

2300 COM MOTELS-NATIONAL CHAINS 2026 LAND RATES

All sales with (-) land residuals removed.

Residential/Commercial/Industrial properties mixed along major thoroughfares and main roads throughout township.

\*Included sales from all classes within specific areas.

MAJOR/PRIME 2026 LAND RATES

| 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 |
|-----------------|----------------|-----------|-------------|--------|-----------------------------|--------------|-----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|----------------|--------------|
| 28-006-3013-000 | 4198 LAPEER    | 11/11/24  | \$210,000   | WD     | 03-ARM'S LENGTH             | \$210,000    | \$79,700        | 37.95         | \$159,081      | \$97,641      | \$46,722        | 110.5        | 420.7 | 0.84      | 0.84        | \$884      | \$116,239    | \$2.67         | 87.00        |
| 28-006-4013-000 | 4408 LAPEER    | 07/31/24  | \$329,000   | WD     | 03-ARM'S LENGTH             | \$329,000    | \$155,300       | 47.20         | \$311,406      | \$122,550     | \$104,956       | 248.1        | 923.3 | 4.24      | 4.24        | \$494      | \$28,903     | \$0.66         | 200.04       |
| 28-006-4016-000 | 4446 LAPEER    | 04/09/24  | \$10        | CD     | 03-ARM'S LENGTH             | \$3,292,950  | \$196,700       | 5.97          | \$470,437      | \$2,903,388   | \$80,875        | 200.0        | 453.0 | 2.08      | 2.08        | \$14,517   | \$1,395,860  | \$32.04        | 200.00       |
| 28-006-4018-000 | 4480 LAPEER    | 07/17/23  | \$350,000   | WD     | 03-ARM'S LENGTH             | \$350,000    | \$155,600       | 44.46         | \$352,466      | \$149,861     | \$152,327       | 200.0        | 453.0 | 2.08      | 2.08        | \$749      | \$72,049     | \$1.65         | 200.00       |
| 28-190-0046-000 | 3220 LAPEER    | 03/14/25  | \$115,000   | WD     | 03-ARM'S LENGTH             | \$115,000    | \$62,600        | 54.43         | \$131,508      | \$31,891      | \$48,399        | 83.0         | 140.0 | 0.37      | 0.37        | \$384      | \$87,134     | \$2.00         | 114.00       |
| 28-190-0078-000 | 3663 LAPEER    | 12/06/24  | \$125,000   | MLC    | 03-ARM'S LENGTH             | \$125,000    | \$71,400        | 57.12         | \$164,116      | \$893         | \$40,009        | 126.4        | 122.7 | 0.36      | 0.36        | \$7        | \$2,508      | \$0.06         | 126.38       |
| 28-190-0118-200 | 3552 GRISWOLD  | 03/21/25  | \$525,000   | WD     | 19-MULTI PARCEL ARM'S LENG` | \$525,000    | \$262,700       | 50.04         | \$594,008      | \$96,577      | \$165,585       | 600.0        | 600.0 | 4.13      | 2.07        | \$161      | \$23,373     | \$0.54         | 600.00       |
| 28-218-0004-000 | 3002 LAPEER    | 03/08/24  | \$0         | MLC    | 03-ARM'S LENGTH             | \$260,000    | \$119,900       | 46.12         | \$296,553      | \$69,011      | \$105,564       | 132.1        | 310.0 | 0.94      | 0.94        | \$522      | \$73,416     | \$1.69         | 132.09       |
| 28-253-0014-000 | 2508 GRISWOLD  | 02/26/25  | \$148,000   | MLC    | 03-ARM'S LENGTH             | \$148,000    | \$49,100        | 33.18         | \$105,670      | \$65,366      | \$23,036        | 39.5         | 100.0 | 0.10      | 0.10        | \$1,654    | \$647,188    | \$14.86        | 44.00        |
| 28-253-0061-000 | 2526 OAK       | 09/29/23  | \$0         | MLC    | 03-ARM'S LENGTH             | \$169,900    | \$48,200        | 28.37         | \$124,341      | \$67,197      | \$21,638        | 37.1         | 100.0 | 0.10      | 0.10        | \$1,810    | \$707,337    | \$16.24        | 41.33        |
| 28-360-0045-000 | 2403 GRISWOLD  | 02/03/25  | \$0         | MLC    | 03-ARM'S LENGTH             | \$290,000    | \$77,400        | 26.69         | \$187,794      | \$176,734     | \$74,528        | 140.0        | 100.0 | 0.32      | 0.32        | \$1,262    | \$550,573    | \$12.64        | 140.00       |
