

**Unit 05-11 - MANCELONA TOWNSHIP**

<b>Code</b>	<b>Description</b>	<b>RESIDENTIAL</b>	<b>TOWN HOMES / DUPLEXES</b>	<b>MOBILE HOMES</b>	<b>AGRICULTURAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>
1001	1001 AGRICULTURE	0.962	0.86	1.28	1.01	0.694	0.63
2001	2001 TWP COM OFF HWY	0.962	0.86	0.92	1.01	0.964	0.63
2002	2002 TWP COM HWY	0.962	0.86	0.92	1.01	0.694	0.63
2003	2003 V COM HWY-INT	0.962	0.86	0.92	1.01	0.694	0.63
2004	2004 V MAIN ST COM	0.962	0.86	0.92	1.01	0.451	0.63
3001	3001 TWP INDUSTRIAL	0.962	0.86	0.92	1.01	0.451	0.63
3002	3002 VILLAGE INDUSTRIAL	0.962	0.86	0.92	1.01	0.694	0.63
4000	4000 DOUBLE WIDE MOBILE HOMES	0.962	0.86	1.28	1.01	0.694	0.63
4001	4001 ACREAGE	0.962	0.86	0.92	1.01	0.694	0.63
4002	4002 TWP SUBDIVISION	0.944	0.86	0.92	0.944	0.694	0.63
4003	4003 FAIRWAY, COUNRTY, SOUTHWD	1.069	0.86	0.92	1.069	0.694	0.63
4004	4004 WHISPER, VALLEY, MANISTEE	1.069	0.86	0.92	1.069	0.694	0.63
4005	4005 LK OF THE NORTH VILLA	1.069	0.86	0.92	1.069	0.694	0.63
4006	4006 LOGAN TOWN	0.944	0.86	0.92	0.944	0.694	0.63
4007	4007 VILLAGE	1.099	0.86	0.92	1.099	0.694	0.63
4008	4008 VILLAGE	0.922	0.86	0.92	0.922	0.694	0.63
4009	4009 ANTRIM	0.64	0.86	0.92	0.64	0.694	0.63

# MANCELONA-WARNER-ECHO TOWNSHIP - 2023

**0-8 ACRES**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
05-11-119-029-00	01/15/21	\$10,000	QC	03-ARM'S LENGTH	\$10,000	0.53	\$18,904
05-05-008-035-30	05/26/21	\$15,500	WD	03-ARM'S LENGTH	\$15,500	2.17	\$7,143
05-05-018-007-50	09/15/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	2.20	\$3,180
05-05-023-008-15	10/12/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	2.23	\$3,135
05-05-023-008-30	04/21/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000	2.29	\$2,618
05-05-023-008-30	12/10/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	2.29	\$7,853
05-11-114-005-35	10/23/20	\$10,900	WD	03-ARM'S LENGTH	\$10,900	2.50	\$4,360
05-11-121-005-00	05/26/21	\$11,500	WD	03-ARM'S LENGTH	\$11,500	3.00	\$3,833
05-11-118-004-00	02/01/21	\$7,900	PTA	03-ARM'S LENGTH	\$7,900	3.43	\$2,303
05-11-121-018-30	08/03/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	4.38	\$2,282
05-05-018-007-40	07/13/20	\$12,600	WD	03-ARM'S LENGTH	\$12,600	4.39	\$2,871
05-11-114-007-90	08/11/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	5.04	\$3,948
05-11-114-007-80	12/12/20	\$19,900	WD	03-ARM'S LENGTH	\$19,900	5.05	\$3,941
05-11-103-005-00	02/11/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	6.04	\$1,987
					\$168,200	45.55	\$3,693

### 2022 LAND VALUES

Estimated Land Values	
Enter the Estimated Land Value for each of these sizes.	
1 Acre: <input type="text" value="5,000"/>	3 Acre: <input type="text" value="9,000"/>
1.5 Acre: <input type="text" value="5,700"/>	4 Acre: <input type="text" value="11,600"/>
2 Acre: <input type="text" value="6,400"/>	5 Acre: <input type="text" value="14,000"/>
2.5 Acre: <input type="text" value="7,800"/>	7 Acre: <input type="text" value="16,100"/>

