

Industrial 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	Libers/Page	Other Parcels in Sale	UNIT OF GOV'T.	
<b>2024 Multi Community Industrial Land Value Analysis</b>																								
28-007-3010-300	4030 GRIEZWOLD	06/17/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$30,100	83.61	\$68,512	\$36,000	\$68,512	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00	3000N	5541/896		PORT HURON TWP	
28-017-4001-401	3370 DOVE	06/21/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$25,000	45.45	\$64,960	\$55,000	\$64,960	297.0	601.3	4.10	4.10	\$185	\$13,415	\$0.31	297.00	3000S	5538/381		PORT HURON TWP	
28-020-1019-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$9,400	107.43	\$19,995	\$8,750	\$19,995	64.1	1320.0	1.00	1.00	\$137	\$8,750	\$0.20	33.00	3000S	5530/740		PORT HURON TWP	
28-020-1020-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$6,600	75.43	\$14,139	\$8,750	\$14,139	45.3	660.0	0.50	0.50	\$193	\$17,500	\$0.40	33.00	3000S	5530/740		PORT HURON TWP	
28-020-1025-000	3637 DOVE	09/07/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$22,000	220.00	\$27,845	\$10,000	\$27,845	89.2	640.0	0.97	0.97	\$112	\$10,309	\$0.24	66.00	3000S	5425/037		PORT HURON TWP	
<b>Totals:</b>			<b>\$136,000</b>			<b>\$118,500</b>	<b>\$93,100</b>		<b>\$195,451</b>	<b>\$118,500</b>	<b>\$195,451</b>	<b>720.7</b>		<b>8.42</b>	<b>8.42</b>									
							Sale. Ratio =>	78.57			Average													
							Std. Dev. =>	67.27			per FF=>	\$164					Average							
																Average								
																per Net Acre=>	14,073.63							
																	Average							
																	per SqFt=>	\$0.32						

No Industrial sales in Algonac

Removed BLL sales

Removed sales w/o FF

Removed non Arms-Length transaction

Removed MLC sales

Only used remaining Vacant sales adjusting 25% for out of area

$164 \times 1.25 = 205/FF$