

C&I LAND TABLES**2024
RATES****30100 INDUSTRIAL****LAND TABLE #1 INDUSTRIAL****3.42****20100 COMMERCIAL****LAND TABLE #2 COMMERCIAL****8.82****LAND TABLE #3 MULTI-RES/RES****5.78****2010S COMMERCIAL OST****LAND TABLE #4 COMMERCIAL OST +W/S****6.30**

Commercial Land Residual 2 Year

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Acres	Dollars/SqFt	ECF Area
E -17-21-276-023	2718 BENSTEIN RD	05/05/21	WD	03-ARM'S LENGTH	\$155,000	\$40,540	26.15	\$84,484	\$120,262	\$49,746	0.40	\$6.90	E AUT
22-23-35-128-029	30544 GRAND RIVER	05/18/21	MLC	03-ARM'S LENGTH	\$275,000	\$132,040	48.01	\$239,757	\$154,162	\$118,919	0.42	\$8.43	22AUT
92-17-34-409-003	209 E WALLED LAKE DR	05/21/21	LC	03-ARM'S LENGTH	\$430,000	\$204,950	47.66	\$450,038	\$90,998	\$111,036	0.25	\$8.46	92CRL
20-23-28-128-035	34635 GRAND RIVER AVE	07/23/21	WD	03-ARM'S LENGTH	\$750,000	\$447,600	59.68	\$927,164	\$214,706	\$391,870	0.79	\$6.28	20MIS
92-17-35-201-022	1997 E WEST MAPLE RD	09/15/21	MLC	03-ARM'S LENGTH	\$370,000	\$158,810	42.92	\$343,800	\$145,176	\$118,976	0.49	\$6.86	92CRL
E -17-24-200-009	2985 HAGGERTY RD	10/26/21	WD	03-ARM'S LENGTH	\$900,000	\$408,970	45.44	\$848,739	\$475,013	\$423,752	1.52	\$7.17	E CRL
22-23-11-354-002	30660 TWELVE MILE	10/27/21	WD	03-ARM'S LENGTH	\$300,000	\$151,510	50.50	\$300,364	\$95,116	\$95,480	0.27	\$7.97	22COF
22-23-02-101-048	REXWOOD	10/29/21	WD	ULTI PARCEL ARM'S LE	\$155,000	\$61,830	39.89	\$139,796	\$155,000	\$139,796	0.58	\$6.18	22MIS
22-23-02-176-068	32555 NORTHWESTERN	11/17/21	WD	03-ARM'S LENGTH	\$1,400,000	\$746,460	53.32	\$1,344,686	\$545,625	\$490,311	1.88	\$6.68	22MIS
22-23-18-200-061	38275 TWELVE MILE	12/06/21	WD	03-ARM'S LENGTH	\$4,650,000	\$1,930,960	41.53	\$4,234,165	\$1,137,842	\$722,007	2.55	\$10.24	22COF
22-23-35-129-029	30400 GRAND RIVER	12/28/21	WD	03-ARM'S LENGTH	\$420,000	\$230,830	54.96	\$429,990	\$87,410	\$97,400	0.34	\$5.83	22AUT
E -17-12-229-010	2603 UNION LAKE RD	12/30/21	WD	03-ARM'S LENGTH	\$250,000	\$87,390	34.96	\$206,802	\$148,300	\$105,102	0.29	\$11.74	E CRL
20-23-27-403-135	31822 GRAND RIVER AVE	01/06/22	WD	03-ARM'S LENGTH	\$490,000	\$229,630	46.86	\$506,167	\$76,276	\$92,443	0.32	\$5.40	20CRL
22-23-20-300-008	36520 GRAND RIVER	01/06/22	WD	03-ARM'S LENGTH	\$1,950,000	\$1,033,740	53.01	\$1,968,248	\$584,840	\$603,088	2.13	\$6.30	22COF
22-23-02-301-057	30140 ORCHARD LAKE	02/22/22	WD	03-ARM'S LENGTH	\$800,000	\$340,530	42.57	\$787,268	\$382,407	\$369,675	0.85	\$10.34	22COF
96-22-05-352-003	29710 S WIXOM RD	02/24/22	PTA	03-ARM'S LENGTH	\$1,000,000	\$487,280	48.73	\$994,975	\$378,247	\$373,222	1.40	\$6.20	96MIS
22-23-15-101-030	27500 FARMINGTON	03/07/22	WD	03-ARM'S LENGTH	\$620,000	\$277,780	44.80	\$599,609	\$230,263	\$209,872	0.88	\$6.03	22COF
22-23-02-279-018	31860 NORTHWESTERN	03/09/22	WD	ULTI PARCEL ARM'S LE	\$525,000	\$205,060	39.06	\$467,335	\$118,995	\$61,330	0.27	\$10.27	22COF
22-23-33-477-023	33466 EIGHT MILE	05/23/22	WD	03-ARM'S LENGTH	\$887,500	\$502,330	56.60	\$794,254	\$311,983	\$218,737	0.91	\$7.84	22COF
92-17-35-126-002+	1501 E WEST MAPLE RD	06/03/22	WD	03-ARM'S LENGTH	\$707,850	\$268,370	37.91	\$555,513	\$398,473	\$246,136	1.12	\$8.17	92COF
22-23-02-226-033	32751 MIDDLEBELT	06/27/22	WD	03-ARM'S LENGTH	\$1,200,000	\$510,260	42.52	\$1,054,004	\$381,567	\$235,571	0.98	\$8.91	22COF
22-23-24-101-014	25950 MIDDLEBELT	07/25/22	CD	03-ARM'S LENGTH	\$625,000	\$281,600	45.06	\$554,200	\$215,800	\$145,000	0.67	\$7.44	22COF
20-23-35-126-010	30732 GRAND RIVER AVE	07/29/22	WD	03-ARM'S LENGTH	\$247,500	\$86,310	34.87	\$176,801	\$154,582	\$83,883	0.29	\$12.07	20MIS
20-23-27-404-006	32300 GRAND RIVER AVE	08/19/22	WD	03-ARM'S LENGTH	\$245,000	\$102,270	41.74	\$211,697	\$115,266	\$81,963	0.48	\$5.51	20COF
22-23-01-351-004	31513 NORTHWESTERN	09/16/22	WD	03-ARM'S LENGTH	\$676,170	\$276,240	40.85	\$597,006	\$277,362	\$198,198	0.70	\$9.10	22COF
20-23-26-351-025	22730 ORCHARD LAKE RD	09/28/22	WD	03-ARM'S LENGTH	\$390,000	\$196,470	50.38	\$411,717	\$87,317	\$109,034	0.31	\$6.55	20COF
22-23-02-226-037	32901 MIDDLEBELT	10/05/22	WD	03-ARM'S LENGTH	\$837,500	\$404,140	48.26	\$850,675	\$187,309	\$200,484	0.77	\$5.61	22COF
20-23-28-128-017	34415 GRAND RIVER AVE	10/21/22	PTA	03-ARM'S LENGTH	\$318,000	\$139,850	43.98	\$301,982	\$105,511	\$89,493	0.21	\$11.59	20COF
92-17-34-401-010	132 W WALLED LAKE DR	11/04/22	WD	03-ARM'S LENGTH	\$128,000	\$53,740	41.98	\$119,146	\$37,564	\$28,710	0.08	\$11.06	92CRL
22-23-33-477-018	33900 EIGHT MILE	11/10/22	WD	03-ARM'S LENGTH	\$1,250,000	\$597,850	47.83	\$1,258,608	\$230,065	\$238,673	0.91	\$5.78	22COF
96-22-08-227-022	29362 LORIE LN	02/07/23	WD	03-ARM'S LENGTH	\$240,000	\$72,130	30.05	\$151,692	\$211,083	\$122,775	0.80	\$6.03	96MIS
92-17-34-255-007+	N PONTIAC TRAIL	02/10/23	WD	03-ARM'S LENGTH	\$215,000	\$139,420	64.85	\$283,631	\$145,569	\$214,200	0.63	\$5.35	92MIS
92-17-34-402-002+	317 N PONTIAC TRL	02/10/23	WD	03-ARM'S LENGTH	\$215,000	\$139,420	64.85	\$283,631	\$145,569	\$214,200	0.63	\$5.35	92COF
E -17-36-200-032	500 LOOP RD	02/15/23	WD	03-ARM'S LENGTH	\$1,275,000	\$784,450	61.53	\$1,564,633	\$645,583	\$935,216	1.88	\$7.88	E MIS
92-17-34-253-025+	523 N PONTIAC TRL	03/06/23	WD	03-ARM'S LENGTH	\$680,000	\$300,330	44.17	\$619,129	\$210,984	\$150,113	0.39	\$12.32	92COF
22-23-10-476-038	31690 TWELVE MILE	03/30/23	WD	03-ARM'S LENGTH	\$1,375,000	\$519,410	37.78	\$1,105,940	\$449,060	\$180,000	0.69	\$14.94	22COF
											Minimum	\$5.35	
											Maximum	\$14.94	
											Median	\$7.31	
											Mean	\$8.02	
											Use	\$8.82	

