

AG LAND STUDY

PARCEL #	SALE DATE	SALE PRICE	ACERAGE	PPA
(v)11-13-300-054	Jul-22	62,000.0	1.65	37,575.76
(v)11-18-100-031	Mar-23	127,500.0	5.73	22,251.31
(v)11-28-100-011	Jan-23	124,000.0	8.38	14,797.14
(v)11-31-200-019	Jan-22	225,000.0	10.01	22,477.52
(v)11-12-200-028	Nov-21	165,000.0	10.21	16,160.63
(v)11-30-200-007	Jun-21	220,000.0	11.45	19,213.97
(v)4711-23-200-009	Nov-22	500,000.0	37.36	13,383.30
(v)11-19-400-019	Jun-21	600,000.0	44	13,636.36
(v)11-17-400-015	Dec-22	1,500,000.0	60.31	24,871.50

LATSON INTERCHANGE

LATSON INTERCHANGE SUMMARY		
Acerage	Land Value	PPA
4	120000	30000
5	125000	25000
7	140000	20000
10	150000	15000
20	280000	14000
25	350000	14000
30	420000	14000
40	560000	14000
50	700000	14000

Acerage	LAND SUMMARY	
	land value	PPA
1	57000	
1.5	60000	40000
2	63000	31500
2.5	66000	26400
3	69000	23000
4	75000	18750
5	81000	16200
7	98000	14000
10	120000	12000
15	150000	10000
20	180000	9000
25	217500	8700
30	240000	8000
40	280000	7000
50	310000	6200
100	620000	6200

COMMERCIAL LAND STUDY

PARCEL NUMBER	SALE DATE	SALE PRICE	F.F.	SQ FT.	ACRES	Units	\$ F.F.	\$ SQ. FT	P.P.A.	
04-300-017	Apr-21	1,200,000		157731	3.62			7.61	331,492	GRAND RIVER FRONT/DIRECT INTERCHANGE
04-300-024	22-Jun	2,040,000			17.47	136			15,000	PPU APARTMENTS
05-300-054	18-Feb	625,000		439956	10.03			1.42	62,313	GRAND OAKS
05-400-025	Dec-13	370,000	171	48700			2164	7.60		GRAND RIVER FRONT/MAIN CORRIDOR
05-400-064	13-Dec	500,000	164	45912	1.054		3049	10.89	474,383	GRAND RIVER FRONT/MAIN CORRIDOR
05-400-066	16-Apr	750,000	215	57753	1.23		3488	12.99	609,756	GRAND RIVER FRONT/MAIN CORRIDOR
06-200-066	Sep-16	20,000	93				215			GRAND RIVER FRONT/LAND LOCKED
06-200-068	Mar-12	482,500	141	72745	1.67		3422	6.63	288,922	GRAND RIVER FRONT/GR 1600
08-200-014	Nov-14	1,005,000	310	77536	1.78		3242	12.96	564,607	GRAND RIVER FRONT/DIRECT INTERCHANGE
08-200-016	May-16	350,000	509	95396	2.19		688	3.67	159,817	GRAND RIVER FRONT/DIRECT INTERCHANGE
08-200-018	Sep-17	2,440,000	509	95396	2.19		4794	25.58	1,114,155	GRAND RIVER FRONT/DIRECT INTERCHANGE
08-200-018	Oct-16	800,000		100624	2.31			7.95	346,320	GRAND RIVER FRONT/DIRECT INTERCHANGE
08-200-020	Oct-16	737,500		111514	2.56			6.61	288,086	GRAND RIVER FRONT/DIRECT INTERCHANGE
09-100-004	21-Dec	325,000		21631	0.497			15.02	653,924	GRAND RIVER /LATSON
09-100-020	21-Jan	350,000		87294	2			4.01	175,000	PLESS & PARKWAY
09-104-002	Mar-15	5,075,000		634669	14.57			8.00	348,318	GRAND RIVER FRONT/DIRECT INTERCHANGE
09-200-028	Apr-18	450,000		43988	1			10.23	450,000	GRAND RIVER FRONT/DIRECT INTERCHANGE
09-200-028	23-Jun	600,000		67082	1.54			8.94	389,610	GRAND RIVER FRONTAGE
09-200-039, 040, 041	Nov-21	1,200,000		180207	4.13			6.66	290,557	GRAND RIVER FRONT
10-400-028	22-Jan	200,000	146	63597	1.46		1370	3.14	136,986	GRAND RIVER FRONTAGE
13-200-012	19-Feb	156,000	120	44866	1.03		1300	3.48	151,456	GRAND RIVER FRONT

2003 Grand River Frontage:

Main Corridor	3,000
Direct interchange	\$ 10.00
Burger King -Dave's Hot Chi	\$1,600 FF
Exit 141-Kellogg Rd	1000 FF
Kellogg-Hacker	\$1,200 FF
Lawson-141	\$1,600 FF
Grand River PPSF	\$3.00 -\$15 PPSF
Conference Center Dr	\$5.50 sf
Lawson	\$4.00 sf
Genoa Business Park	\$3.50 sf
2002 Apartments	\$10,000 per unit
Outdoor Resort	\$6,000
Mobile Home Parks	\$500/mo income