### 2023 LAND VALUES

Estimated Land Values	
Enter the Estimated Land Value for each of these sizes.	
1 Acre: <input type="text" value="6,000"/>	3 Acre: <input type="text" value="10,200"/>
1.5 Acre: <input type="text" value="6,500"/>	4 Acre: <input type="text" value="12,000"/>
2 Acre: <input type="text" value="7,000"/>	5 Acre: <input type="text" value="14,500"/>
2.5 Acre: <input type="text" value="8,100"/>	7 Acre: <input type="text" value="17,500"/>

# MANCELONA-ECHO -WARNER TWP - 2023

8-01-15 ACRES

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Est. Land Value	Net Acres	Dollars/Acre			
05-11-121-008-20	07/22/21	\$9,000	QC	03-ARM'S LENGTH	\$9,000	\$18,700	9.69	\$929			
05-15-023-012-00	09/25/20	\$23,800	WD	03-ARM'S LENGTH	\$23,800	\$25,742	9.93	<b>\$2,397</b>			
05-11-120-027-00	02/05/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$19,000	10.00	\$1,700			
05-11-130-006-50	04/08/21	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$19,000	10.00	\$1,950			
05-11-129-014-00	12/28/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$19,000	10.00	<b>\$2,600</b>			
05-11-124-010-00	11/22/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,000	10.00	\$3,000			
05-11-127-021-00	09/05/21	\$34,900	LC	03-ARM'S LENGTH	\$34,900	\$19,000	10.00	\$3,490			
05-11-108-001-60	08/20/20	\$12,300	QC	03-ARM'S LENGTH	\$12,300	\$19,018	10.01	\$1,229			
05-11-108-030-00	02/18/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$19,018	10.01	\$1,499			
05-11-107-014-20	02/09/21	\$18,500	QC	03-ARM'S LENGTH	\$18,500	\$19,018	10.01	\$1,848			
05-11-108-030-40	02/18/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$19,018	10.01	<b>\$2,098</b>			
05-11-132-011-00	08/31/21	\$28,900	WD	03-ARM'S LENGTH	\$28,900	\$19,018	10.01	<b>\$2,887</b>	\$478,700.00	221.69	\$2,159.28
05-11-126-004-50	01/08/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$19,018	10.01	\$3,397			
05-11-129-013-45	06/12/20	\$15,500	WD	03-ARM'S LENGTH	\$15,500	\$19,035	10.02	\$1,547			
05-11-123-004-45	08/21/20	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$19,035	10.02	\$1,597			
05-11-126-013-65	07/19/21	\$24,900	WD	03-ARM'S LENGTH	\$24,900	\$19,035	10.02	<b>\$2,485</b>			
05-11-133-005-65	07/26/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$19,035	10.02	\$3,743			
05-11-124-020-00	12/09/20	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$19,123	10.07	\$1,787			
05-05-012-011-65	09/28/20	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$17,315	10.14	\$1,875			
05-15-013-004-10	12/20/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$19,455	10.26	\$3,216			
05-11-128-022-20	07/02/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$20,211	10.69	\$936			
05-11-117-020-00	10/09/20	\$14,900	WD	03-ARM'S LENGTH	\$14,900	\$20,373	10.78	\$1,382			
05-11-115-010-00	03/02/22	\$38,900	WD	03-ARM'S LENGTH	\$38,900	\$24,522	11.24	\$3,460			
05-05-014-014-15	08/12/21	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$22,191	11.81	\$3,301			
05-05-012-002-00	09/30/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,260	11.85	\$2,531	\$136,400.00	48.21	\$2,829.35
05-11-132-003-20	07/31/20	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$24,808	13.30	\$2,143			
					\$615,100		269.90	\$ 2,278.97			

### 2022 LAND VALUES

10 Acre:	19,000	30 Acre:	51,000
15 Acre:	27,800	40 Acre:	64,000
20 Acre:	36,000	50 Acre:	75,000
25 Acre:	43,800	100 Acre:	125,000

### 2023 LAND VALUES

10 Acre:	21,000	30 Acre:	57,000
15 Acre:	30,000	40 Acre:	72,000
20 Acre:	40,000	50 Acre:	80,000
25 Acre:	47,500	100 Acre:	140,000