Industrial Land Residual 2 Year

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Acres	Dollars/Acre	\$/SF	ECF Area
22-23-21-376-016	34600 GRAND RIVER	04/12/21	WD	03-ARM'S LENGTH	\$1,366,950	\$715,540	52.35	\$1,479,906	\$335,276	\$448,232	3.43	\$97,748	\$2.24	22IND
96-22-08-177-013	28966 WALL ST	05/24/21	WD	03-ARM'S LENGTH	\$1,970,000	\$920,720	46.74	\$2,017,694	\$252,393	\$300,087	2.18	\$115,777	\$2.66	96IND
E -17-25-226-055	2055 HAGGERTY RD	07/23/21	PTA	03-ARM'S LENGTH	\$3,250,000	\$1,307,600	40.23	\$2,846,054	\$1,202,017	\$798,071	6.52	\$184,358	\$4.23	E IND
96-22-04-351-003	29686 BECK RD	08/03/21	WD	03-ARM'S LENGTH	\$2,472,400	\$817,880	33.08	\$1,911,306	\$1,149,855	\$588,761	4.81	\$239,055	\$5.49	96IND
22-23-34-126-004	32645 FOLSOM	08/20/21	WD	03-ARM'S LENGTH	\$600,000	\$296,090	49.35	\$572,600	\$138,478	\$111,078	1.02	\$135,763	\$3.12	22IND
96-22-06-101-023	31205 CENTURY DR	09/27/21	PTA	03-ARM'S LENGTH	\$2,083,590	\$929,490	44.61	\$2,086,359	\$237,160	\$239,929	1.74	\$136,064	\$3.12	96IND
96-22-05-476-062	48238 FRANK ST	11/01/21	CD	03-ARM'S LENGTH	\$17,850,000	\$7,954,890	44.57	\$17,937,047	\$793,267	\$880,314	8.31	\$95,459	\$2.19	96IND
96-22-07-351-014	51155 GRAND RIVER AVE	12/17/21	WD	03-ARM'S LENGTH	\$2,800,000	\$953,890	34.07	\$2,128,505	\$1,180,875	\$509,380	4.16	\$283,660	\$6.51	96IND
22-23-18-301-010	38755 HILLS TECH DR	12/21/21	WD	03-ARM'S LENGTH	\$8,100,000	\$3,544,990	43.77	\$7,470,518	\$1,596,514	\$967,032	7.40	\$215,745	\$4.95	22IND
92-17-34-176-010	850 LADD RD	01/25/22	WD	03-ARM'S LENGTH	\$1,800,000	\$892,700	49.59	\$1,784,626	\$329,320	\$313,946	4.29	\$76,765	\$1.76	92IND
96-22-05-476-050	48090 WEST RD	03/18/22	CD	03-ARM'S LENGTH	\$1,525,000	\$627,990	41.18	\$1,354,678	\$631,081	\$460,759	3.63	\$174,091	\$4.00	96IND
E -17-25-226-031	3181 WALNUT LAKE RD	04/07/22	PTA	03-ARM'S LENGTH	\$940,000	\$444,310	47.27	\$954,460	\$281,609	\$296,069	1.77	\$159,101	\$3.65	E IND
E -17-24-200-017	3041 HAGGERTY RD	07/27/22	WD	03-ARM'S LENGTH	\$747,035	\$318,870	42.68	\$661,863	\$496,344	\$411,172	1.84	\$269,752	\$6.19	E IND
E -17-27-376-015	1072 LADD RD	09/21/22	WD	03-ARM'S LENGTH	\$1,400,000	\$320,050	22.86	\$695,803	\$894,711	\$190,514	2.84	\$315,039	\$7.23	E IND
22-23-30-201-010	23985 INDUSTRIAL PARK DR	09/22/22	CD	03-ARM'S LENGTH	\$1,950,000	\$936,250	48.01	\$1,507,030	\$751,898	\$308,928	2.36	\$318,062	\$7.30	22IND
96-22-05-151-007	49323 SHAFER CT	12/14/22	WD	03-ARM'S LENGTH	\$700,000	\$359,540	51.36	\$791,000	\$105,842	\$196,842	1.41	\$75,065	\$1.72	96IND
22-23-30-101-018	23900 HAGGERTY	02/17/23	CD	03-ARM'S LENGTH	\$2,000,000	\$831,430	41.57	\$1,896,966	\$396,672	\$293,638	1.93	\$205,956	\$4.73	22IND
E -17-13-300-081	2605 E OAKLEY PARK RD	03/20/23	WD	03-ARM'S LENGTH	\$1,875,000	\$678,980	36.21	\$1,500,841	\$641,617	\$267,458	2.00	\$320,809	\$7.36	E IND
												Minimum	\$1.72	
												Maximum	\$7.36	
												Median	\$4.11	
												Mean	\$4.36	
												Use	\$3.42	