INDUSTRIAL LAND

PARCEL NUMBER	ADDRESS	Sale Date	Sale Price	Acres	Land Sq Ft.	Bldg Sq. Ft.	Land to bldg ratio	Bldg Pric Per Sq Ft	Land Value	Allocation Method PPSF
11-05-301-002	887 Grand Oaks	Jan-20	\$ 575,000	1.833	79,860	9,200	8.68	\$ 62.50	97750	\$ 1.22
11-05-303-014	1200 Victory Lane	May-20	1,150,000	5.248	228,603	16,350	13.98	\$ 70.34	402,500	\$ 1.76
11-08-100-010	1480 Grand Oaks dr	Jul-16	1,250,000	5	217,800	52,070	4.18	\$ 24.01	212,500	\$ 0.98
11-08-201-008	1201 Fendt Dr.	Oct-17	950,000	2	87,131	16,600	5.25	\$ 57.23	161,500	\$ 1.85
11-13-102-010 & 012	2244 Euler	Aug-16	934,853	4.03	175,547	28,885	6.08	\$ 32.36	158,925	\$ 0.91
11-15-200-005	5951 Sterling Dr	Aug-18	410,000	5	217,800	9,600	22.6875	\$ 42.71	143,500	\$ 0.66
11-15-200-028,029 & 030	5665 Sterling Dr.	Sep-17	2,200,000	18.4	801,504	34,280	23.38	\$ 64.18	770,000	\$ 0.96

VACANT LAND SALES

Parcel Number	Sale Date	Sale Price	Acres	Land Sq Ft.	Price Per Sq Ft	IND LAND TABLE
11-05-303-026	Jan-20	245,000	10.42	453,895	0.54	3005 Victory & Fendt
11-08-201-007	Apr-20	240,000	2	87,120	2.75	3006 Grand Oaks Ind
11-08-101-006	Aug-20	77,000	1.52	66,211	1.16	3006 Grand Oaks Ind
11-09-200-034,035& 036	Oct-20	390,000	6.11	266,152	1.47	3007 Pless & Parkway
11-15-200-029 & 030	Nov-20	400,000	12.71	554,954	0.72	3002 Sterling
11-09-100-020	Jan-21	350,000	2.00	87,120	4.02	3007 Pless & Parkway
11-05-300-054	Feb-18	625,000	10.03	436,906	1.43	3006 Grand Oaks Ind

Parcel Number	Sale Date	Sale Price	Acres	Land Value	Bldg S.F.	Pric PPSF
11-05-301-002	Jan-20	\$ 575,000	1.85	79,860	9,200	\$ 8.68
11-05-303-014	May-20	1,150,000	5.248	228,603	16,350	\$ 13.98
11-08-100-010	Jul-16	1,250,000	5	217,800	52,070	\$ 4.18
11-08-201-008	Oct-17	950,000	2	87,131	16,600	\$ 5.25

IND LAND VALUES	FROM	TO
3001 Brighton Pines	\$ 2.10	\$ 2.20
3002 Sterling Dr.	\$ 0.95	\$ 1.20
303 Utility	See below	See below
3004 Grand River Ind	\$ 1.25	\$ 1.85
3007 Pless & Parkway	\$ 1.25	\$ 1.60
3006 Grand Oaks Ind	\$ 1.30	\$ 1.30
3005 Victory & Fendt	\$ 0.70	\$ 1.25

3003 Utility Land

VACANT LAND SALES

PARCEL #	SALE DATE	SALE PRICE	TOTAL ACRES	PRICE PER ACRE
02-26-400-022	Jan-23	\$ 110,000	32.52	\$ 3,383
02-08-300-001	Aug-21	\$ 236,550	57.05	\$ 4,146
05-03-300-003	May-21	\$ 169,000	40	\$ 4,225
10-32-400-026	Sep-21	\$ 351,500	80	\$ 4,394
01-18-100-017	Jul-21	\$ 225,000	50.49	\$ 4,456
09-08-200-003	Nov-21	\$ 349,000	75	\$ 4,653
01-04-100-029	Jul-21	\$ 200,000	42.68	\$ 4,686
09-34-300-006	Aug-21	\$ 197,900	38.89	\$ 5,089
09-08-300-006	Mar-23	\$ 145,000	26.391	\$ 5,494
01-35-200-044 & 400-010	Sep-22	\$ 420,000	74.39	\$ 5,646
10-30-200-049	Nov-22	\$ 385,000	64.97	\$ 5,926
14-04-200-001	May-21	\$ 375,000	56	\$ 6,696
01-32-200-001	Feb-22	\$ 308,000	40	\$ 7,700
01-22-100-013	Apr-21	\$ 385,000	47.698	\$ 8,072
05-02-400-049 & 050	Jun-22	\$ 585,000	62.72	\$ 9,327
03-20-400-012	Feb-23	\$ 250,000	25	\$ 10,000
13-23-200-001	Mar-22	\$ 425,000	40	\$ 10,625
06-05-200-023	Jun-21	\$ 610,000	56.86	\$ 10,728
TOTALS		\$ 5,726,950	910.659	\$ 6,403

MEAN \$ 6,403
 MEDIAN \$ 5,646

Utility land \$6,400
 Long & narrow uti \$5,600