

2025 COMMERCIAL AND INDUSTRIAL LAND ANALYSIS

COMMERCIAL AND INDUSTRIAL SALES- LANSING RD/INDUSTRIAL MAJOR  
0 TO 1-ACRE (SITE VALUE)

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-017-100-185-00	LANSING RD	02/10/20	0.0034	4/1/2023	\$134,000	WD	03-ARM'S LENGTH	\$150,857	\$14,200	9.41	\$28,350	\$150,857	\$28,350	1.00	0.21	\$150,857	\$3.46	COM-T	2832/0220		COMMERCIAL- LANSING RD	202
080-003-300-075-00		04/13/20	0.0034	4/1/2023	\$35,000	WD	03-ARM'S LENGTH	\$39,165	\$45,700	116.69	\$91,370	\$24,745	\$76,950	1.00	0.57	\$24,745	\$0.57	COM-T	2839 0401		COMMERCIAL- LANSING RD	201
080-009-205-205-00	6716 LANSING RD	02/03/23			\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$128,000	44.44	\$256,096	\$156,104	\$124,200	1.00	0.92	\$156,104	\$3.58	COM-T	3038 0046		COMMERCIAL- LANSING RD	201
080-018-400-110-00	5065 LANSING RD	03/20/18	0.0034	4/1/2023	\$325,000	LC	33-TO BE DETERMINED	\$391,300	\$126,900	32.43	\$253,703	\$272,597	\$135,000	1.00	1.00	\$272,597	\$6.26	COM-T	2727 850		COMMERCIAL- LANSING RD	201
Totals:					\$782,000			\$869,322	\$314,800		\$629,519	\$604,303	\$364,500	4.00	2.70							
										Sale. Ratio =>	36.21	Average		Average		Average		Average				
										Std. Dev. =>	46.30			per FF=>		per Net Acre=>		per SqFt=>		151,075.80	\$3.47	

1 TO 1.5-ACRE

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-018-400-115-00	5091 LANSING RD	08/24/21	0.0034	4/1/2023	\$285,000	WD	03-ARM'S LENGTH	\$303,411	\$178,400	58.80	\$356,822	\$84,338	\$137,749	1.11	1.11	\$75,980	\$1.74	COM-T	2950 0697		COMMERCIAL- LANSING RD	201
080-017-100-201-00	5507 LANSING RD	02/10/20	0.0034	4/1/2023	\$134,000	WD	03-ARM'S LENGTH	\$150,857	\$111,200	73.71	\$250,647	\$57,148	\$128,588	1.20	0.99	\$47,624	\$1.09	COM-T	2832/0220	080-017-100-185-00	COMMERCIAL- LANSING RD	201
080-009-205-341-00	6703 LANSING RD	02/10/22	0.0034	4/1/2023	\$199,999	WD	03-ARM'S LENGTH	\$208,839	\$88,700	42.47	\$177,351	\$173,986	\$142,498	1.30	1.30	\$133,835	\$3.07	COM-T	2986 0777		COMMERCIAL- LANSING RD	201
Totals:					\$618,999			\$663,107	\$378,300		\$784,820	\$315,472	\$408,835	3.61	3.40							
										Sale. Ratio =>	57.05	Average		Average		Average		Average				
										Std. Dev. =>	15.62			per FF=>		per Net Acre=>		per SqFt=>		87,388.41	\$2.01	

1.5 TO 2-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-017-100-170-00	5555 LANSING RD	05/30/24			\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$66,000	264.00	\$132,000	\$25,000	\$132,000	2.00	2.00	\$12,500	\$0.29	IND	3096/0544		INDUSTRIAL	302
Totals:					\$25,000			\$25,000	\$66,000		\$132,000	\$25,000	\$132,000	2.00	2.00							
										Sale. Ratio =>	264.00	Average		Average		Average		Average				
										Std. Dev. =>	#DIV/0!			per FF=>		per Net Acre=>		per SqFt=>		12,500.00	\$0.29	