# MANCELONA-ECHO-WARNER TWP - 2023

**15.01-+++ ACRES**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre			
05-11-126-015-10	10/06/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,000	17.70	\$1,638			
05-05-022-002-35	07/15/20	\$40,000	WD	19-MULTI PARCEL ARM'S	\$40,000	\$40,000	19.10	\$2,094			
05-11-110-003-00	08/12/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	20.00	\$1,250			
05-11-118-011-00	02/16/22	\$49,000	WD	19-MULTI PARCEL ARM'S	\$24,500	\$24,500	20.00	\$1,225	\$513,300	280.14	\$1,832
05-11-118-011-10	02/16/22	\$49,000	WD	03-ARM'S LENGTH	\$24,500	\$24,500	20.00	\$1,225			
05-11-118-011-20	03/30/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$34,000	20.00	\$1,700			
05-11-118-011-20	01/19/22	\$66,000	MLC	03-ARM'S LENGTH	\$66,000	\$66,000	20.00	\$3,300			
05-11-129-012-20	12/03/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	20.00	\$1,750			
05-11-131-014-25	02/21/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	20.00	\$2,495			
05-11-123-004-25	06/30/20	\$30,500	WD	03-ARM'S LENGTH	\$30,500	\$30,500	20.02	\$1,523			
05-11-123-004-55	07/15/20	\$35,000	WD	19-MULTI PARCEL ARM'S	\$35,000	\$35,000	20.03	\$1,747			
05-11-129-012-30	08/18/20	\$34,900	WD	03-ARM'S LENGTH	\$34,900	\$34,900	20.06	\$1,740			
05-05-005-033-00	09/16/20	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	23.23	\$1,550			
05-11-107-016-30	03/02/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$84,000	29.42	\$2,855			
05-11-108-028-10	12/09/21	\$64,250	WD	03-ARM'S LENGTH	\$64,250	\$64,250	29.85	\$2,152			
05-11-018-004-10	06/07/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	30.00	\$2,000			
05-11-111-014-41	10/12/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$68,000	30.04	\$2,264	\$446,250	199.01	\$2,242
05-11-134-012-20	12/04/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	35.00	\$1,714			
05-11-113-003-00	02/28/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$110,000	44.70	\$2,461			
05-15-035-001-00	08/06/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$117,542	50.00	\$2,351			
05-11-129-003-00	11/24/21	\$79,920	WD	19-MULTI PARCEL ARM'S	\$79,920	\$79,920	53.34	\$1,498	\$350,920	223.16	\$1,573
05-05-010-006-02	12/30/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	58.81	\$1,020			
05-11-128-012-00	04/01/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$92,000	61.00	\$1,508			
05-11-116-009-00	06/16/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$100,000	72.52	\$1,379			
05-11-110-013-00	12/30/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$245,000	110.00	\$2,227	\$515,000	342.52	\$1,504
05-11-109-012-10	10/01/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$170,000	160.00	\$1,063			
					\$1,825,470		1,044.83	\$ 1,747			

### 2022 LAND VALUES

### 2023 LAND VALUES

10 Acre:	19,000	30 Acre:	51,000
15 Acre:	27,800	40 Acre:	64,000
20 Acre:	36,000	50 Acre:	75,000
25 Acre:	43,800	100 Acre:	125,000

10 Acre:	21,000	30 Acre:	57,000
15 Acre:	30,000	40 Acre:	72,000
20 Acre:	40,000	50 Acre:	80,000
25 Acre:	47,500	100 Acre:	140,000

## 2023 TWP SUBS

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Site Value	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
05-11-600-016-00	07/28/20	\$1,200	QC	03-ARM'S LENGTH	\$1,200	\$1,200	\$1,600				
05-11-600-017-00	07/28/20	\$1,200	QC	03-ARM'S LENGTH	\$1,200	\$1,200	\$1,600				
05-11-600-038-00	04/30/20	\$1,500	QC	03-ARM'S LENGTH	\$1,500	\$1,500	\$1,600				
05-11-600-049-00	06/25/21	\$6,000	QC	03-ARM'S LENGTH	\$6,000	\$6,000	\$1,600				
<b>Totals:</b>		<b>\$9,900</b>			<b>\$9,900</b>	<b>\$9,900</b>	<b>\$6,400</b>				
						<b>Sale. Ratio =&gt;</b>	<b>Average</b>				
						<b>Std. Dev. =&gt;</b>	<b>per FF=&gt;</b>	<b>#DIV/0!</b>	<b>per Net Acre=&gt;</b>	<b>#DIV/0!</b>	

No Change

Sites:  
 Site 'A': Description: 'WINDMILL ' Value: 1,600  
 Site 'B': Description: 'MAN GAR/TOWNVIE' Value: 2,600

Sites:  
 Site 'A': Description: 'SITE VALUE ' Value: 4,000  
 Site 'C': Description: 'WETZELL GOOD ' Value: 4,000  
 Site 'D': Description: 'WETZELL BACK ' Value: 2,000