Industrial Land Valuation - 2 Year Study

Par Num	Str Addr	Sale Date	Sale \$	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	F Ar	Area/SF	\$/SF
50-22-15-351-053 +052	TAFT	07/30/20	\$450,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$265,500	\$157,800	59.44	\$315,584	010	123,292	\$2.15
50-22-35-101-028 +022		08/24/21	\$6,900,000	PTA	03-ARM'S LENGTH	\$6,900,000	\$2,606,550	37.78	\$1,165,810	010	618,724	\$11.15
Totals:			\$7,350,000			\$7,165,500	\$2,764,350		\$1,481,394			
											Minimum	\$2.15
											Maximum	\$11.15
											Mean	\$6.65
											Median	\$6.65
											Use	\$3.42

Industrial Land Valuation - SW CVTs

Parcel Number	ECF Area	Street Address	Sale Date	Sale Amount	Acres	SqFt	\$/Sq.Ft.
50-22-09-300-044	VL	Twelve Mile	06/27/18	\$250,000	2.43	105,851	\$2.36
92-17-27-376-020	IVL	LADD RD VACANT	02/29/20	\$479,750	9.97	434,380	\$1.10
50-22-15-351-053+	VL	TAFT	07/30/20	\$450,000	2.83	123,275	\$3.65
96-22-05-476-057	IVL	29996 ANTHONY DR	09/15/20	\$400,000	6.14	267,458	\$1.50
K -21-11-251-024	IVL		11/30/20	275,000	1.79	77,972	\$3.53
E -17-13-326-017+	IVL	PIONEER DRIVE	12/02/20	235,000	1.76	76,666	\$3.07
22-23-34-126-031+	IVL	Folsom	05/24/21	\$60,000	0.79	34,456	\$1.74
K -21-32-226-001	IVL	22269 GRISWOLD RD	08/16/21	135,000	1.75	76,230	\$1.77
96-22-07-326-014	IVL	28006 OAKLAND OAKS CT	11/18/21	\$178,000	1.46	63,598	\$2.80
						Minimum	\$1.10
						Maximum	\$3.65
						Mean	\$2.39
						Median	\$2.36
						Use	\$3.42

Industrial Land Vauation - 3 Year Study

Par Numb	Sale Date	Sale Price	Instr	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Area/Ac	Area/SF	\$/SF	Market Adj \$/SF
50-22-09-300-044	06/27/18	\$250,000	PTA	\$250,000	\$153,480	61.39	\$306,968	30101	2.43	105,865	\$2.36	\$2.48
50-22-15-351-053 +052	07/30/20	\$450,000	PTA	\$265,500	\$157,800	59.44	\$315,584	30101	2.83	123,292	\$2.15	\$2.26
50-22-35-101-028 +022	08/24/21	\$6,900,000	PTA	\$6,900,000	\$2,606,550	37.78	\$1,165,810	30101	14.202	618,724	\$11.15	\$11.71
Totals:		\$7,600,000		\$7,415,500	\$2,917,830		\$1,788,362			Minimum	\$2.15	\$2.26
					Sale. Ratio =>	39.35				Maximum	\$11.15	\$11.71
					Std. Dev. =>	13.11				Mean	\$5.22	\$5.48
										Median	\$2.36	\$2.48
										Use	\$3.20	\$3.42

