

2026 COM-IND LAND PRICING FOR ACREAGE
223 Gen Com Ind

General Com & Ind	SALE DATE	Time Adjustment	SALE PRICE	SQ. FT.	Adjustment	Adjusted Sale Price	ACRE	Zoning	\$ PER SQ.	\$ PER ACRE	ADDRESS	PARCEL	COMMENTS
223	7/1/2022	1.50%	\$326,970	25,700		\$21,080	0.590		\$0.82	\$35,729	1500 W Parrall Rd	000-08-15-35-4-005-01	Blackman Abstraction
223	7/1/2022	1.50%	\$326,970	25,700	20%	\$66,376	0.590		\$2.58	\$112,501	1500 W Parrall Rd	000-08-15-36-1-005-01	Blackman Allocation-20%
223	6/26/2024		\$575,000	92,260	20%	\$115,000	2.118	RM-1	\$6.23	\$54,297	559 Murphy Dr	000-08-23-104-009-02	Blackman Allocation-20%
223	6/26/2024		\$575,000	92,260	20%	\$262,788	2.118	RM-1	\$2.46	\$107,076	559 Murphy Dr	000-08-22-304-009-02	Blackman Abstraction
223	7/12/2024		\$100,000	45,990	100%	\$55,000	1.042	I-2	\$1.21	\$52,781	2600 Morrill Rd	000-08-09-401-001-02	Blackman Abstraction
223	7/12/2024		\$100,000	45,990	20%	\$20,000	1.042	I-2	\$0.44	\$19,194	2600 Morrill Rd	000-08-09-401-001-02	Blackman Allocation-20%
223	5/12/2023		\$455,000	128,502	20%	\$171,000	2.950		\$6.65	\$97,966	3515 Wayland	000-08-19-127-010-00	Blackman Allocation-20%
223	5/12/2023		\$455,000	128,502		\$627,900	2.950		\$4.89	\$202,847	3515 Wayland	000-08-29-127-010-00	Blackman Abstraction
223	5/16/2023		\$65,000	128,807	100%	\$65,000	2.957	C-1	\$0.50	\$21,982	Lansing Ave (Vicinity)	000-08-15-301-001-12	22301 0530
223	8/22/2024		\$75,000	80,094	100%	\$75,000	1.190	C-2	\$1.50	\$65,217	Cooper (Vicinity)	000-08-26-102-001-02	Kelly Fuchs
223	4/4/2024		\$425,000	163,786	20%	\$55,000	3.760	C-2	\$0.52	\$22,606	2412 Lansing Ave	000-08-22-376-013-00	Blackman Allocation-20%
223	4/4/2024		\$425,000	163,786	20%	\$345,440	3.760	C-2	\$2.11	\$91,872	2412 Lansing Ave	000-08-22-376-013-00	Blackman Abstraction
223	7/1/2022	1.50%	\$146,000	18,905		\$66,990	0.494		\$3.54	\$194,355	534 Wayne St	000-08-28-337-004-00	Blackman Abstraction
223	7/1/2022	1.50%	\$146,000	18,905	20%	\$29,638	0.494		\$1.57	\$48,291	534 Wayne St	000-08-28-337-004-00	Blackman Allocation-20%
223	7/1/2022	1.50%	\$760,000	20,473	20%	\$57,781	0.470		\$7.58	\$112,299	415 Cordad Ave	000-08-32-432-11-01	Blackman Allocation-20%
223	9/5/2024		\$415,000	52,272	20%	\$83,000	1.200	C-2	\$1.59	\$69,167	112 Comable St	000-08-22-429-007-01	Blackman Allocation-20%
223	9/5/2024		\$415,000	52,272		\$127,900	1.200	C-2	\$2.45	\$106,583	112 Comable St	000-08-22-429-007-01	Blackman Abstraction
223	4/2/2024		\$550,000	44,518	0%	\$18,770	1.022		\$1.58	\$112,250	3073 Shirley Dr	000-08-21-252-003-01	Blackman Abstraction
223	4/2/2024		\$550,000	44,518	20%	\$110,000	1.022		\$2.47	\$107,432	3073 Shirley Dr	000-08-21-252-003-01	Blackman Allocation-20%
223	10/9/2023		\$528,500	47,480		\$302,100	1.090	I-1	\$6.36	\$277,155	1002 Toro Rd	000-08-31-302-001-01	Blackman Abstraction
223	10/9/2023		\$528,500	47,480	20%	\$125,700	1.090	I-1	\$4.65	\$115,321	1002 Toro Rd	000-08-31-302-001-01	Blackman Allocation-20%
223	5/6/2022	1.81%	\$181,260	93,115	20%	\$36,908	2.139	I-1	\$0.40	\$17,255	1016 Toro Rd	000-08-331-351-002-11	Blackman Allocation-20%
223	5/6/2022	1.81%	\$181,260	93,115	20%	\$152,712	2.139	I-1	\$1.64	\$71,394	1016 Toro Rd	000-08-331-351-002-11	Blackman Allocation-20%
223	10/11/2023		\$525,000	99,317		\$321,700	2.280	I-1	\$1.23	\$53,377	3590 Scheele Dr	000-08-29-127-010-00	Blackman Abstraction
223	10/11/2023		\$525,000	99,317	20%	\$105,000	2.280	I-1	\$1.06	\$46,053	3590 Scheele Dr	000-08-29-127-010-00	Blackman Allocation-20%
223	12/30/2020	4.50%	\$392,000	108,079	20%	\$48,490	2.480	I-1	\$0.45	\$19,552	3522 Scheele Dr	000-08-29-127-009-09	Blackman Allocation-20%
223	12/30/2020	4.50%	\$392,000	108,079	20%	\$230,647	2.480	I-1	\$1.46	\$63,715	3090 Cooper	000-08-23-101-004-04	Blackman Allocation-25% larger lot
223	7/23/2020	2.51%	\$126,869	157,887	100%	\$130,053	3.620	C-2	\$0.80	\$35,047	2724 Shirley Dr	000-08-21-401-010-04	Blackman
223	7/23/2020	2.51%	\$126,869	157,887	100%	\$105,381	14.000	C-2	\$0.16	\$7,143	6018 Rivers Junct	000-08-06-451-001-01	Blackman
223	7/23/2020	5.38%	\$100,000	609,840	100%	\$105,381	14.000	C-2 Comm	\$0.16	\$7,143	Clinton Rd	000-08-06-451-001-01	Blackman
223	7/2/2021	3.50%	\$91,000	1,491,059	150%	\$141,272	34.230	I-1 Ind	\$0.06	\$2,658	Oneill Dr	000-08-30-426-001-00 &	Blackman
223	8/28/2020	5.18%	\$227,500	989,683	100%	\$239,293	22.720		\$0.24	\$10,532	1445 W Parrall F	000-08-23-101-004-06	Blackman Twp
223	8/28/2020	5.18%	\$227,500	989,683	100%	\$239,293	22.720		\$0.24	\$10,532	1445 W Parrall F	000-08-23-101-004-06	Blackman Twp
223	8/28/2020	5.18%	\$227,500	989,683	100%	\$239,293	22.720		\$0.23	\$10,013	W Parrall Rd	000-08-23-101-004-05	Blackman Twp