## LAKES OF NORTH 2023

	A	B	C	D	E	F	J	L	M	N	O	P	Q	R
1	<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instr.</b>	<b>Terms of Sale</b>	<b>Adj. Sale \$</b>	<b>Land Residual</b>							
2	05-11-475-194-00	11/26/21	\$1,600	SD	03-ARM'S LENGTH	\$1,600	\$1,600							
3	05-11-575-388-00	07/24/21	\$650	WD	03-ARM'S LENGTH	\$650	\$650							
4	05-11-425-053-00	06/15/21	\$750	WD	03-ARM'S LENGTH	\$750	\$750							
5	05-11-425-053-00	06/15/21	\$750	WD	03-ARM'S LENGTH	\$750	\$750							
6	05-11-425-289-00	03/31/21	\$750	WD	03-ARM'S LENGTH	\$750	\$750							
7	05-11-450-588-00	03/01/21	\$1,800	WD	03-ARM'S LENGTH	\$900	\$900							
8	05-11-450-589-00	03/01/21	\$1,800	WD	03-ARM'S LENGTH	\$900	\$900							
9	05-11-450-481-00	10/06/20	\$2,000	WD	03-ARM'S LENGTH	\$1,000	\$1,000							
10	05-11-450-482-00	10/06/20	\$2,000	WD	03-ARM'S LENGTH	\$1,000	\$1,000	Sites:						
11	05-11-525-200-00	10/05/20	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,000	Site 'A':	Description: 'STD LOT	'	Value: 1,500			
12	05-11-525-450-00	09/03/21	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,000	Site 'B':	Description: 'WATERFRONT	'	Value: 8,500			
13	05-11-525-567-00	01/27/22	\$1,000	WD	03-ARM'S LENGTH	\$1,000	\$1,000	Site 'C':	Description: 'AIRPORT	'	Value: 18,000			
14	05-11-200-051-00	09/29/20	\$1,100	WD	03-ARM'S LENGTH	\$1,100	\$1,100	Site 'D':	Description: 'MOBILE HOME	'	Value: 1,500			
15	05-11-500-008-00	03/28/22	\$1,100	WD	03-ARM'S LENGTH	\$1,100	\$1,100	Site 'E':	Description: 'COMMON LAND	'	Value: 1,500			
16	05-11-525-422-00	09/21/20	\$1,100	WD	03-ARM'S LENGTH	\$1,100	\$1,100	Site 'F':	Description: 'MANISTEE	'	Value: 1,500			
17	05-11-575-424-00	03/22/21	\$1,200	WD	03-ARM'S LENGTH	\$1,200	\$1,200	Site 'G':	Description: 'GOLF COURSE	'	Value: 8,500			
18	05-11-375-373-00	06/21/21	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$1,500	Site 'H':	Description: 'ACROSS FROM GC	'	Value: 4,000			
19	05-11-450-163-00	11/11/20	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$1,500							
20	05-11-450-217-00	07/28/21	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$1,500							
21	05-11-525-227-00	09/23/21	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$1,500							
22	05-11-525-411-00	06/22/21	\$1,500	WD	03-ARM'S LENGTH	\$1,500	\$1,500							
23	05-11-375-078-00	05/27/21	\$1,600	WD	03-ARM'S LENGTH	\$1,600	\$1,600							
24	05-11-575-387-00	11/13/20	\$1,600	WD	03-ARM'S LENGTH	\$1,600	\$1,600							
25	05-11-375-038-00	04/30/20	\$1,800	WD	03-ARM'S LENGTH	\$1,800	\$1,800							
26	05-11-375-594-00	03/24/22	\$1,800	WD	03-ARM'S LENGTH	\$1,800	\$1,800							
27	05-11-525-453-00	03/09/22	\$8,500	WD	03-ARM'S LENGTH	\$1,100	\$1,100							
28	05-11-200-220-00	12/28/20	\$8,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000							
29	05-11-200-221-00	12/28/20	\$8,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000							
30	05-11-200-222-00	12/28/20	\$8,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000							
31	05-11-200-223-00	12/28/20	\$8,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000							
32	05-11-425-436-00	02/16/22	\$4,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000							
33	05-11-425-437-00	02/16/22	\$4,000	WD	03-ARM'S LENGTH	\$2,000	\$2,000							

  