Industrial Property - Land Residual

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	\$/SqFt
96-22-05-276-009	30553 ANDERSEN CT	09/15/20	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$1,630,930	\$379,280	\$410,210	6.73	\$1.29
E -17-27-302-001	1144 RIG ST	10/06/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$511,915	\$267,537	\$129,452	1.27	\$4.84
E -17-24-127-002	3160 DALLAVO CT	12/31/20	\$4,450,000	WD	03-ARM'S LENGTH	\$4,450,000	\$4,863,520	\$691,257	\$1,104,777	12.02	\$1.32
96-22-08-177-007	28800 WALL ST	01/07/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$582,801	\$187,374	\$100,175	0.75	\$5.70
E -17-13-326-003	4224 MARTIN RD	01/27/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$578,359	\$157,382	\$130,741	0.86	\$4.20
96-22-08-227-027	47955 ANNA CT	02/25/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$808,314	\$223,865	\$182,179	1.52	\$3.38
96-22-08-177-013	28966 WALL ST	05/24/21	\$1,970,000	WD	03-ARM'S LENGTH	\$1,970,000	\$1,920,758	\$310,187	\$260,945	2.18	\$3.27
22-23-30-127-033	24000 RESEARCH	06/17/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$3,395,895	\$292,687	\$588,582	4.50	\$1.49
K -21-03-402-017	30026 RESEARCH DR	07/29/21	\$1,240,000	PTA	03-ARM'S LENGTH	\$1,240,000	\$1,055,155	\$398,664	\$213,819	2.02	\$4.53
22-23-35-451-004	20720 TUCK	08/10/21	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$554,016	\$105,509	\$94,525	0.62	\$3.91
22-23-34-126-004	32645 FOLSOM	08/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$541,987	\$169,091	\$111,078	0.85	\$4.57
22-23-19-252-015	37567 INTERCHANGE DR	09/09/21	\$2,050,000	OTH	03-ARM'S LENGTH	\$2,050,000	\$1,480,282	\$821,930	\$252,212	3.86	\$4.89
96-22-06-101-023	31205 CENTURY DR	09/27/21	\$2,083,590	PTA	03-ARM'S LENGTH	\$2,083,590	\$1,954,481	\$337,743	\$208,634	1.74	\$4.45
K -21-09-276-001	57455 TRAVIS RD	03/04/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$335,551	\$148,803	\$119,354	2.00	\$1.71
										Minimum	\$1.29
										Maximum	\$5.70
										Mean	\$3.54
										Median	\$4.05
										Rel. Range	\$1.71 to \$4.89
										Use	\$3.42

OCED 2024 Multi Fam Land Residual

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Acres	Dollars/Acre	Dollars/SqFt	ECF Area
22-23-25-301-053	23210 MIDDLEBELT	09/21/21	WD	03-ARM'S LENGTI	\$1,150,000	\$563,270	48.98	\$1,157,582	\$123,098	\$130,680	1.00	\$123,098	\$2.83	22APT
22-23-35-228-028	29900 GRAND RIVER	02/25/22	WD	03-ARM'S LENGTI	\$250,000	\$99,070	39.63	\$190,851	\$95,739	\$36,590	0.21	\$455,900	\$10.47	22APT
												Minimum	\$2.83	
												Maximum	\$10.47	
												Median	\$6.65	
												Mean	\$6.65	
												Use	\$5.78	

OCED ALL Industrial Land 2 Year

Parcel Number	ECF Area	Sale Date	Sale Amount	Acres	\$ Per Acre	SqFt	\$/Sq.Ft.
L -16-36-451-031	IVL	05/12/21	325,000	2.75	118,182	119,790	2.71
22-23-34-126-031+	IVL	05/24/21	60,000	0.40	17,511	17,511	3.43
L -16-36-351-026	IVL	08/04/21	770,000	4.60	167,391	200,376	3.84
L -16-35-451-025	IVL	09/30/21	440,000	2.26	194,690	98,446	4.47
96-22-07-326-014	IVL	11/18/21	178,000	1.46	122,169	63,467	2.80
96-22-08-326-026	IVL	12/02/21	725,000	2.33	311,560	101,364	7.15
50-22-04-378-004	IVL	04/15/22	250,000	1.07	234,522	46,435	5.38
L -16-25-201-016	IVL	04/22/22	435,000	9.82	44,297	427,759	1.02
96-22-09-300-015+	IVL	05/23/22	400,000	4.82	82,988	209,959	1.91
L -16-36-351-027	IVL	07/25/22	450,000	5.08	88,583	221,285	2.03
96-22-08-326-028	IVL	08/10/22	675,000	2.34	287,969	102,105	6.61
E -17-27-352-004	IVL	08/18/22	354,480	2.11	168,000	91,912	3.86
E -17-13-400-050	IVL	09/28/22	140,000	0.93	150,538	40,511	3.46
96-22-08-326-024+	IVL	09/29/22	857,000	3.82	224,346	166,399	5.15
K -21-11-152-009+	IVL	10/06/22	2,000,000	8.32	240,385	362,419	5.52
E -17-27-351-019	IVL	11/09/22	335,000	5.46	61,355	237,838	1.41
L -16-36-351-025	IVL	04/04/23	1,000,000	6.00	166,667	261,360	3.83
						Minimum	1.02
						Maximum	7.15
						Median	3.83
						Mean	3.80
						Use	3.42

