

Commercial Land value

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale			
01-105-0373-000	703 ST CLAIR RIVER DR	05/19/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$41,600	24.62	\$94,539	\$149,505	\$75,044	79.0	260.0	0.36	0.36	\$1,893	\$417,612	\$9.59	60.00	2500S 5426-209					
01-105-0433-000	1422 MICHIGAN ST	03/31/23	\$0	WD	03-ARM'S LENGTH	\$350,000	\$192,800	55.09	\$407,094	\$95,853	\$152,947	161.0	240.0	0.50	0.33	\$595	\$193,252	\$4.44	180.00	2100S 5611-834	01-105-0435-000				
01-111-0094-000	402 PTE TREMBLE RD	01/07/22	\$1,275,000	WD	03-ARM'S LENGTH	\$1,275,000	\$562,500	44.12	\$1,291,599	\$575,214	\$591,813	623.0	330.0	3.18	3.18	\$923	\$180,771	\$4.15	420.00	2400S 5541-730					
Totals:			\$1,444,000			\$1,794,000	\$796,900		\$1,793,232	\$820,572	\$819,804	863.0		4.04	3.87										
								Sale. Ratio =>	44.42					Average			Average								
								Std. Dev. =>	15.43					per FF=>	\$951	Average	per Net Acre=>	203,313.18	Average	per SqFt=>	\$4.67				

- Removed 400/FF land table sales
- Removed large acreage sales
- Removed 01-107-0035-000 residential sale
- Removed 01-127-0001-400 negative land value
- Removed 01-105-0430-000 MLC sale not typical
- Removed multi-family sale not typical
- Removed 01-119-0117-000 sale included personal property but no breakdown
- \$950/FF for 2024
- See Residential Waterfront Land Value for Riverfront & Canal