AIRSTRIP/GOLF COURSE						
Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual
05-11-200-230-00	09/17/20	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$16,000
05-11-200-232-00	12/17/20	\$35,000	WD	03-ARM'S LENGTH	\$17,500	\$17,500
05-11-200-233-00	12/17/20	\$35,000	WD	03-ARM'S LENGTH	\$17,500	\$17,500
05-11-200-242-00	12/17/20	\$36,000	WD	03-ARM'S LENGTH	\$18,000	\$18,000
05-11-200-243-00	12/17/20	\$36,000	WD	03-ARM'S LENGTH	\$18,000	\$18,000
05-11-225-090-00	02/21/20	\$4,000	CD	03-ARM'S LENGTH	\$4,000	\$4,000
05-11-225-099-00	10/03/19	\$6,500	WD	03-ARM'S LENGTH	\$6,500	\$6,500
05-11-575-004-00	10/07/19	\$12,900	WD	03-ARM'S LENGTH	\$12,900	\$1,000
05-11-475-042-00	04/15/19	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000
<b>Totals:</b>		<b>\$193,400</b>			<b>\$122,400</b>	<b>\$110,500</b>



## VILLAGE - 2023

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Liber/Page
05-45-010-015-00	07/30/20	\$2,500	QC	FF	\$2,500	\$2,500	50.0	100.0	0.12	\$50	\$21,739	\$0.50	2020-6082
05-45-235-007-00	01/08/21	\$2,500	QC	Site Value	\$2,500	\$2,500	120.0	140.0	0.39	\$21	\$6,477	\$0.15	2021-0353
05-45-235-015-00	07/15/19	\$1,400	WD	Site Value	\$1,400	\$1,400	120.0	140.0	0.39	\$12	\$3,627	\$0.08	2019-5391
05-45-235-016-00	04/17/20	\$2,397	QC	Site Value	\$2,397	\$2,397	120.0	140.0	0.39	\$20	\$6,210	\$0.14	2020-3674
05-45-235-018-00	07/31/19	\$2,500	QC	Site Value	\$2,500	\$2,500	120.0	140.0	0.39	\$21	\$6,477	\$0.15	2019-6293
05-45-235-035-00	08/05/20	\$4,200	WD	Site Value	\$4,200	\$4,200	238.9	272.6	0.75	\$18	\$5,615	\$0.13	
<b>Totals:</b>		<b>\$15,497</b>			<b>\$15,497</b>	<b>\$15,497</b>	<b>768.9</b>		<b>2.41</b>				

**Frontages:**

Frontage 'A':	Description: 'STD LOT	FF Rate: 50	\$6,477
	Standard Frontage: 0	Standard Depth : 150	\$3,627
Frontage 'B':	Description: '2ND LOT	FF Rate: 25	\$6,210
	Standard Frontage: 0	Standard Depth : 0	\$6,477
<b>Sites:</b>			
Site 'A':	Description: 'PLEASANT VIEW	Value: 4,000	\$5,615
Site 'C':	Description: 'BACK SITE VALUE'	Value: 3,000	\$3,627
Site 'D':	Description: 'PLEASANT NO H20'	Value: 2,000	USED \$4000 FOR SITE VALUE