OCED 2024 Comm Vac Land Sales

2010S

Parcel Number	ECF Area	Street Address	Sale Date	Sale Amount	Acres	\$ Per Acre	SqFt	\$/Sq.Ft.	Class	Adj. \$/SF
50-22-24-476-031	CLV	34201 KARIM	04/01/21	540,000	3.00	180,000	130,680	4.13	202	2.89
K -21-29-353-013	CLV	22700 PONTIAC TRL	05/13/21	535,000	1.29	414,729	56,192	9.52	202	6.66
92-17-34-409-001	CLV	LIBERTY	06/11/21	70,000	0.24	286,885	10,629	6.59	202	4.61
92-17-35-251-041	CLV	1720 E WEST MAPLE RD	07/12/21	250,000	0.46	544,662	19,994	12.50	202	8.75
E -17-25-426-018	CLV	1545 HAGGERTY RD	07/28/21	485,000	0.54	898,148	23,522	20.62	202	14.43
E -17-36-400-019	CLV	485 HAGGERTY RD	09/30/21	700,000	1.00	700,000	43,560	16.07	202	11.25
K -21-09-400-016	CLV		10/14/21	330,000	2.46	134,146	107,158	3.08	202	2.16
22-23-02-101-048+	CLV	REXWOOD	10/29/21	155,000	0.57	270,035	25,003	6.20	202	4.34
96-22-07-401-052	CLV	49850 GRAND RIVER AVE	12/16/21	620,000	2.65	233,962	115,434	5.37	202	3.76
50-22-17-126-013	CLV	GRAND RIVER	01/06/22	450,000	2.29	196,507	99,752	4.51	202	3.16
50-22-09-300-032	CLV	46844 TWELVE MILE	04/25/22	4,850,000	20.00	242,500	871,200	5.57	201	3.90
50-22-16-226-003	CLV	45833 TWELVE MILE	05/05/22	1,625,000	10.00	162,500	435,600	3.73	201	2.61
50-22-17-101-032	CLV	WIXOM	08/11/22	2,500,000	24.70	101,215	1,075,932	2.32	202	1.63
96-22-08-376-036	CLV	800 SAMS WAY	09/22/22	1,900,000	4.79	396,660	208,652	9.11	202	6.37
E -17-36-200-031	CLV	800 LOOP RD (OUTLOT)	11/14/22	790,000	1.28	617,188	55,757	14.17	202	9.92
							Minimum	2.32	Minimum	1.63
							Maximum	20.62	Maximum	14.43
							Median	6.20	Median	4.34
							Mean	8.23	Mean	5.76
							Use	8.82	Use	6.30

OCED ALL Industrial Land 2 Year

Parcel Number	ECF Area	Street Address	Sale Date	Sale Amount	Acres	\$ Per Acre	SqFt	\$/Sq.Ft.
L -16-36-451-031	IVL		05/12/21	325,000	2.75	118,182	119,790	2.71
22-23-34-126-031+	IVL	FOLSOM	05/24/21	60,000	0.40	17,511	17,511	3.43
L -16-36-351-026	IVL		08/04/21	770,000	4.60	167,391	200,376	3.84
L -16-35-451-025	IVL		09/30/21	440,000	2.26	194,690	98,446	4.47
96-22-07-326-014	IVL	28006 OAKLAND OAKS CT	11/18/21	178,000	1.46	122,169	63,467	2.80
96-22-08-326-026	IVL	49176 ALPHA DR	12/02/21	725,000	2.33	311,560	101,364	7.15
50-22-04-378-004	IVL	29580 HUDSON	04/15/22	250,000	1.07	234,522	46,435	5.38
L -16-25-201-016	IVL		04/22/22	435,000	9.82	44,297	427,759	1.02
96-22-09-300-015+	IVL	46916 W 12 MILE RD	05/23/22	400,000	4.82	82,988	209,959	1.91
L -16-36-351-027	IVL		07/25/22	450,000	5.08	88,583	221,285	2.03
96-22-08-326-028	IVL	48918 ALPHA DR	08/10/22	675,000	2.34	287,969	102,105	6.61
E -17-27-352-004	IVL	1367 CLARANTON DR	08/18/22	354,480	2.11	168,000	91,912	3.86
E -17-13-400-050	IVL	PLANT RD	09/28/22	140,000	0.93	150,538	40,511	3.46
96-22-08-326-024+	IVL	49070 ALPHA CT	09/29/22	857,000	3.82	224,346	166,399	5.15
K -21-11-152-009+	IVL	64061 AMBASSADOR PKY E	10/06/22	2,000,000	8.32	240,385	362,419	5.52
E -17-27-351-019	IVL	1160 METRO DR	11/09/22	335,000	5.46	61,355	237,838	1.41
L -16-36-351-025	IVL		04/04/23	1,000,000	6.00	166,667	261,360	3.83
							Minimum	1.02
							Maximum	7.15
							Median	3.83
							Mean	3.80
							Use	3.42

Industrial Land Valuation - 2 Year Study

Par Num	Sale Date	Sale \$	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Land Table	Area/Ac	Area/SF	\$/SF
50-22-15-351-053	07/30/20	\$450,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$265,500	\$157,800	59.44	\$315,584	30101	INDUSTRIAL LAND	2.83	123,292	\$2.15
50-22-35-101-028	08/24/21	\$6,900,000	PTA	03-ARM'S LENGTH	\$6,900,000	\$2,606,550	37.78	\$1,165,810	30101	INDUSTRIAL LAND	14.202	618,724	\$11.15
Totals:		\$7,350,000			\$7,165,500	\$2,764,350		\$1,481,394					
												Minimum	\$2.15
												Maximum	\$11.15
												Mean	\$6.65
												Median	\$6.65
												Rate for use, interp	\$3.42

Industrial Land Vauation - 3 Year Study														Per Year 5%	
Par Numb	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	ECF Area	Land Table	Area/Ac	Area/SF	\$/SF	5%	Adj \$/SF
50-22-09-300-044	06/27/18	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$153,480	61.39	\$306,968	30101	INDUSTRIAL LAND	2.43	105,865	\$2.36	5%	\$2.48
50-22-15-351-053 +052	07/30/20	\$450,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$265,500	\$157,800	59.44	\$315,584	30101	INDUSTRIAL LAND	2.83	123,292	\$2.15	5%	\$2.26
50-22-35-101-028 +022	08/24/21	\$6,900,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$6,900,000	\$2,606,550	37.78	\$1,165,810	30101	INDUSTRIAL LAND	14.202	618,724	\$11.15	5%	\$11.71
Totals:		\$7,600,000			\$7,415,500	\$2,917,830		\$1,788,362					Minimum \$2.15	Minimum 5%	\$2.26
						Sale. Ratio =>	39.35						Maximum \$11.15	Maximum 5%	\$11.71
						Std. Dev. =>	13.11						Mean \$5.22	Mean 5%	\$5.48
													Median \$2.36	Median 5%	\$2.48
													Rate for use, interp \$3.20	Rate for use, interp 5%	\$3.42