GEN INDUSTRIAL/COMMERCIAL 223

2026 COM-IND LAND PRICING FOR ACREAGE
223 Gen Com Ind

General Com & Ind Pairing 1	SALE DATE	Time Adjustment	SALE PRICE	SQ FT	Adjustment	Adjusted Sale Pric	ACRE	Zoning	\$ PER SQ	\$ PER ACRE	ADDRESS	PARCEL
223	4/4/2024		\$425,000	163,786	20%	\$85,000	3.760	C-2	\$0.52	\$22,606	2412 Lansing A	000-08-22-376-013-00
223	4/4/2024		\$425,000	163,786	0%	\$345,440	3.760	C-2	\$2.11	\$91,872	2412 Lansing A	000-08-22-376-013-00
									\$1.31			
223	12/11/2023	-1.39%	\$120,000	65,340	20%	\$92,520	1.500	I-2	\$1.42	\$61,680	River St	000-08-22-427-012-00
223	12/11/2023	-1.39%	\$120,000	65,340	20%	\$24,000	1.500	I-2	\$0.37	\$16,000	River St	000-08-22-427-012-00
									\$0.89			
									67.86%			
223	12/11/2023	-1.39%	\$120,000	65,340	20%	\$92,520	1.500	I-2	\$1.42	\$61,680	River St	000-08-22-427-012-00
223	12/11/2023	-1.39%	\$120,000	65,340	20%	\$24,000	1.500	I-2	\$0.37	\$16,000	River St	000-08-22-427-012-00
223	10/11/2023		\$525,000	99,317	20%	\$121,700	2.280	I-1	\$1.23	\$53,377	3590 Scheele	000-08-29-127-010-00
223	10/11/2023		\$525,000	99,317	20%	\$105,000	2.280	I-1	\$1.06	\$46,053	3590 Scheele	000-08-29-127-010-00