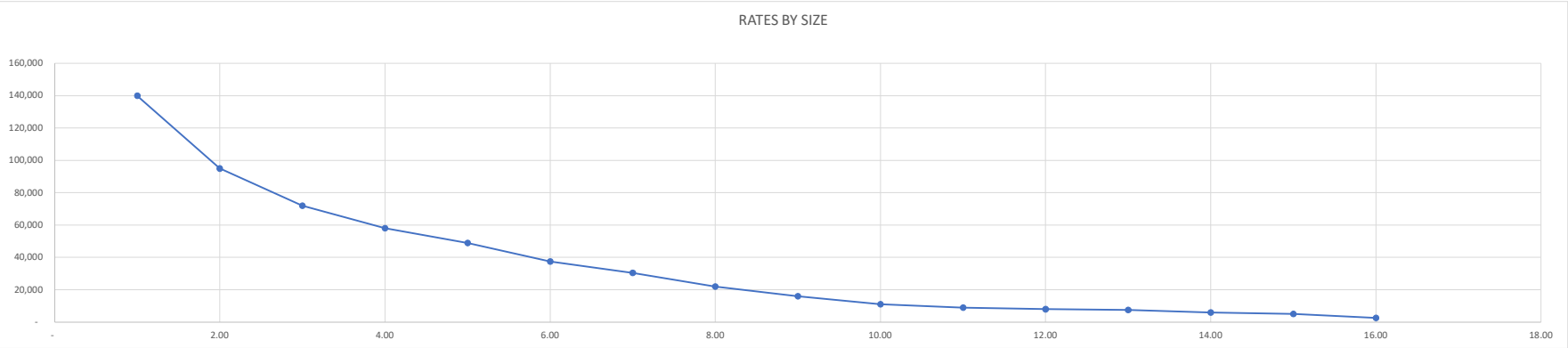
5 TO 7-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-009-200-153-00	6874 LANSING RD	02/21/17	0.0034	4/1/2023	\$260,000	LC	03-ARM'S LENGTH	\$324,532	\$197,700	60.92	\$395,380	\$75,762	\$146,610	6.61	6.61	\$11,462	\$0.26	COM-T	PTA		COMMERCIAL- LANSING RD	201
Totals:					\$260,000			\$324,532	\$197,700		\$395,380	\$75,762	\$146,610	6.61	6.61							
										Sale. Ratio =>	60.92	Average		Average		Average		Average				
										Std. Dev. =>	#DIV/0!			per FF=>		per Net Acre=>		per SqFt=>		11,461.72	\$0.26	

DESCRIPTION: LANSING RD

ACRES		\$ PER ACRE		LANSING RD VALUE		PRIOR YEAR
1.00		151,076	140,000	140,000	M	135,000
1.50		87,388	95,000	142,500	V	147,497
2.00		12,500	72,000	144,000	M	140,000
2.50			58,000	145,000		141,250
3.00			49,000	147,000		142,500
4.00			37,500	150,000		144,000
5.00			30,500	152,500		145,000
7.00		11,462	22,000	154,000		147,000
10.00			16,000	160,000		150,000
15.00			11,000	165,000		165,000
20.00			9,000	180,000		180,000
25.00			8,000	200,000		200,000
30.00			7,500	225,000		225,000
40.00			6,000	240,000		240,000
50.00			5,000	250,000		250,000
100.00			2,600	260,000		260,000

V= VERIFIED FROM DATA  
EX= EXTRAPOLATED FROM CURVE  
M= MODIFICATION OF VERIFIED DATA TO CURVE



COMMERCIAL AND INDUSTRIAL SALES- M99/INDUSTRIAL/OTHER  
2 TO 2.5-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-012-200-104-00	11545 BISHOP HWY	08/31/22			\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$55,300	110.60	\$110,575	\$50,000	\$110,575	2.46	2.46	\$20,325	\$0.47	COM-T	3020 0337		COMMERCIAL- OTHER	201
Totals:					\$50,000			\$50,000	\$55,300		\$110,575	\$50,000	\$110,575	2.46	2.46							
									Sale. Ratio =>	110.60			Average									
									Std. Dev. =>	#DIV/0!			per FF=>			Average						
													per Net Acre=>		20,325.20	per SqFt=>					\$0.47	

