

1001 AG/DNR LAND

TILLABLE LAND BREAKDOWN

1-1.5 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
(v) 11-05-100-021	3/14/2013	70,000	1.2
(v)11-13-300-054	Jul-22	62,000	1.65
(V)07-04-400-054	Sep-22	42,500	1.71
(V)07-06-200-025	Nov-22	69,900	1.72
	AVG	61,100	
	USED	61,000	

2-2.5 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
(v) 11-16-400-045	Jun-23	50,000	2.01
(v)11-08-300-043	Oct-22	80,000	2.52
(v)15-08-300-039	Sep-22	57,000	2.53
(V)08-03-200-037	Apr-22	60,000	2
(V)08-14-200-039	Apr-22	72,000	2.06
(v)04-02-300-053	Dec-22	62,000	2.40
	AVG	63,500	
	USED	64,000	

3 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
07-17-300-020	Sep-22	65,000	3.63
04-25-300-007	Sep-22	70,000	3.55
04-16-300-012	Sep-22	50,000	3.36
04-28-400-027	Mar-22	75,000	3.93
	AVG	65,000	
	USED	65,000	

4 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
16-19-100-016	Jun-22	60,000	4
03-36-100-035	Apr-23	74,900	4.16
04-14-400-025	Mar-22	78,500	4.34
	AVG	71,133	
	USED	71,100	

5 ACRES

PARCEL #	SALE DATE	SALE PRICE	ACERAGE
15-35-400-016	May-22	70,000	5
11-18-100-031	Mar-23	70,000	5.73
03-19-400-025	Jan-23	77,000	5
	AVG	72,333	
	USED	70,000	

6-49.99 ACRES

PARCEL #	SALE DATE	SALE PRICE	IMPROV VALUE	LAND RES.	ACRES	PPA
11-19-200-003	Jul-23	320,000	179047	140,953	10.16	13,873
(V)14-14-100-018	Jun-23	249000	0	249,000	19.25	12,936
(V)03-20-400-012	Feb-23	250,000	0	250,000	25	10,000
10-07-300-005	Jun-23	837,500	427082	410,418	33.2	12,362
11-23-200-009	Nov-22	500,000	0	500,000	37.36	13,383
11-35-200-021	Jun-23	2,700,000	2170612	529,388	38	13,931
					AVG	12,748
					USED	12,000

50 - 100 ACRES

PARCEL NUMBER	SALE DATE	SALE PRICE	IMPR. VALUE	LAND RES.	TOTAL ACRES	PRICE PER ACRE
07-30-300-010, 07-03-400-001	Aug-23	1,400,000	136410	1,263,590	165.1	7,653
10-30-200-049	Nov-22	385000	0	385,000	64.97	5,926
03-22-300-002, 003 & 005	Jan-23	530000	129343	400,657	65.43	6,123
					AVG	6,568
					USED	7000

2025	TILLABLE LAND SUMMARY	
	Acerage	PPA
	Land value	
1	61,000	61,000
1.5	61,000	40,667
2	64,000	32,000
2.5	64,000	25,600
3	65,000	21,667
4	71,100	17,775
5	70,000	14,000
7	84,000	12,000
10	120,000	12,000
15	180,000	12,000
20	240,000	12,000
25	300,000	12,000
30	360,000	12,000
40	480,000	12,000
50	350,000	7,000
100	700,000	7,000

\$500/acre for wet, swamp & ponds

LATSON INTERCHANGE

PARCEL NUMBER	SALE DATE	SALE PRICE	ACERAGE	IMPROV VALUE	LAND RESIDUAL	PPA
(v)11-17-400-015	Dec-22	1,500,000	120.31		1,500,000	12,468
11-17-200-002						
11-17-200-006						
11-17-400-013						
11-17-400-014						
11-23-200-009	Nov-22	500000	37.36		500,000	13,383
07-03-300-010	Feb-24	725000	41.73	124127	600,873	14,399
07-03-100-007						
					AVG	13,417
					USED	SEE THE CHART BELOW ON WHAT WAS USED