Use:

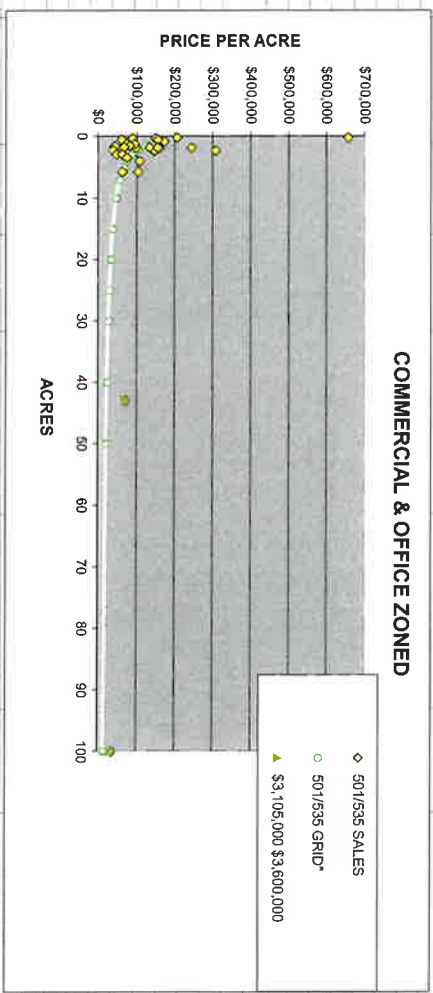
- \$0.89
- \$1.14
- 78.13%
- 72.00%

Average Commercial 225													
SALE DATE	PRICE	SQ FT	ACRE	Zoning	NO ADJ	ADJ	SALE PRICE	\$ PER SQ	\$ PER ACR/	ADDRESS	PARCEL	LibertPage	COMMENTS
Time Adjustme	2%	4/1/23											
9/20/2024	\$180,000	7,362	0.169	Rectangula	0.20		\$34,939	\$4.75	\$206,738	2015 Lansing Ave	000-08-27-253-003-00	2252/ 1168	Allocation-20% of SP
9/20/2024	\$180,000	7,362	0.169	Rectangula	0.20		\$111,190	\$15.10	\$657,929	2015 Lansing Ave	000-08-27-253-003-00	2252/ 1168	Blackman twp Abstraction
7/6/2020	\$121,700	12,502	0.287	C-2	0.20		\$26,672	\$2.05	\$89,451	2430 Shirley Dr	000-08-21-454-003-01	2165/ 848	Allocation-20% of SP
4/12/2022	\$230,000	13,591	0.312	C-2	0.20		\$46,892	\$3.45	\$150,296	4005 Lansing Ave	000-08-15-258-004-04	2210/ 867	Allocation-20% of SP
7/13/2022	\$675,000	34,412	0.790	C-1	0.20		\$136,938	\$3.98	\$173,339	700 Laurence Ave	000-08-32-203-016-01	2215/ 945	Allocation-20% of SP
1/6/2025	\$375,000	20,909	0.480	Rectangul	1.00		\$29,600	\$1.42	\$61,667	1650 W Michigan Ave	000-08-33-376-001-00	2256/ 0642	Blackman twp Abstraction
1/6/2025	\$375,000	20,909	0.480	Rectangul	0.20		\$75,000	\$3.59	\$156,250	1650 W Michigan Ave	000-08-33-376-001-00	2196/ 1172	Blackman twp Allocation 20%
11/28/2023	\$900,000	81,250	1.840	C-2	0.20		\$180,000	\$2.22	\$97,826	2111 Bondsteel Dr	000-08-21-451-002-01	2240/ 641	Extraction-20% of SP adj LV 25%
11/28/2023	\$900,000	81,250	1.840	C-2	1.00		\$296,283	\$3.65	\$161,023	2111 Bondsteel Dr	000-08-21-451-002-01	2240/ 641	Blackman twp Abstraction
10/28/2022	\$450,000	53,143	1.220	C-1	0.20		\$90,764	\$1.71	\$74,397	2641 Shirley Dr	000-08-21-402-007-02	2221/ 072	Allocation-20% of SP
10/28/2022	\$450,000	53,143	1.220	C-1	0.20		\$116,398	\$2.19	\$95,408	2641 Shirley Dr	000-08-21-402-007-02	2221/ 072	Allocation-20% of SP
11/30/2022	\$610,000	65,122	1.495	C-1	0.20		\$122,816	\$1.89	\$82,151	2020 Bondsteel Dr	000-08-28-202-007-00	2223/ 0585	Allocation-20% of SP
12/29/2021	\$560,000	83,200	1.910	C-2	0.20		\$114,811	\$1.38	\$60,110	2633 Shirley Dr	000-08-21-402-008-03	2203/ 0139	Allocation-20% of SP
