

2010 131 Corridor Land Study Used for 2023 Roll

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
10-012-002-00	3404 12TH ST	11/16/20	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$200,900
17-022-012-00	552 M-89 HWY	02/15/22	\$930,500	WD	03-ARM'S LENGTH	\$930,500	\$403,400
17-024-066-00	433 12TH ST	09/24/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$82,000
17-024-081-00	1259 M-89 HWY	12/29/20	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$243,300
17-025-030-00	1320 M-89 HWY	02/28/22	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$181,600
56-007-008-30	1075 133RD AVE	03/25/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$311,400
Totals:			\$3,171,500			\$3,171,500	\$1,422,600
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
27.33	\$688,445	\$186,055	\$139,500	581.0	325.0	4.65	4.65	\$320
43.35	\$895,720	\$234,424	\$199,644	223.7	206.5	1.04	1.04	\$1,048
55.03	\$187,072	\$35,726	\$73,798	90.0	330.0	0.65	0.65	\$397
97.32	\$284,602	\$117,858	\$152,460	165.0	462.0	0.88	0.35	\$714
31.20	\$507,862	\$235,584	\$161,446	138.6	281.6	0.97	0.84	\$1,700
59.31	\$536,037	\$159,285	\$170,322	513.6	510.2	6.02	6.02	\$310
	\$3,099,738	\$968,932	\$897,170	1,711.9		14.20	13.55	
44.86			Average			Average		
25.42			per FF=>	\$566		per Net Acre=>	68,215.43	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table	Grave	ave	Inspected Date
\$40,012	\$0.92	581.00	2020	4551/596		2010 131 CORRIDOR	1	0	7/7/97
\$224,975	\$5.16	223.67	OTS-C	4732/56		OTSEGO TOWNSHIP COMM	0	1	10/26/21
\$54,794	\$1.26	90.00	OTS-C	4680/869		OTSEGO TOWNSHIP COMM	0	0	6/15/22
\$134,695	\$3.09	165.00	OTS-C	4562/271	17-024-083-00	OTSEGO TOWNSHIP COMM	0	1	5/10/21
\$242,870	\$5.58	138.61	OTS-C	4740/567		OTSEGO TOWNSHIP COMM	0	1	6/15/22
\$26,481	\$0.61	513.62	XWA-I	4748/814		WAYLAND CITY IND	0	1	6/14/22

Average

per SqFt=>

\$1.57

Use Code	Class
201	###
MARKET CONV	201
SHED UTILITY	201
OFFICE BUILDINGS	201
AUTO SHOWROOM	201
IND LIGHT	202