Industrial Land Residual 2 Year

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Acres	Dollars/Acre	\$/SF
22-23-21-376-016	34600 GRAND RIVER	04/12/21	WD	03-ARM'S LENGTH	\$1,366,950	\$715,540	52.35	\$1,479,906	\$335,276	\$448,232	3.43	\$97,748	\$2.24
96-22-08-177-013	28966 WALL ST	05/24/21	WD	03-ARM'S LENGTH	\$1,970,000	\$920,720	46.74	\$2,017,694	\$252,393	\$300,087	2.18	\$115,777	\$2.66
E -17-25-226-055	2055 HAGGERTY RD	07/23/21	PTA	03-ARM'S LENGTH	\$3,250,000	\$1,307,600	40.23	\$2,846,054	\$1,202,017	\$798,071	6.52	\$184,358	\$4.23
96-22-04-351-003	29686 BECK RD	08/03/21	WD	03-ARM'S LENGTH	\$2,472,400	\$817,880	33.08	\$1,911,306	\$1,149,855	\$588,761	4.81	\$239,055	\$5.49
22-23-34-126-004	32645 FOLSOM	08/20/21	WD	03-ARM'S LENGTH	\$600,000	\$296,090	49.35	\$572,600	\$138,478	\$111,078	1.02	\$135,763	\$3.12
96-22-06-101-023	31205 CENTURY DR	09/27/21	PTA	03-ARM'S LENGTH	\$2,083,590	\$929,490	44.61	\$2,086,359	\$237,160	\$239,929	1.74	\$136,064	\$3.12
96-22-05-476-062	48238 FRANK ST	11/01/21	CD	03-ARM'S LENGTH	\$17,850,000	\$7,954,890	44.57	\$17,937,047	\$793,267	\$880,314	8.31	\$95,459	\$2.19
96-22-07-351-014	51155 GRAND RIVER AVE	12/17/21	WD	03-ARM'S LENGTH	\$2,800,000	\$953,890	34.07	\$2,128,505	\$1,180,875	\$509,380	4.16	\$283,660	\$6.51
22-23-18-301-010	38755 HILLS TECH DR	12/21/21	WD	03-ARM'S LENGTH	\$8,100,000	\$3,544,990	43.77	\$7,470,518	\$1,596,514	\$967,032	7.40	\$215,745	\$4.95
92-17-34-176-010	850 LADD RD	01/25/22	WD	03-ARM'S LENGTH	\$1,800,000	\$892,700	49.59	\$1,784,626	\$329,320	\$313,946	4.29	\$76,765	\$1.76
96-22-05-476-050	48090 WEST RD	03/18/22	CD	03-ARM'S LENGTH	\$1,525,000	\$627,990	41.18	\$1,354,678	\$631,081	\$460,759	3.63	\$174,091	\$4.00
E -17-25-226-031	3181 WALNUT LAKE RD	04/07/22	PTA	03-ARM'S LENGTH	\$940,000	\$444,310	47.27	\$954,460	\$281,609	\$296,069	1.77	\$159,101	\$3.65
E -17-24-200-017	3041 HAGGERTY RD	07/27/22	WD	03-ARM'S LENGTH	\$747,035	\$318,870	42.68	\$661,863	\$496,344	\$411,172	1.84	\$269,752	\$6.19
E -17-27-376-015	1072 LADD RD	09/21/22	WD	03-ARM'S LENGTH	\$1,400,000	\$320,050	22.86	\$695,803	\$894,711	\$190,514	2.84	\$315,039	\$7.23
22-23-30-201-010	23985 INDUSTRIAL PARK DR	09/22/22	CD	03-ARM'S LENGTH	\$1,950,000	\$936,250	48.01	\$1,507,030	\$751,898	\$308,928	2.36	\$318,062	\$7.30
96-22-05-151-007	49323 SHAFER CT	12/14/22	WD	03-ARM'S LENGTH	\$700,000	\$359,540	51.36	\$791,000	\$105,842	\$196,842	1.41	\$75,065	\$1.72
22-23-30-101-018	23900 HAGGERTY	02/17/23	CD	03-ARM'S LENGTH	\$2,000,000	\$831,430	41.57	\$1,896,966	\$396,672	\$293,638	1.93	\$205,956	\$4.73
E -17-13-300-081	2605 E OAKLEY PARK RD	03/20/23	WD	03-ARM'S LENGTH	\$1,875,000	\$678,980	36.21	\$1,500,841	\$641,617	\$267,458	2.00	\$320,809	\$7.36
												Minimum	\$1.72
												Maximum	\$7.36
												Median	\$4.11
												Mean	\$4.36
												Use	\$3.42

Industrial Property - Land Residual

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/SqFt
96-22-05-276-009	30553 ANDERSEN CT	09/15/20	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$1,630,930	\$379,280	\$410,210	6.73	\$1.29
E -17-27-302-001	1144 RIG ST	10/06/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$511,915	\$267,537	\$129,452	1.27	\$4.84
E -17-24-127-002	3160 DALLAVO CT	12/31/20	\$4,450,000	WD	03-ARM'S LENGTH	\$4,450,000	\$4,863,520	\$691,257	\$1,104,777	12.02	\$1.32
96-22-08-177-007	28800 WALL ST	01/07/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$582,801	\$187,374	\$100,175	0.75	\$5.70
E -17-13-326-003	4224 MARTIN RD	01/27/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$578,359	\$157,382	\$130,741	0.86	\$4.20
96-22-08-227-027	47955 ANNA CT	02/25/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$808,314	\$223,865	\$182,179	1.52	\$3.38
96-22-08-177-013	28966 WALL ST	05/24/21	\$1,970,000	WD	03-ARM'S LENGTH	\$1,970,000	\$1,920,758	\$310,187	\$260,945	2.18	\$3.27
22-23-30-127-033	24000 RESEARCH	06/17/21	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000	\$3,395,895	\$292,687	\$588,582	4.50	\$1.49
K -21-03-402-017	30026 RESEARCH DR	07/29/21	\$1,240,000	PTA	03-ARM'S LENGTH	\$1,240,000	\$1,055,155	\$398,664	\$213,819	2.02	\$4.53
22-23-35-451-004	20720 TUCK	08/10/21	\$565,000	LC	03-ARM'S LENGTH	\$565,000	\$554,016	\$105,509	\$94,525	0.62	\$3.91
22-23-34-126-004	32645 FOLSOM	08/20/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$541,987	\$169,091	\$111,078	0.85	\$4.57
22-23-19-252-015	37567 INTERCHANGE DR	09/09/21	\$2,050,000	OTH	03-ARM'S LENGTH	\$2,050,000	\$1,480,282	\$821,930	\$252,212	3.86	\$4.89
96-22-06-101-023	31205 CENTURY DR	09/27/21	\$2,083,590	PTA	03-ARM'S LENGTH	\$2,083,590	\$1,954,481	\$337,743	\$208,634	1.74	\$4.45
K -21-09-276-001	57455 TRAVIS RD	03/04/22	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$335,551	\$148,803	\$119,354	2.00	\$1.71
										Minimum	\$1.29
										Maximum	\$5.70
										Mean	\$3.54
										Median	\$4.05
										Rel. Range	\$1.71 to \$4.89
										Use	\$3.42

