

50000 Commercial Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Loc. Adj.	Adj. Sale \$	Land Residual	Net Acres	Land Sq Ft
L-12-16-365-016	CONCOURSE DR	06/09/2022	\$315,000	0.50	\$157,500	\$157,500	2.00	87,120.00
K-11-30-200-051	5010 TEXTILE	7/13/2022	\$75,000	0.50	\$37,500	\$37,500	3.09	134,600.40
K-11-16-360-001	1327 S HURON	7/18/2022	\$775,000	0.50	\$387,500	\$325,011	2.81	122,403.60
L-12-23-100-018	5458 CARPENTER ROAD	08/17/2022	\$500,000	0.50	\$250,000	\$250,000	2.93	127,630.80
19-19-35-100-020	1259 DEXTER RD	01/06/2023	\$299,000	0.50	\$149,500	\$149,500	3.08	134,164.80
K-11-39-350-002	1695 W MICHIGAN	1/15/2023	\$72,500	0.50	\$36,250	\$36,250	2.70	117,612.00
11-11-05-100-002	845 W CLARK	3/9/2023	\$485,000	0.50	\$96,082	\$96,082	6.79	295,859.52
	6095 PLATT RD	11/16/23	\$700,000	0.50	\$350,000	\$350,000	10.00	435,600.00
			\$3,221,500		\$1,464,332	\$1,401,843	33.402	

Average
per Net Acre=>

\$41,968.82

Average
per SqFt=>

0.96

80000 Industrial Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Loc. Adj.	Adj. Sale \$	Land Residual	Net Acres	Land Sq Ft
08-03-32-390-007	7224 JOY RD	05/17/22	\$280,808	0.50	\$140,404	\$140,404	5.00	217,800.00
K-11-25-400-018	6480 RAWSONVILLE	09/30/22	\$200,000	0.50	\$100,000	\$100,000	2.70	117,612.00
K-11-13-433-011	2740 STATE	02/14/23	\$237,599	0.50	\$118,800	\$118,800	5.19	226,076.40
A-01-13-200-018 & A-01-13-200-019	7910 CHUBB RD	03/24/23	\$620,000	0.50	\$310,000	\$302,112	5.56	242,193.60
K-11-13-230-002	1175 WATSON	06/08/23	\$160,000	0.50	\$80,000	\$80,000	2.92	127,195.20
06-06-12-435-015 & 06-06-12-435-005	500 S MAIN	09/29/23	\$160,000	0.50	\$80,000	\$80,000	1.60	69,826.68
08-08-07-125-047	2558 BISHOP CIRCLE WEST	01/05/24	\$671,775	0.55	\$369,476	\$369,476	6.89	300,128.40
16-16-12-130-004	750 HOGAN RD	07/25/24	\$1,600,000	1.00	\$1,600,000	\$579,784	9.23	401,928.12
			\$3,930,182		\$2,798,680	\$1,770,576	39.09	
			Average per Net Acre=>		Average per SqFt=>		\$1.04	

1 acre	\$43,560	3 acres	\$85,500	10 acres	\$195,000	30 acres	\$449,300
1.5 acres	\$54,750	4 acres	\$102,000	15 acres	\$264,000		
2 acres	\$62,400	5 acres	\$127,500	20 acres	\$334,000		
2.5 acres	\$71,250	7 acres	\$149,100	25 acres	\$374,400		