| 28-664-0007-000 | 3895 LAPEER    | 02/21/24  | \$235,000   | WD     | 03-ARM'S LENGTH             | \$235,000    | \$77,200        | 32.85         | \$177,479      | \$92,030      | \$34,509        | 59.2         | 370.0 | 0.43      | 0.43        | \$1,555    | \$216,541    | \$4.97         | 50.00        |
| 28-750-0004-000 | 795 24TH       | 11/21/23  | \$250,000   | WD     | 03-ARM'S LENGTH             | \$250,000    | \$113,200       | 45.28         | \$294,431      | \$78,538      | \$122,969       | 95.0         | 504.4 | 1.10      | 1.10        | \$827      | \$71,398     | \$1.64         | 95.00        |
| 28-825-0002-000 | 4265 LAPEER    | 02/16/24  | \$280,000   | WD     | 03-ARM'S LENGTH             | \$280,000    | \$81,100        | 28.96         | \$191,312      | \$133,056     | \$44,368        | 104.9        | 332.1 | 0.76      | 0.76        | \$1,269    | \$175,536    | \$4.03         | 99.38        |
| 28-825-0035-000 | 4405 LAPEER    | 07/14/23  | \$155,000   | WD     | 19-MULTI PARCEL ARM'S LENG` | \$155,000    | \$66,900        | 43.16         | \$139,463      | \$50,490      | \$34,953        | 185.9        | 594.0 | 1.22      | 0.41        | \$272      | \$41,250     | \$0.95         | 180.10       |
| 28-825-0040-000 | 4461 LAPEER    | 05/18/23  | \$150,000   | WD     | 03-ARM'S LENGTH             | \$150,000    | \$114,500       | 76.33         | \$191,468      | \$124,237     | \$165,705       | 308.5        | 680.0 | 4.82      | 4.82        | \$403      | \$25,797     | \$0.59         | 308.50       |
| 28-825-0042-000 | 4487 LAPEER    | 08/01/23  | \$200,000   | WD     | 03-ARM'S LENGTH             | \$200,000    | \$143,900       | 71.95         | \$287,619      | \$200,000     | \$287,619       | 268.6        | 424.7 | 5.09      | 1.37        | \$745      | \$39,331     | \$0.90         | 931.90       |
| 06-675-0001-000 | 3529 24TH      | 02/01/24  | \$0         | WD     | 19-MULTI PARCEL ARM'S LENG` | \$3,750,000  | \$1,193,000     | 31.81         | \$2,783,606    | \$1,537,449   | \$571,055       | 2,107.4      | 580.2 | 28.07     | 28.07       | \$730      | \$54,780     | \$1.26         | 2,107.40     |
| Totals:         |                |           | \$3,072,010 |        |                             | \$10,834,850 | \$3,068,400     |               | \$6,962,758    | \$5,996,909   | \$2,124,817     | 5,046.2      |       | 57.03     | 50.43       |            |              |                |              |
|                 |                |           |             |        |                             |              | Sale. Ratio ==> | 28.32         |                |               |                 |              |       |           |             |            |              | Average        |              |
|                 |                |           |             |        |                             |              | Std. Dev. ==>   | 16.72         |                |               |                 |              |       |           |             |            |              | per FF=>       | \$1,188      |
|                 |                |           |             |        |                             |              |                 |               |                |               |                 |              |       |           |             |            |              | Average        |              |
|                 |                |           |             |        |                             |              |                 |               |                |               |                 |              |       |           |             |            |              | per Net Acre=> | 105,162.81   |
|                 |                |           |             |        |                             |              |                 |               |                |               |                 |              |       |           |             |            |              | per SqFt=>     | \$2.41       |

