,159	300.0	434.6	2.99	2.99	$432	$43,268	$0.99	300.00	ST-70	202101501		MONITOR INDUSTR	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 INDUSTR	5/10/2022	302
	Totals:		**$12,160,000**			**$12,160,000**	**$7,713,400**		**$13,103,639**	**$1,677,482**	**$1,643,457**	**4,588.9**		**72.46**	**47.06**										
							Sale. Ratio =>	**63.43**			**Average**			**Average**			**Average**								
							Std. Dev. =>	**22.22**			**per FF=>**	**$366**		**per Net Acr**	**23,150.14**		**per SqFt=>**	**$0.53**						
											2023 USED: $400 FF														