

2024 LAND ANALYSIS: MONITOR INDUSTRIAL 4/01/2018 - 3/31/2023 5-YR STUDY
FRONT FOOT ANALYSIS & ACREAGE 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	
100-019-200-040-02-AC RATE TABLE 15	4640 S SEVEN MILE RD	10/02/19	\$1,255,000	WD	03-ARM'S LENGTH	\$1,255,000	\$280,100	22.32	\$1,731,688	(\$342,267)	\$134,421	279.9	0.0	7.82	7.82	(\$1,223)	(\$43,768)	
100-019-200-040-06-FF INDUSTRIAL	S SEVEN MILE RD	11/18/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$22,600	11.89	\$240,186	\$190,000	\$240,186	290.0	405.0	2.70	2.70	\$655	\$70,475	
100-019-200-040-07-AC RATE TABLE 15	MIDLAND ROAD	11/18/19	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$58,900	31.00	\$240,186	\$190,000	\$240,186	785.0	532.9	7.01	7.01	\$242	\$27,104	
100-019-200-050-00-AC RATE TABLE 15	391 MIDLAND ROAD	04/01/19	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$209,200	31.22	\$6,979,580	(\$6,054,085)	\$255,495	616.5	1236.5	17.50	17.50	(\$9,820)	(\$345,948)	
100-019-200-050-00-AC RATE TABLE 15	391 MIDLAND ROAD	07/26/19	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$209,200	13.50	\$6,979,580	(\$5,174,085)	\$255,495	616.5	1236.5	17.50	17.50	(\$8,393)	(\$295,662)	
100-027-100-010-01-AC VALLEY TECH PARK	S MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,409,200	67.10	\$3,426,439	(\$1,207,712)	\$118,727	100.0	390.0	5.95	5.95	(\$12,077)	(\$202,977)	
100-027-100-010-03-AC VALLEY TECH PARK	5215 S MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,196,600	56.98	\$2,835,963	(\$623,679)	\$112,284	453.2	606.4	6.31	6.31	(\$1,376)	(\$98,840)	
100-027-300-010-00-AC VALLEY TECH PARK	S MACKINAW RD	03/13/20	\$2,100,000	CD	03-ARM'S LENGTH	\$2,100,000	\$1,409,200	67.10	\$3,426,439	(\$1,207,712)	\$118,727	100.0	390.0	0.80	0.80	(\$12,077)	(\$1,519,135)	
100-T02-000-008-00-AC VALLEY TECH PARK	1616 TECH DR	04/01/21	\$400,000	LC	09-FAMILY	\$400,000	\$243,300	60.83	\$605,812	(\$159,125)	\$46,687	223.5	404.4	2.07	2.07	(\$712)	(\$76,724)	
100-V07-000-016-00-AC VALLEY TECH PARK	ALLIANCE DR	11/01/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$66,912	\$70,000	\$66,912	319.6	419.9	3.08	3.08	\$219	\$22,720	
100-V07-000-017-00-AC VALLEY TECH PARK	ALLIANCE DR	11/01/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$29,700	42.43	\$66,991	\$70,000	\$66,991	320.1	419.9	3.09	3.09	\$219	\$22,690	
100-V07-000-020-00-AC VALLEY TECH PARK	1311 STRAITS DR	08/02/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$2,983,200	85.23	\$2,757,488	\$979,989	\$237,477	650.3	628.4	9.38	9.38	\$1,507	\$104,476	
100-V07-000-020-01-AC VALLEY TECH PARK	5100 ALLIANCE DR	08/02/21	\$3,500,000	WD	03-ARM'S LENGTH	\$3,500,000	\$2,983,200	85.23	\$2,757,488	\$979,989	\$237,477	355.5	414.1	3.38	3.38	\$2,756	\$289,938	
100-V07-000-023-00-AC VALLEY TECH PARK	STRAITS DR	01/19/21	\$100,000	CD	03-ARM'S LENGTH	\$100,000	\$28,800	28.80	\$65,159	\$100,000	\$65,159	300.0	434.6	2.99	2.99	\$333	\$33,411	
100-V07-000-024-00-AC VALLEY TECH PARK	STRAITS DR	01/19/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$22,100	26.00	\$51,150	\$85,000	\$51,150	196.0	510.3	2.30	2.30	\$434	\$37,021	
Totals:			\$17,880,000			\$17,880,000	\$11,115,000		\$32,231,061	(\$12,103,687)	\$2,247,374	5,606.0		91.87	91.87			
								Sale. Ratio =>	62.16									Average
								Std. Dev. =>	24.25									per FF=>
																		Average
																		per Net Acre=>
																		Average
																		per SqFt=>

INDIVIDUALLY RATED BASED ON LOCATION, FF, RATE TABLE AND BY ACRE FOR LARGER PARCELS

AVERAGE PER FF: K/M FORMULA USED	FF-MIDLAND RD	\$655.00	FF USED IN RURAL/OFF MAIN RD
AVERAGE PER NET AC: K/O @ 75%	RATE TABLE 15	\$22,500.00	PER AC NOTE: ADJUST FOR IMPROVEMENTS
AVERAGE PER NET AC: K/O	VALLEY TECH PARK	\$30,000.00	PER AC