8/12/2021	\$325,000	81,250	1.550	C-2	0.20		\$67,126	\$0.83	\$43,873	3190 Lansing Ave	000-08-22-126-011-07	2194/ 0900	Extraction-20% of SP adj LV 25%
9/16/2023	\$440,000	81,250	2.240	C-1, RM-1	0.20		\$86,000	\$1.08	\$39,286	3429 Lansing Ave	000-08-15-451-003-27	2235/ 788	allocation-20% of SP value
9/16/2023	\$440,000	81,250	2.240	C-1, RM-1	1.00		\$322,547	\$3.97	\$143,994	3429 Lansing Ave	000-08-15-451-003-27	2235/ 788	Blackman twp Abstraction
3/8/2024	\$1,700,000	81,250	2.313	C-2	0.20		\$340,000	\$4.18	\$146,995	2115 Bondsteel Dr	000-08-21-451-003-01	2244/ 578	Allocation-20% of SP
3/8/2024	\$1,700,000	81,250	2.313	C-2	0.20		\$711,717	\$8.76	\$307,703	2115 Bondsteel Dr	000-08-21-451-003-01	2244/ 578	Blackman twp Abstraction
3/17/2025	\$580,000	74,923	1.720	C-1	1.00		\$230,675	\$3.08	\$134,113	2100 Bondsteel Dr	000-08-28-202-008-02	2260/ 0880	Blackman twp Abstraction
3/17/2025	\$580,000	74,923	1.720	C-1	1.00		\$116,000	\$1.55	\$67,442	2100 Bondsteel Dr	000-08-28-202-008-02	2260/ 0880	Blackman twp Allocation 20%
9/11/2022	\$900,000	126,150	2.896	C-2	1.00		\$140,200	\$1.11	\$48,412	801 Rosehill Rd	000-08-26-277-002-02	2216/ 0310	Extraction-20% of SP
9/11/2022	\$900,000	126,150	2.896	C-2	0.20		\$182,091	\$1.44	\$62,877	801 Rosehill Rd	000-08-26-277-002-02	2216/ 0310	Extraction-20% of SP
7/26/2022	\$425,000	174,240	4.000	C-2, 11	1.00		\$430,799	\$2.47	\$107,700	Conf	000-08-**-***-**-00	2216/ 490	Extraction-25% of SP Excess lot
1/13/2022	\$1,753,490	249,599	5.730	C-2	0.20		\$596,325	\$2.39	\$104,071	120 Rosehill	000-08-26-101-003-01	2205/ 1143	Extraction-20% of SP
1/13/2022	\$1,753,490	249,599	5.730	C-2	0.20		\$359,211	\$1.44	\$62,689	120 Rosehill	000-08-26-101-003-01	2205/ 1143	Extraction-20% of SP
1/7/2025	\$1,400,000	78,408	1.800	C-2	1.00		\$440,229	\$5.61	\$244,572	2418 W Michigan Ave	000-08-32-476-002-01	2257/ 0103	Blackman twp Abstraction
1/7/2025	\$1,400,000	78,408	1.800	C-2	0.20		\$280,000	\$3.57	\$155,556	2418 W Michigan Ave	000-08-32-476-002-01	2257/ 0103	Blackman twp Allocation 20%
12/30/2024	\$195,000	149,875	3.420	C-2	1.31		\$255,450	\$1.71	\$74,693	2323 Shirley Dr	000-08-28-226-001-00	2257/ 0012	Blackman twp +\$60,450 Demolition Costs