LATSON INTERCHANGE SUMMARY

ACERAGE	LAND VALUE	PPA
4	120,000	30,000
5	125,000	25,000
7	140,000	20,000
10	150,000	15,000
15	195,000	13,000
20	260,000	13,000
25	325,000	13,000
30	390,000	13,000
40	520,000	13,000
50	650,000	13,000
100	1,300,000	13,000

2001 GOLF COURSE LAND STUDY

PARCEL NUMBER	SALE DATE	SALE PRICE	ACRES	PPA
02-26-400-022	1/1/2023	110,000	32.52	3383
05-09-200-005	2/1/2024	90,000	20	4500
09-34-300-006	7/1/2022	197,900	38.89	5089
			Avg	4324
			Used	4300

ACERAGE	LAND VALUE	PPA
1	4,300	4,300
1.5	6,450	4,300
2	8,600	4,300
2.5	10,750	4,300
3	12,900	4,300
4	17,200	4,300
5	21,500	4,300
7	30,100	4,300
10	43,000	4,300
15	64,500	4,300
20	86,000	4,300
25	107500	4300
30	129000	4300
40	172000	4,300
50	215000	4,300
100	430000	4,300

2002 APARTMENTS/MOBILE HOME

PARCEL NUMBER	SALE DATE	SALE PRICE	ACRES	UNITS		PPA
11-04-300-024	6/16/2022	2,040,000	17.47	136		116772
16-08-100-014	12/10/2021	2,175,000	21.71			100184
07-29-200-030 & 031	2/23/2022	1,500,000	23.61			63532
07-28-100-021	8/22/2022	2,430,000	15.54			156371
08-22-300-055	7/12/2024	220,000	1.94			113402
08-26-100-020	9/16/2022	1,776,000	27.14			65438
08-22-400-028	8/16/2022	700,000	9.53			73452
					AVG	98,450
					USED	95,000

2003 COMMERCIAL LAND

PARCEL NUMBER	SALE DATE	SALE PRICE	F.F.	SQ. FT.	Loc Adj	\$ F.F.	\$ SQ. FT.	AREA
MAIN CORRIDOR								
04-300-017	4/1/2021	1,200,000	714	1577310			0.76	MAIN CORRIDOR
09-100-004	12/1/2021	325,000	98	21780		3316	14.92	MAIN CORRIDOR
09-200-028	6/1/2023	600,000	226	55321		2655	10.85	MAIN CORRIDOR
08-04-300-006	7/1/2022	1,000,000		88862	10		10.13	MAIN CORRIDOR
						AVG	2,986	9.16
						USED	3,000	10.00

MAIN CORR LARGE	SALE DATE	SALE PRICE	F.F.	SQ. FT.	SIZ ADJ	\$SQ. FT.	AREA
11-04-300-017	4/1/2021	1,200,000		157,687	20	6.09	MAIN CORR LARGE
11-09-100-004	12/1/2021	325,000		21780	50	7.46	MAIN CORR LARGE
11-09-200-028	6/1/2023	600,000		55321	50	5.42	MAIN CORR LARGE
08-04-300-006	7/1/2022	1,000,000		88862	60	4.50	MAIN CORR LARGE
						AVG	5.87
						USED	6.00

SIDE ROAD	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
11-10-400-028	8/1/2022	200,000	232	64905	862	3.08	
12-33-302-050	6/1/2023	210,000	194	50094	1082	4.19	
16-29-300-038	4/1/2021	240,000	209	46740	1148	5.13	
17-01-102-102	12/1/2023	135,000	117	34412	1154	3.92	
11-13-100-046	3/1/2023	211,500	206	62073	1027	3.41	
11-13-200-012	9/1/2022	156,000	162	44998	963	3.47	
						AVG	1039
						USED	1000
							4.00