Industrial Land Valuation - SW CVTs

Parcel Number	Other Parcels in Sale	ECF Area	Street Address	Sale Date	Sale Amount	Acres	SqFt	\$/Sq.Ft.
50-22-09-300-044		VL	Twelve Mile	06/27/18	\$250,000	2.43	105,851	\$2.36
92-17-27-376-020		IVL	LADD RD VACANT	02/29/20	\$479,750	9.97	434,380	\$1.10
50-22-15-351-053	50-22-351-052	VL	TAFT	07/30/20	\$450,000	2.83	123,275	\$3.65
96-22-05-476-057		IVL	29996 ANTHONY DR	09/15/20	\$400,000	6.14	267,458	\$1.50
K -21-11-251-024		IVL		11/30/20	275,000	1.79	77,972	\$3.53
E -17-13-326-017	E -17-13-326-018	IVL	PIONEER DRIVE	12/02/20	235,000	1.76	76,666	\$3.07
22-23-34-126-031	22-23-34-126-040	IVL	Folsom	05/24/21	\$60,000	0.79	34,456	\$1.74
K -21-32-226-001		IVL	22269 GRISWOLD RD	08/16/21	135,000	1.75	76,230	\$1.77
96-22-07-326-014		IVL	28006 OAKLAND OAKS CT	11/18/21	\$178,000	1.46	63,598	\$2.80
							Minimum	\$1.10
							Maximum	\$3.65
							Mean	\$2.39
							Median	\$2.36
							Rate for use, interp	\$3.42

Sales Multi Family Residential Sold as Vacant 3+ Years

Parcel Number	ECF Area	Street Address	Sale Date	Sale Amount	Acres	SqFt	\$/Sq.Ft.
44-25-12-280-030+	VAC	30021, 30031 DEQUINDRE	02/03/20	\$450,000	2.42	105,589	\$4.26
44-25-12-380-034	VAC	30071 DEQUINDRE	02/03/20	\$410,000	2.06	89,690	\$4.57
16-20-34-454-021+	VAC	424-444 N ROCHESTER	06/04/20	\$350,000	0.99	42,907	\$8.16
80-21-20-356-010	VAC	322 DONOVAN	07/15/20	\$110,000	0.74	32,234	\$3.41
K -21-04-207-047	VAC	57490 LYON CENTER	10/29/20	\$5,412,900	19.63	855,083	\$6.33
24-25-27-452-032	VAC	397 E BRECKENRIDGE	05/12/21	\$175,000	0.18	7,884	\$22.20
92-17-26-402-001	VAC	1710 N PONTIAC TRAIL	05/14/21	\$600,000	3.60	156,903	\$3.82
92-17-26-402-002	VAC	1458 DECKER RD	05/17/21	\$250,000	1.49	64,904	\$3.85
44-25-01-303-014	VAC	31310 HARLO	06/15/21	\$350,000	1.02	44,562	\$7.85
16-20-34-303-003	VAC	516 N MAIN	11/02/21	\$230,000	0.55	23,827	\$9.65
80-21-19-201-012	VAC		12/20/22	\$480,000	3.10	135,036	\$3.55
						Minimum	\$3.41
						Maximum	\$22.20
						Median	\$4.57
						Mean	\$7.06
						Use	\$5.78