2.5 TO 3-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	
080-013-200-045-00	5943 N MICHIGAN RD	09/11/20	0.0034	4/1/2023	\$1,008,000	WD	03-ARM'S LENGTH	\$1,110,816	\$437,600	39.39	\$875,137	\$348,809	\$113,130	2.71	2.71	\$128,712	\$2.95	COM-T	2870 0801		COMMERCIAL- M99	201	
080-013-200-045-00	5943 N MICHIGAN RD	01/20/23			\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$437,600	35.01	\$875,137	\$487,993	\$113,130	2.71	2.71	\$180,071	\$4.13	COM-T	3037 0265		COMMERCIAL- M99	201	
080-023-400-101-02	10895 E VERMONTVILLE	06/30/21	0.0034	4/1/2023	\$425,000	WD	03-ARM'S LENGTH	\$455,345	\$217,000	47.66	\$434,049	\$134,876	\$113,580	2.86	2.86	\$47,159	\$1.08	COM-T	2938 0785		COMMERCIAL- M99	201	
Totals:					\$2,683,000			\$2,816,161	\$1,092,200		\$2,184,323	\$971,678	\$339,840	8.28	8.28								
										Sale. Ratio =>	38.78					Average							
										Std. Dev. =>	6.42					per FF=>			Average				
																per Net Acre=>	117,352.42	per SqFt=>			\$2.69		

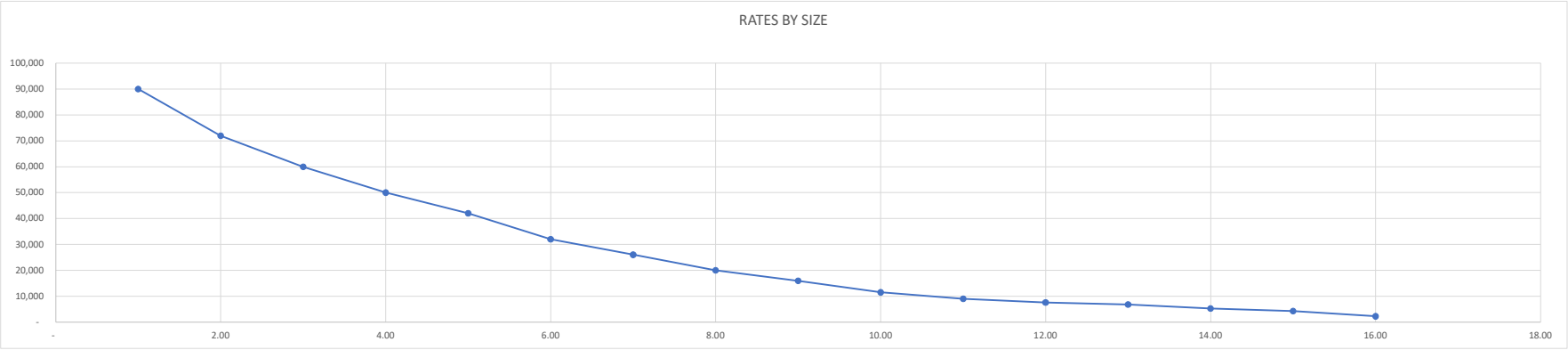
25 TO 30-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-013-200-009-00	5855 N MICHIGAN RD	07/29/22			\$1,250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,250,000	\$451,300	36.10	\$1,062,945	\$685,780	\$338,500	28.94	18.85	\$23,697	\$0.54	COM-T	3015 488	080-013-200-006-02	COMMERCIAL- M99	201
Totals:					\$1,250,000			\$1,250,000	\$451,300		\$1,062,945	\$685,780	\$338,500	28.94	18.85							
									Sale. Ratio =>	36.10			Average									
									Std. Dev. =>	#DIV/0!			per FF=>			Average						
													per Net Acre=>		23,696.61	per SqFt=>					\$0.54	

DESCRIPTION: M99 VALUE

ACRES	\$ PER ACRE	M99 VALUE	PRIOR YEAR
1.00		90,000	90,000
1.50		72,000	108,000
2.00		60,000	120,000
2.50		50,000	125,000
3.00	20,325	42,000	112,500
4.00	117,352	32,000	114,000
5.00		26,000	116,000
7.00		20,000	117,500
10.00		16,000	136,500
15.00		11,500	160,000
20.00		9,000	172,500
25.00		7,600	180,000
30.00	23,697	6,800	180,000
40.00		5,250	190,000
50.00		4,250	204,000
100.00		2,250	210,000
			215,500
			225,000