Maximum Value for Frontages/Sites: 15,000



**COMMERCIAL - INDUSTRIAL TOWNSHIP VILLAGE**

**2023**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
05-15-022-001-20	US 131	3/20/2017	\$ 450,000	WD	03-ARM'S LENGTH	\$ 450,000	\$ 450,000	1,949.00	1,385.00	62.00	\$ 231	\$ 7,258	\$ 0.17
05-15-015-002-01	US 131	1/30/2018	\$ 275,000.00	WD	03-ARM'S LENGTH	\$ 275,000	\$ 275,000	1,067.00	931.00	30.00	\$ 258	\$ 9,167	\$ 0.21
05-15-023-011-20	US 131	7/24/2020	\$ 135,000.00	WD	03-ARM'S LENGTH	\$ 135,000	\$ 135,000	330.00	1,320.00	10.00	\$ 409	\$ 13,500	\$ 0.31
008-031-001-40	US 131	3/15/2021	\$ 76,957.00	WD	03-ARM'S LENGTH	\$ 76,957	\$ 76,957	410.00	1,917.00	18.05	\$ 188	\$ 4,264	\$ 0.10
41-040-092-00	US 131	8/5/2021	\$ 270,000.00	WD	03-ARM'S LENGTH	\$ 270,000	\$ 254,887	682.00	187.14	2.93	\$ 374	\$ 86,992	\$ 2.00
011-011-018-00	US 131	4/28/2021	\$ 115,000.00	WD	03-ARM'S LENGTH	\$ 115,000	\$ 115,000	2,660.00	1,310.00	80.00	\$ 43	\$ 1,438	\$ 0.03
04-002-013-03	US 131	6/18/2020	\$ 260,000.00	WD	03-ARM'S LENGTH	\$ 260,000	\$ 260,000	693.00	329.60	5.24	\$ 375	\$ 49,618	\$ 1.14
011-015-018-20	US 131	6/10/2022	\$ 24,900.00	WD	03-ARM'S LENGTH	\$ 24,900	\$ 24,900	387.00	396.00	5.86	\$ 64	\$ 4,249	\$ 0.10
008-004-003-10	US 131	5/6/2022	\$ 75,000.00	WD	03-ARM'S LENGTH	\$ 75,000	\$ 75,000	662.00	617.90	9.39	\$ 113	\$ 7,987	\$ 0.18
008-004-006-00	186 SEELEY R	2/12/2021	\$ 100,000.00	WD	03-ARM'S LENGTH	\$ 100,000	\$ 100,000	660.00	660.00	10.00	\$ 152	\$ 10,000	\$ 0.23
008-021-019-20	851 COMME	10/20/2020	\$ 40,000.00	WD	03-ARM'S LENGTH	\$ 40,000	\$ 40,000	296.60	660.00	4.49	\$ 135	\$ 8,909	\$ 0.20
041-415-016-10	Inter	04/26/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$10,000	49.5	108.0	0.12	\$ 202	\$ 81,301	\$ 1.87
041-725-019-00	US 131	10/25/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$30,000	132.0	148.5	0.45	\$ 227	\$ 66,667	\$ 1.53
05-15-022-001-30	Off US 131	11/1/2017	\$ 78,000	WD	03-ARM'S LENGTH	\$ 78,000	\$ 78,000	660.00	660.00	10.00	\$ 118	\$ 7,800	\$ 0.18
05-15-024-015-00	M-32	6/26/2018	\$ 174,000	WD	03-ARM'S LENGTH	\$ 120,000	\$ 120,000	652.00	2,213.00	33.12	\$ 184	\$ 3,623	\$ 0.08
	Inter					\$ 54,000	\$ 54,000	554.00	554.00	14.87	\$ 97	\$ 3,631	\$ 0.08
05-15-150-003-01	M-32	4/21/2021	\$ 17,000.00	WD	03-ARM'S LENGTH	\$ 17,000	\$ 17,000	132.00	118.00	0.36	\$ 129	\$ 47,486	\$ 1.09
05-15-015-002-11	M-32	7/8/2021	\$ 15,000.00	WD	03-ARM'S LENGTH	\$ 15,000	\$ 15,000	312.00	429.50	3.28	\$ 48	\$ 4,572	\$ 0.10
05-15-015-002-20	M-32	2/28/2022	\$ 40,000.00	LC	03-ARM'S LENGTH	\$ 40,000	\$ 40,000	309.00	815.00	6.04	\$ 129	\$ 6,625	\$ 0.15

**Totals:**

**\$596,957**

**\$596,957**

**\$ 2,170,744**

**12,597.1**

**14759.6**

**306.20**

**Average  
per FF=>**

**\$172  
per Net Acre=>**

**7,089.30**

**Average  
per SqFt=>**

**\$0.16**

Com-Ind Land Tables	2023 FF Rates
TWP COM HWY	\$ 222
MAIN ST COM	\$ 137
VILL COM HWY	\$ 242
VILL INT COM	\$ 127

US-131 Removed Outliers

Outliers Removed

AREA	Land Residual	Effec. Front	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
US 131	\$ 1,696,744	9,682	223.92	\$175	\$7,577	\$ 0.17
OFF Hwy	\$ 282,000	2,220	39.48	\$127	\$7,142	\$ 0.16
M-32	\$ 192,000	1,405	42.80	\$137	\$4,486	\$ 0.10
US-131 Removed Outliers	\$ 1,456,744	6,032	134.04	\$242	\$10,868	\$ 0.25
M-32-US131	\$ 1,888,744	11,086.5	266.72	\$170	\$7,081	\$ 0.16
Outliers Removed M-32-US131	\$ 1,648,744	7,436.5	176.84	\$222	\$9,323	\$ 0.21