Ratio between Main Rd & Minor Rd	Time Adj	NO ADJ	ADJ	SALE PRICE	\$ PER SQ	\$ PER ACRI/ADDRESS	PARCEL	Allocation			
10/28/2022	\$450,000	53,143	0.85%	1,220 C-1	0.20	\$90,000	\$1.69	\$73,770 2641 Shirley Dr	000-08-21-402-007-02	2221/ 072	Allocation- 20% of SP
10/28/2022	\$450,000	53,143	0.85%	1,220 C-1	0.20	\$116,398	\$2.19	\$95,408 2641 Shirley Dr	000-08-21-402-007-02	2221/ 072	Allocation- 20% of SP
9/18/2023	\$440,000	81,250		2,240 C-1, RM-1	0.20	\$88,000	\$1.08	\$39,286 3429 Lansing Ave	000-08-15-451-003-27	2235/ 788	allocation- 20% of SP value
9/18/2023	\$440,000	81,250		2,240 C-1, RM-1	1.00	\$322,547	\$3.97	\$143,994 3429 Lansing Ave	000-08-15-451-003-27	2235/ 788	Blackman typ Abstraction
				Sale Ratio:		76.86%	\$2.53				
10/28/2022	\$450,000	53,143	0.85%	1,220 C-1	0.20	\$90,000	\$1.69	\$73,770 2641 Shirley Dr	000-08-21-402-007-02	2221/ 072	Allocation- 20% of SP
10/28/2022	\$450,000	53,143	0.85%	1,220 C-1	0.20	\$116,398	\$2.19	\$95,408 2641 Shirley Dr	000-08-21-402-007-02	2221/ 072	Allocation- 20% of SP
11/28/2023	\$900,000	81,250		1,840 C-2	0.20	\$180,000	\$2.22	\$97,826 2111 Bondsteel Dr	000-08-21-451-002-01	2240/ 641	Extraction- 20% of SP adj LV 25%
11/28/2023	\$900,000	81,250		1,840 C-2	1.00	\$296,283	\$3.65	\$161,023 2111 Bondsteel Dr	000-08-21-451-002-01	2240/ 641	Blackman typ Abstraction
				Sale Ratio:		\$2.93					
				Use:		66.25%	7%				

1 Acre Site	acres	factor	TCV	price per acre	TCV with minimum price applied
149,000	1.0	1.00000	149,000	149,000	149,000
13,000	1.5	1.22474	182,500	121,667	182,500
Target >	2.0	1.41421	210,700	105,350	210,700
\$4.25	2.5	1.58114	235,600	94,240	235,600
User: \$3.80	3.0	1.79205	258,100	86,033	258,100
	4.0	2.00000	298,000	74,500	298,000
Median	5.0	2.23607	333,200	66,640	333,200
Mean ur	7.0	2.64575	394,200	56,314	394,200
	10.0	3.16228	471,200	47,120	471,200
Aggregate	15.0	3.87298	577,100	38,473	577,100
Aggregate	20.0	4.47214	666,300	33,315	666,300
Aggregate	25.0	5.00000	745,000	29,800	745,000
Aggregate	30.0	5.47723	816,100	27,203	816,100
	40.0	6.32456	942,400	23,560	942,400
	50.0	7.07107	1,053,600	21,072	1,053,600
	100.0	10.00000	1,490,000	14,900	1,490,000

** Listing adjl 91.8% of Sale Price



USE \$\$/S'

1 Acre Site 72%	acres	factor	TCV	price per acre	TCV with
107,280	1.0	1.00000	107,300	107,300	107,300
7,000	1.5	1.22474	131,400	87,600	131,400
Target >	2.0	1.41421	151,700	75,850	151,700
\$3.16	2.5	1.58114	169,600	67,840	169,600
\$2.74	3.0	1.79205	185,800	61,933	185,800
	4.0	2.00000	214,600	53,650	214,600
	5.0	2.23607	239,900	47,980	239,900
	7.0	2.64575	283,800	40,543	283,800
\$3.45	10.0	3.16228	339,200	33,920	339,200
2.74	15.0	3.87298	415,500	27,700	415,500
	20.0	4.47214	479,800	23,990	479,800
	25.0	5.00000	536,400	21,456	536,400
	30.0	5.47723	587,600	19,587	587,600
	40.0	6.32456	678,500	16,963	678,500
	50.0	7.07107	758,600	15,172	758,600
	100.0	10.00000	1,072,800	10,728	1,072,800