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COMMERCIAL AND INDUSTRIAL SALES- COMMERCE PARK  
2 TO 3-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-086-500-412-00	9742 WOODLANE DR	11/25/19	0.0034	4/1/2023	\$2,750,000	WD	03-ARM'S LENGTH	\$3,124,000	\$1,573,600	50.37	\$3,147,228	\$240,372	\$263,600	2.12	2.12	\$113,383	\$2.60	COM-T	2817 1171		PARK COMMERCIAL	201
Totals:					\$2,750,000			\$3,124,000	\$1,573,600		\$3,147,228	\$240,372	\$263,600	2.12	2.12							
									Sale. Ratio =>	50.37			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	113,383.02		per SqFt=>					\$2.60

3 TO 4-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-086-500-540-00	9550 WOODLANE DR	07/25/19	0.0034	4/1/2023	\$3,700,000	WD	03-ARM'S LENGTH	\$4,253,520	\$1,347,300	31.67	\$2,694,620	\$1,835,100	\$276,200	3.05	3.05	\$601,672	\$13.81	COM-T	2796 0372		PARK COMMERCIAL	201
080-086-500-440-00	9555 WOODLANE DR	12/04/17	0.0034	4/1/2023	\$1,900,000	WD	03-ARM'S LENGTH	\$2,306,980	\$985,000	42.70	\$1,969,963	\$614,737	\$277,720	3.43	3.43	\$179,224	\$4.11	COM-T	2712 237		PARK COMMERCIAL	201
Totals:					\$5,600,000			\$6,560,500	\$2,332,300		\$4,664,583	\$2,449,837	\$553,920	6.48	6.48							
									Sale. Ratio =>	35.55			Average	Average			Average					
									Std. Dev. =>	7.79			per FF=>	per Net Acre=>	378,061.27		per SqFt=>					\$8.68

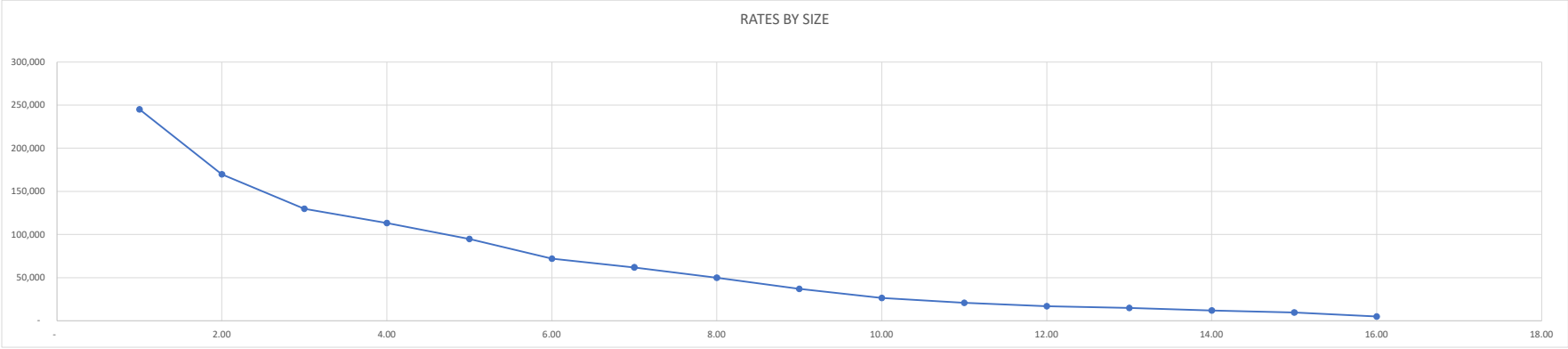
5 TO 7-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-086-500-620-01	7977 CENTERLINE DR	10/16/19	0.0034	4/1/2023	\$2,600,000	WD	03-ARM'S LENGTH	\$2,962,440	\$1,311,800	44.28	\$2,623,624	\$629,551	\$290,735	5.31	5.31	\$118,560	\$2.72	COM-T	2811 0677	080-003-100-022-00	PARK COMMERCIAL	201
Totals:					\$2,600,000			\$2,962,440	\$1,311,800		\$2,623,624	\$629,551	\$290,735	5.31	5.31							
									Sale. Ratio =>	44.28			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	118,559.51		per SqFt=>					\$2.72

DESCRIPTION:

ACRES		\$ PER ACRE		PARK VALUE	
1.00			245,000	245,000	
1.50			170,000	255,000	
2.00			130,000	260,000	
2.50	113,383	113,383	113,383	283,458	V
3.00			95,000	285,000	
4.00	378,061	72,000	72,000	288,000	M
5.00			62,000	310,000	
7.00	118,560	50,000	50,000	350,000	M
10.00			37,000	370,000	
15.00			26,500	397,500	
20.00			20,750	415,000	
25.00			17,000	425,000	
30.00			15,000	450,000	
40.00			12,000	480,000	
50.00			9,750	487,500	
100.00			5,000	500,000	

V= VERIFIED FROM DATA  
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COMMERCIAL AND INDUSTRIAL SALES- HARVEST PARK  
2.5 TO 3-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-002-100-022-05	10310 HARVEST PARK	03/03/22	0.0034	4/1/2023	\$4,500,000	WD	03-ARM'S LENGTH	\$4,683,600	\$1,297,900	27.71	\$2,595,820	\$2,464,481	\$376,701	2.71	2.71	\$909,403	\$20.88	IND	2991 1142		INDUSTRIAL MED	301
Totals:					\$4,500,000			\$4,683,600	\$1,297,900		\$2,595,820	\$2,464,481	\$376,701	2.71	2.71							
									Sale. Ratio =>	27.71			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	909,402.58		per SqFt=>					\$20.88

4 TO 5-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-002-100-022-09	10185 HARVEST PARK	08/12/22			\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$215,000	43.00	\$429,900	\$500,000	\$429,900	4.33	4.33	\$115,473	\$2.65		3017 0030		INDUSTRIAL MED	302
Totals:					\$500,000			\$500,000	\$215,000		\$429,900	\$500,000	\$429,900	4.33	4.33							
									Sale. Ratio =>	43.00			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	115,473.44		per SqFt=>					\$2.65

5 TO 7-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-002-100-022-02	10099 HARVEST PARK	02/21/24			\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$376,500	94.13	\$1,128,645	\$400,000	\$752,997	5.37	2.79	\$74,488	\$1.71		3082/0510	080-002-100-022-03	INDUSTRIAL MED	302
Totals:					\$400,000			\$400,000	\$376,500		\$1,128,645	\$400,000	\$752,997	5.37	2.79							
									Sale. Ratio =>	94.13			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	74,487.90		per SqFt=>					\$1.71

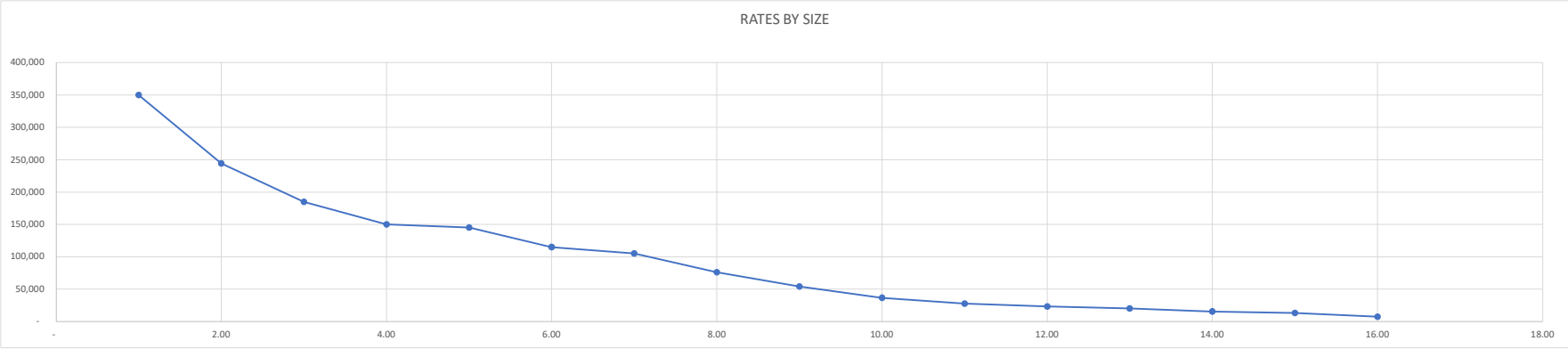
50 TO 100-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-003-200-041-00	CREYTS RD	05/15/18	0.0034	4/1/2023	\$1,400,000	WD	03-ARM'S LENGTH	\$1,676,080	\$564,500	33.68	\$1,596,421	\$1,676,080	\$1,129,131	66.22	59.40	\$25,311	\$0.58		2734 360	080-003-200-051-00	INDUSTRIAL MED	202
Totals:					\$1,400,000			\$1,676,080	\$564,500		\$1,596,421	\$1,676,080	\$1,129,131	66.22	59.40							
									Sale. Ratio =>	33.68			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	25,310.78		per SqFt=>					\$0.58