2025 2300 MAJOR/PRIME PER SF RATE: \$2.58

2300 MAJOR/PRIME PER SF RATE FOR 2026 USED: \$2.41

X-WAY & WATER ST 2026 LAND RATES

| 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 |
|-----------------|----------------|-----------|------------|--------|-----------------------------|--------------|-----------------|---------------|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|----------------|--------------|
| 28-253-0061-000 | 2526 OAK       | 09/29/23  | \$0        | MLC    | 03-ARM'S LENGTH             | \$169,900    | \$48,200        | 28.37         | \$124,341      | \$67,197      | \$21,638        | 37.1         | 100.0 | 0.10      | 0.10        | \$1,810    | \$707,337    | \$16.24        | 41.33        |
| 28-360-0045-000 | 2403 GRISWOLD  | 02/03/25  | \$0        | MLC    | 03-ARM'S LENGTH             | \$290,000    | \$77,400        | 26.69         | \$187,794      | \$176,734     | \$74,528        | 140.0        | 100.0 | 0.32      | 0.32        | \$1,262    | \$550,573    | \$12.64        | 140.00       |
| 28-762-0011-000 | 2011 WATER     | 10/04/24  | \$169,900  | WD     | 03-ARM'S LENGTH             | \$169,900    | \$77,600        | 45.67         | \$157,874      | \$51,341      | \$39,315        | 71.9         | 342.0 | 0.40      | 0.40        | \$714      | \$129,977    | \$2.98         | 50.30        |
| 06-422-0036-000 | 1852 WATER     | 11/22/23  | \$110,000  | WD     | 03-ARM'S LENGTH             | \$110,000    | \$37,500        | 34.09         | \$90,371       | \$24,271      | \$4,642         | 46.4         | 100.0 | 0.11      | 0.11        | \$523      | \$231,152    | \$5.31         | 45.57        |
| 06-422-0040-000 | 1858 WATER     | 04/25/23  | \$85,000   | WD     | 19-MULTI PARCEL ARM'S LENG` | \$85,000     | \$22,400        | 26.35         | \$58,879       | \$31,121      | \$5,000         | 50.0         | 50.0  | 0.06      | 0.06        | \$622      | \$545,982    | \$12.53        | 50.00        |
| 06-728-0005-000 | 1905 WATER     | 09/24/24  | \$159,900  | WD     | 03-ARM'S LENGTH             | \$159,900    | \$42,800        | 26.77         | \$107,192      | \$59,779      | \$7,071         | 70.7         | 200.0 | 0.33      | 0.33        | \$845      | \$183,935    | \$4.22         | 70.70        |
| 06-728-0010-000 | 1829 WATER     | 05/08/24  | \$130,000  | WD     | 03-ARM'S LENGTH             | \$130,000    | \$54,400        | 41.85         | \$127,743      | \$10,899      | \$8,642         | 64.3         | 200.0 | 0.30      | 0.30        | \$170      | \$36,946     | \$0.85         | 64.25        |
| Totals:         |                |           | \$654,800  |        |                             | \$1,114,700  | \$360,300       |               | \$854,194      | \$421,342     | \$160,836       | 480.4        |       | 1.59      | 1.59        |            |              |                |              |
|                 |                |           |            |        |                             |              | Sale. Ratio ==> | 32.32         |                |               |                 |              |       |           |             |            |              | Average        |              |
|                 |                |           |            |        |                             |              | Std. Dev. ==>   | 8.00          |                |               |                 |              |       |           |             |            |              | per FF=>       | \$877        |
|                 |                |           |            |        |                             |              |                 |               |                |               |                 |              |       |           |             |            |              | Average        |              |
|                 |                |           |            |        |                             |              |                 |               |                |               |                 |              |       |           |             |            |              | per Net Acre=> | 264,495.92   |
|                 |                |           |            |        |                             |              |                 |               |                |               |                 |              |       |           |             |            |              | per SqFt=>     | \$6.07       |

2025 2300 X-WAY & WATER ST PER SF RATE: \$5.33

2300 X-WAY & WATER ST PER SF RATE FOR 2026 USED: \$6.07