Ratio between Main Rd & Minor Rd	Time Adj	NO ADJ	SALE PRICE PER SQ	\$ PER ACRE ADDRESS	PARCEL	Allocation				
11/30/2023	\$550,000	26,572	0.00%	0.610 C-2	NO ADJ	SALE PRICE PER SQ \$ PER ACRE ADDRESS	PARCEL	Allocation- 20% of SP		
11/30/2023	\$28,150	26,572	0.00%	0.610 C-2	1.00	\$28,150	\$1,06	\$46,148 1650 W Michig--08-29-127-001 2162/ 0695	Blackman twp	
11/30/2023	\$2,039,257	85,029	0.43%	1.952 C-2	0.20	\$409,595	\$4.82	\$209,833 1247 Boardman--08-28-252-001 2224/ 0127	allocation- 20% of SP	
11/30/2023	\$2,039,257	85,029	0.43%	1.952 C-2	1.00	\$322,547	\$3.79	\$165,239 1247 Boardman--08-28-252-001 2224/ 0127	Blackman twp	
							\$4.31			
							60.38%			
10/28/2022	\$450,000	53,143	0.85%	1.220 C-1	0.20	\$90,000	\$1.69	\$73,770 2641 Shirley Dr 000-08-21-	2221/ 072	Allocation- 20% of SP
10/28/2022	\$450,000	53,143	0.85%	1.220 C-1	0.20	\$116,398	\$2.19	\$95,408 2641 Shirley Dr 000-08-21-	2221/ 072	Allocation- 20% of SP
							\$1.94			
11/28/2023	\$900,000	81,250	-1.32%	1.840 C-2	0.20	\$180,000	\$2.22	\$97,826 2111 Bondstee 000-08-21-	2240/ 641	Extraction- 20% of SP
11/28/2023	\$900,000	81,250	-1.32%	1.840 C-2	1.00	\$296,283	\$3.65	\$161,023 2111 Bondstee 000-08-21-	2240/ 641	Blackman twp
							\$2.93			
							66.25%			

Note: * 80% of Major commercial area due to drop in traffic count

Major @ 65% of main rd	1 Acre Site	acres	factor	TCV	price per acre	TCV with minimum price per acre applied
MAJOR COM AA-100 =	1 Acre Site 324,000 24,000	1.0	1.00000	324,000	324,000	324,000
ave less than Per sq. ft. use	8.09 \$7.95	1.5	1.22474	396,800	264,533	396,800
65% of Major Per sq ft use	\$5.17	2.0	1.41421	458,200	229,100	458,200
		2.5	1.58114	512,300	204,920	512,300
		3.0	1.73205	561,200	187,067	561,200
		4.0	2.00000	648,000	162,000	648,000
		5.0	2.23607	724,500	144,900	724,500
		7.0	2.64575	857,200	122,457	857,200
		10.0	3.16228	1,024,600	102,460	1,024,600
		15.0	3.87298	1,254,800	83,653	1,254,800
		20.0	4.47214	1,449,000	72,450	1,449,000
		25.0	5.00000	1,620,000	64,800	1,620,000
		30.0	5.47723	1,774,600	59,153	1,774,600
		40.0	6.32456	2,049,200	51,230	2,049,200
		50.0	7.07107	2,291,000	45,820	2,291,000
		100.0	10.00000	3,240,000	32,400	3,240,000
Major Com area off main rd	\$6.20	5.0	2.23607	470,900	94,180	470,900
		7.0	2.64575	557,200	79,600	557,200
		10.0	3.16228	666,000	66,600	666,000
		15.0	3.87298	815,700	54,380	815,700
		20.0	4.47214	941,800	47,090	941,800
		25.0	5.00000	1,053,000	42,120	1,053,000
		30.0	5.47723	1,153,500	38,450	1,153,500
		40.0	6.32456	1,332,000	33,300	1,332,000
		50.0	7.07107	1,489,200	29,784	1,489,200
		100.0	10.00000	2,106,000	21,060	2,106,000