DESCRIPTION:

ACRES	\$ PER ACRE	HARVEST PARK	PRIOR YEAR
1.00		350,000	350,000
1.50		244,000	352,500
2.00		185,000	370,000
2.50		150,000	375,000
3.00		150,000	375,000
4.00	909,403	145,000	379,050
5.00		115,000	420,000
7.00	115,473	105,000	450,000
10.00	74,488	76,000	469,000
15.00		54,000	490,000
20.00		36,500	528,675
25.00		27,500	551,950
30.00		23,000	565,250
40.00		20,000	598,500
50.00		15,500	638,400
100.00	8,000	13,000	648,375
		7,200	720,000

V= VERIFIED FROM DATA  
EX= EXTRAPOLATED FROM CURVE  
M= MODIFICATION OF VERIFIED DATA TO CURVE



COMMERCIAL AND INDUSTRIAL SALES- VILLAGE  
2,500 TO 5000 SF

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
081-000-636-055-00	257 S BRIDGE ST	06/10/21	0.0034	4/1/2023	\$244,000	WD	03-ARM'S LENGTH	\$261,422	\$79,300	30.33	\$158,621	\$135,717	\$32,916	0.08	3,484.80	\$1,696,458	\$38.95	COM-V	2933 0962		VILLAGE COMMERCIAL	201
081-000-636-055-00	257 S BRIDGE ST	06/21/22			\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$79,300	23.67	\$158,621	\$209,295	\$32,916	0.08	3,484.80	\$2,616,188	\$60.06	COM-V	3008 0326		VILLAGE COMMERCIAL	201
Totals:					\$579,000			\$596,422	\$158,600		\$317,242	\$345,012	\$65,832	0.16	6,969.60							
										Sale. Ratio =>	26.59		Average	Average		Average						
										Std. Dev. =>	4.71		per FF=>	per Net Acre=>	#####	per SqFt=>	\$49.50					

5,000 TO 7,500SF

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
081-000-636-050-00	251 S BRIDGE ST	05/31/23			\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$91,100	60.73	\$182,121	\$19,952	\$52,073	0.17	7,405.20	\$117,365	\$2.69	COM-V	3051-1220		VILLAGE COMMERCIAL	201
Totals:					\$150,000			\$150,000	\$91,100		\$182,121	\$19,952	\$52,073	0.17	7,405.20							
										Sale. Ratio =>	60.73		Average	Average		Average						
										Std. Dev. =>	#DIV/0!		per FF=>	per Net Acre=>	117,364.71	per SqFt=>	\$2.69					