SECONDARY	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
09-02-100-016	10/1/2022	210,527	297	79715	709	2.64	
06-21-300-028	6/1/2023	319,000	427	80586	747	3.96	
07-27-200-037	5/1/2023	130,000	195	46174	667	2.82	
16-03-100-041	9/1/2022	275,000	416	100188	661	2.74	
05-10-401-032	1/1/2023	19,500	23	10019	848	1.95	
						AVG	726
						USED	700
							3.00

E/W OF MAIN CORRIDOR	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
13-200-012	2/19/2021	156,000	120	44866	1300	3.48	
13-100-046	23-Mar	211,500	145	61855	1459	3.42	
13-200-012	Oct-24	150,000	118	44866	1271	3.34	
						Avg	1343
						Used	1400
							3.50

GO/VICTORY/PLESS	SALE DATE	SALE PRICE	F.F.	SQ. FT.	\$SQ. FT.	AREA	
06-28-401-024	Aug-22	150,000		81893		1.83	
06-28-100-054	Oct-22	149,200		162,479		0.92	
12-35-401-006	May-22	275,000		278,384		0.99	
12-35-401-008	Aug-21	190,000		100188		1.90	
18-31-401-008	Feb-23	85,600		47408		1.81	
18-31-401-007	Apr-24	70,000		47407		1.48	
						Avg	1.49
						Used	1.50

BRIGHTON PINES	SALE DATE	SALE PRICE	F.F.	SQ. FT.	LOC ADJ	\$SQ. FT.	AREA
06-29-200-032	1/1/2022	800,000		612018	20.0	1.57	BRIGHTON PINES
17-27-200-037	05/01/23	130,000	195	46174		667	2.82
						Avg	2.19
						Used	2.20

SUMMARY

2003 COMMERCIAL	FF	PSF
Main Corridor	\$3,000 FF	\$10.00
Main Corridor Large	N/A	\$6.00
E/W OF MAIN CORRIDOR	\$1400 FF	\$3.50
SIDE STREET	\$1,000	\$4.00
SECONDARY	\$700	\$3.00
Go/Vic/Fendt/Pless		\$1.50
Brighton Pines		\$2.20

3001 INDUSTRIAL LAND

BRIGHTON PINES

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND SF	LOC ADJ	PPSF
06-29-200-032	1/1/2022	800,000	612018	20	1.57
17-27-200-037	05/01/23	130,000	46174		2.82
				AVG	2.19
				USED	2.20

GRAND RIVER INDUSTRIAL

PARCEL NUMBER	SALE DATE	SALE PRICE	LAND SF	PPSF
09-02-100-016	10/1/2022	210,527	79715	2.64
06-21-300-028	6/1/2023	319,000	80586	3.96
07-27-200-037	5/1/2023	130,000	46174	2.82
16-03-100-041	9/1/2022	275,000	100188	2.74
05-10-401-032	1/1/2023	19,500	10019	1.95
			AVG	2.82
			USED	3.00

IND PARK SALES

Parcel Number	Sale Date	Sale Price	Land Sq Ft	PPSF
06-28-401-024	Aug-22	150,000	81893	1.83
06-28-100-054	Oct-22	149,200	162479	0.92
12-35-401-006	May-22	275,000	278384	0.99
12-35-401-008	Aug-21	190,000	100188.00	1.90
18-31-401-008	Feb-23	85,600	47408	1.81
18-31-401-007	Apr-24	70,000	47407	1.48
			AVG	1.49
			USED	1.50

UTILITY 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
09-34-300-006	Jul-22	\$ 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
03-20-400-012	Jun-22	\$ 585,000	62.72	\$ 9,327
14-14-100-018	Feb-23	\$ 250,000	25	\$ 10,000
TOTALS	Jun-23	\$ 2,231,900	311.611	\$ 54,417
			AVG	\$ 6,802
			MID POINT OF AVG	\$ 5,786
			STD Utility land	\$6,800
			Long & narrow utility	\$5,700
			min site value	\$ 20,000