Sales Oakland+ Comm'l & Comm'l OST 3+ Year

Property Address	Property City	County	Property Type	Type	Land Acre	Land SF	Sale Price	Status	Price/SF	Sale Date	Comm Adj \$/SF	Comm OST Adj. \$/SF
52650 Gratiot Ave	Chesterfield	Macomb	Commercial	Land	1.03	44,867	\$225,000	Sold	5.01	2/1/2019	\$11.60	\$8.12
27047 Wixom Rd	Novi	Oakland	Commercial	Land	1.70	74,052	\$425,000	Sold	5.74	3/25/2019	\$6.31	\$4.42
25421 Alger St	Madison Heights	Oakland	Commercial	Land	1.00	43,560	\$248,000	Sold	5.69	12/17/2019	\$10.18	\$7.13
611 W 12 Mile Rd	Madison Heights	Oakland	Commercial	Land	2.11	91,912	\$490,000	Sold	5.33	8/26/2020	\$8.73	\$6.11
21 Mile & Card Rd	Macomb Township	Macomb	Commercial	Land	16.50	718,740	\$3,200,000	Sold	4.45	9/17/2020	\$6.86	\$4.80
27101 Dequindre Rd	Madison Heights	Macomb	Commercial	Land	1.00	43,560	\$235,000	Sold	5.39	2/22/2021	\$8.31	\$5.81
N Hall Rd	Clinton Twp	Macomb	Commercial	Land	8.92	388,555	\$1,700,000	Sold	4.38	6/30/2021	\$6.29	\$4.40
43668 Garfield Rd	Clinton Township	Macomb	Commercial	Land	2.59	112,820	\$570,000	Sold	5.05	12/9/2021	\$7.60	\$5.32
36560 26 Mile Rd	Chesterfield	Macomb	Commercial	Land	5.10	222,156	\$1,100,000	Sold	4.95	12/17/2021	\$9.85	\$6.90
45833 W 12 Mile Rd	Novi	Oakland	Commercial	Land	10.00	435,600	\$1,673,750	Sold	\$3.84	5/5/2022	\$3.84	\$2.69
9720 Dixie Hwy	Clarkston	Oakland	Commercial	Land	5.13	223,414	\$1,021,000	Sold	\$4.57	5/25/2022	\$6.66	\$4.66
56000 Grand River Ave	New Hudson	Macomb	Commercial	Land	7.00	304,920	\$900,000	Sold	\$2.95	6/21/2022	\$3.82	\$2.67
000 Dixie Hwy	Independence Township	Oakland	Commercial	Land	4.30	187,308	\$1,400,000	Sold	\$7.47	7/19/2022	\$13.05	\$9.14
Wixom Rd	Novi	Oakland	Commercial	Land	7.00	304,920	\$2,500,000	Sold	\$8.20	8/11/2022	\$8.20	\$5.74
Lapeer Rd	Oxford	Oakland	Commercial	Land	24.84	1,081,856	\$4,000,000	Sold	\$3.70	8/12/2022	\$5.07	\$3.55
21751 W 9 Mile Rd	Southfield	Oakland	Commercial	Land	0.97	42,253	\$120,000	Sold	\$2.84	8/30/2022	\$3.12	\$2.19
2550 Pontiac Rd	Auburn Hills	Oakland	Commercial	Land	8.86	385,942	\$1,350,000	Sold	\$3.50	9/13/2022	\$3.50	\$2.45
800 Sam's Way Dr	Wixom	Oakland	Commercial	Land	4.79	208,652	\$1,900,000	Sold	\$9.11	9/21/2022	\$9.11	\$6.38
6001 Highland Rd	White Lake	Oakland	Commercial	Land	1.89	82,328	\$350,000	Sold	\$4.25	10/17/2022	\$4.68	\$3.27
Haggerty Rd	Commerce Township	Oakland	Commercial	Land	1.80	78,408	\$550,000	Sold	\$7.02	10/20/2022	\$7.72	\$5.41
Grand River Ave	New Hudson	Oakland	Commercial	Land	1.33	57,935	\$475,000	Sold	\$8.20	12/22/2022	\$9.02	\$6.31
4495 Dixie Hwy	Waterford	Oakland	Commercial	Land	4.88	212,573	\$675,000	Sold	\$3.18	2/24/2023	\$3.59	\$2.51
21575 Pontiac Trl	South Lyon	Oakland	Commercial	Land	1.00	43,560	\$280,000	Sold	\$6.43	3/10/2023	\$6.59	\$4.61
4750 Highland Rd	Waterford	Oakland	Commercial	Land	1.10	47,916	\$350,000	Sold	\$7.30	5/12/2023	\$7.83	\$5.48
NWC Haggerty & Pontiac Trail	Commerce Township	Oakland	Commercial	Land	8.10	352,836	\$2,650,000	Sold	\$7.51	6/15/2023	\$8.05	\$5.64
70-15-23-301-018	Rochester Hills	Oakland	Commercial	Land	3.68	160,301	\$1,650,000	Sold	\$10.29	7/26/2023	\$10.03	\$7.02
										Minimum	\$3.12	\$2.19
										Maximum	\$13.05	\$9.14
										Median	\$7.66	\$5.36
										Mean	\$7.29	\$5.11
										Use	\$8.82	\$6.30

Commercial Land Valuation - Residential - High Density/Multi Family (HBU)

Property Address	Property City	County	Zoning	Land SF	Sale Price	Sale Date	Price/SF	Sale Date	Adj \$/SF
15201 15 Mile Rd	Clinton Township	Macomb	R-3	263,538	\$600,000	11/13/2019	\$2.28	11/13/2019	\$3.26
00 Square Lake Rd	Troy	Oakland	R1C	130,680	\$775,000	2/6/2020	\$5.93	2/6/2020	\$6.23
Harper & Donaldson	Clinton Township	Macomb	RML MUL	57,064	\$155,000	8/19/2021	\$2.72	8/19/2021	\$3.53
3861 S Adams Rd	Rochester Hills	Oakland	R1	553,648	\$3,700,000	10/29/2021	\$6.68	10/29/2021	\$6.68
8300 Pontiac Lake Rd	White Lake	Oakland	Multiple	145,490	\$1,000,000	5/26/2022	\$6.87	5/26/2022	\$8.25
17669 23 Mile Rd	Macomb Township	Macomb	RS1	139,392	\$450,000	6/6/2022	\$3.23	6/6/2022	\$3.55
3400 Morgan Rd	Lake Orion	Oakland	ME	224,770	\$1,100,000	7/22/2022	\$4.89	7/22/2022	\$5.38
S Rochester Rd	Rochester Hills	Oakland	RV	50,094	\$125,000	8/31/2022	\$2.50	8/31/2022	\$2.50
Beck Rd	Novi	Oakland	RM-2 Multiple	304,484	\$1,400,000	9/20/2022	\$4.60	9/20/2022	\$4.60
11359 Bayberry Dr	Bruce Twp	Macomb	CM	258,746	\$920,235	9/27/2022	\$3.56	9/27/2022	\$4.27
Cass Lake Rd	Waterford	Oakland	R-2	204,732	\$500,000	12/14/2022	\$2.44	12/14/2022	\$2.93
								Minimum	\$2.50
								Maximum	\$8.25
								Median	\$4.27
								Mean	\$4.65
								Use	\$5.78