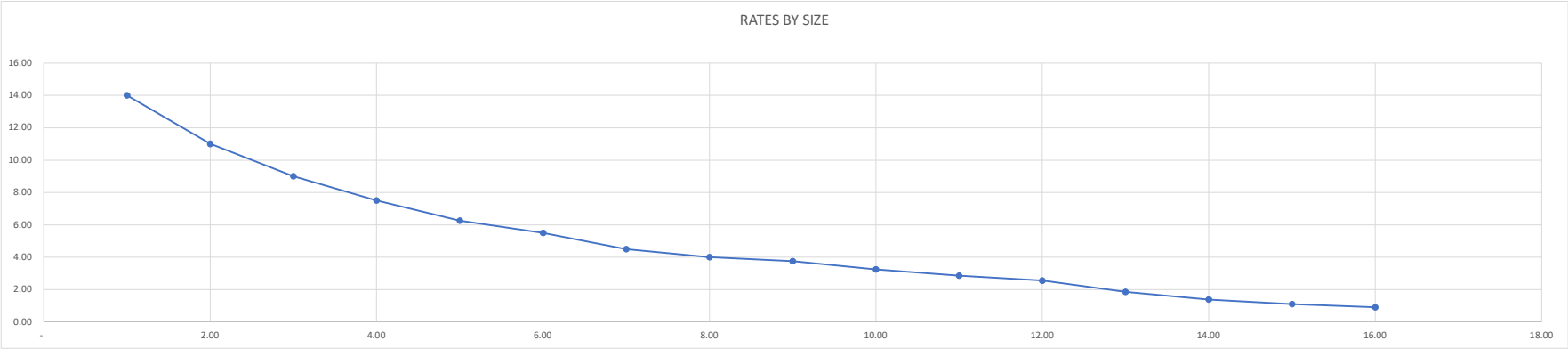
10,000 TO 12,500SF

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
081-000-621-091-00	144 N BRIDGE ST	08/18/21	0.0034	4/1/2023	\$100,000	WD	03-ARM'S LENGTH	\$106,460	\$49,900	46.87	\$99,768	\$70,849	\$64,157	0.26	11,325.60	\$272,496	\$6.26	COM-V	2951 0184		VILLAGE COMMERCIAL	201
Totals:					\$100,000			\$106,460	\$49,900		\$99,768	\$70,849	\$64,157	0.26	11,325.60							
										Sale. Ratio =>	46.87		Average	Average		Average						
										Std. Dev. =>	#DIV/0!		per FF=>	per Net Acre=>	272,496.15	per SqFt=>	\$6.26					

DESCRIPTION:

SF	\$ PER SF		VILLAGE VALUE	
2,500		14.00	35,000	
5,000	\$49.50	11.00	55,000	M
7,500	\$2.69	9.00	67,500	M
10,000		7.50	75,000	
12,500	\$6.26	6.26	78,250	V
15,000		5.50	82,500	
20,000		4.50	90,000	
25,000		4.00	100,000	
30,000		3.75	112,500	
40,000		3.25	130,000	
50,000		2.85	142,500	
60,000		2.55	153,000	
87,120		1.85	161,172	
130,680		1.38	180,338	
174,240		1.10	191,664	
217,800		0.90	196,020	

V= VERIFIED FROM DATA  
EX= EXTRAPOLATED FROM CURVE  
M= MODIFICATION OF VERIFIED DATA TO CURVE



COMMERCIAL AND INDUSTRIAL SALES- PARKS  
2 TO 2.5-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-086-500-412-00	9742 WOODLANE DR	11/25/19	0.0034	4/1/2023	\$2,750,000	WD	03-ARM'S LENGTH	\$3,124,000	\$1,573,600	50.37	\$3,147,228	\$240,372	\$263,600	2.12	2.12	\$113,383	\$2.60	COM-T	2817 1171		PARK COMMERCIAL	201
Totals:					\$2,750,000			\$3,124,000	\$1,573,600		\$3,147,228	\$240,372	\$263,600	2.12	2.12							
									Sale. Ratio =>	50.37			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	113,383.02		per SqFt=>					\$2.60

3 TO 4-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-086-500-540-00	9550 WOODLANE DR	07/25/19	0.0034	4/1/2023	\$3,700,000	WD	03-ARM'S LENGTH	\$4,253,520	\$1,347,300	31.67	\$2,694,620	\$1,835,100	\$276,200	3.05	3.05	\$601,672	\$13.81	COM-T	2796 0372		PARK COMMERCIAL	201
080-086-500-440-00	9555 WOODLANE DR	12/04/17	0.0034	4/1/2023	\$1,900,000	WD	03-ARM'S LENGTH	\$2,306,980	\$985,000	42.70	\$1,969,963	\$614,737	\$277,720	3.43	3.43	\$179,224	\$4.11	COM-T	2712 237		PARK COMMERCIAL	201
Totals:					\$5,600,000			\$6,560,500	\$2,332,300		\$4,664,583	\$2,449,837	\$553,920	6.48	6.48							
									Sale. Ratio =>	35.55			Average	Average			Average					
									Std. Dev. =>	7.79			per FF=>	per Net Acre=>	378,061.27		per SqFt=>					\$8.68

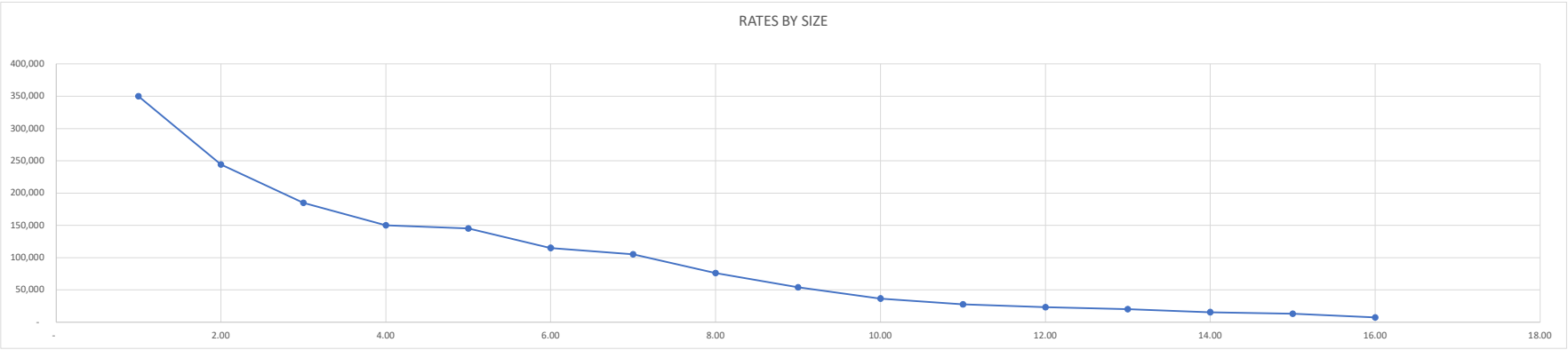
5 TO 7-ACRES

Parcel Number	Street Address	Sale Date			Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
080-086-500-620-01	7977 CENTERLINE DR	10/16/19	0.0034	4/1/2023	\$2,600,000	WD	03-ARM'S LENGTH	\$2,962,440	\$1,311,800	44.28	\$2,623,624	\$629,551	\$290,735	5.31	5.31	\$118,560	\$2.72	COM-T	2811 0677	080-003-100-022-00	PARK COMMERCIAL	201
Totals:					\$2,600,000			\$2,962,440	\$1,311,800		\$2,623,624	\$629,551	\$290,735	5.31	5.31							
									Sale. Ratio =>	44.28			Average	Average			Average					
									Std. Dev. =>	#DIV/0!			per FF=>	per Net Acre=>	118,559.51		per SqFt=>					\$2.72

DESCRIPTION:

ACRES		\$ PER ACRE		PARK VALUE		PRIOR YEAR
1.00			255,000	255,000		245,000
1.50			175,000	262,500		255,000
2.00			137,500	275,000		260,000
2.50	113,383		113,383	283,458	V	275,000
3.00			100,000	300,000		276,000
4.00	378,061		77,500	310,000	M	280,000
5.00			65,000	325,000		285,000
7.00	118,560		50,000	350,000	M	322,000
10.00			37,500	375,000		350,000
15.00			27,500	412,500		397,500
20.00			21,500	430,000		415,000
25.00			18,000	450,000		425,000
30.00			16,000	480,000		450,000
40.00			12,500	500,000		480,000
50.00			10,500	525,000		487,500
100.00			5,400	540,000		500,000

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INDUSTRIAL LAND VALUE	M-99	LANSING	MED	% DIFF
	90,000		140,000	350,000 1.34
	108,000		142,500	366,000 1.32
	120,000		144,000	370,000 1.29
	125,000		145,000	375,000 1.28
	126,000		147,000	435,000 1.37
	128,000		150,000	460,000 1.40
	130,000		152,500	525,000 1.46
	140,000		154,000	532,000 1.45
	160,000		160,000	540,000 1.41
	172,500		165,000	547,500 1.38
	180,000		180,000	550,000 1.35
	190,000		200,000	575,000 1.32
	204,000		225,000	600,000 1.29
	210,000		240,000	600,000 1.25
	212,500		250,000	650,000 1.29
	225,000		260,000	720,000 1.33
			USED:	1.20

IND REG	IND MAJ
\$108,000	\$168,000
\$129,600	\$171,000
\$144,000	\$172,800
\$150,000	\$174,000
\$151,200	\$176,400
\$153,600	\$180,000
\$156,000	\$183,000
\$168,000	\$184,800
\$192,000	\$192,000
\$207,000	\$198,000
\$216,000	\$216,000
\$228,000	\$240,000
\$244,800	\$270,000
\$252,000	\$288,000
\$255,000	\$300,000
\$270,000	\$312,000