

3000N INDUSTRIAL NORTH OF RAILROAD 2025 LAND RATES

All sales with (-) land residuals removed.

Pg 1 of 2

Residential/Commercial/Industrial properties mixed within neighborhoods.
Included sales from all classes within specific areas.
**Main Road acreage increased by approximately 0.16% from 2024 rates.
Increased Main Roads ff rate by 0.16% for 2025.
**Side Road acreage increased by approximately 6.25% for 2025.
Increased Side Roads ff rate by 6.25% for 2025.

MAIN ROADS 2025 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LEI	\$350,000	\$155,600	44.46	\$306,657	\$194,291	\$150,948	200.0	453.0	2.08	2.08	\$971	\$93,409	\$2.14	200.00
28-007-3010-300	4030 GRISWOLD	06/17/22	\$36,000	WD	03-ARM'S LEI	\$36,000	\$30,100	83.61	\$66,259	\$36,000	\$66,259	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00
28-007-3014-001	4110 GRISWOLD	05/25/22	\$45,000	WD	03-ARM'S LEI	\$45,000	\$30,800	68.44	\$67,766	\$45,000	\$67,766	238.2	945.5	5.11	5.11	\$189	\$8,806	\$0.20	208.17
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LEI	\$85,000	\$46,800	55.06	\$123,053	\$17,474	\$55,527	94.3	292.0	0.60	0.60	\$185	\$29,075	\$0.67	89.64
28-190-0086-000	MICHIGAN	05/07/22	\$50,000	WD	03-ARM'S LEI	\$50,000	\$117,300	234.60	\$84,691	\$50,000	\$84,691	274.4	348.2	2.30	2.30	\$182	\$21,739	\$0.50	274.36
28-190-0098-100	MICHIGAN	01/05/24	\$35,000	WD	03-ARM'S LEI	\$35,000	\$43,800	125.14	\$106,335	\$35,000	\$106,335	240.0	1136.5	6.30	6.30	\$146	\$5,556	\$0.13	90.00
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LEI	\$235,000	\$77,200	32.85	\$164,422	\$105,443	\$34,865	59.2	370.0	0.43	0.43	\$1,781	\$248,101	\$5.70	50.00
28-750-0042-000	2436 HOWARD	08/12/22	\$0	MLC	03-ARM'S LEI	\$269,000	\$53,800	20.00	\$132,305	\$155,438	\$18,743	70.2	231.0	0.42	0.42	\$2,214	\$366,599	\$8.42	80.00
28-750-0047-000	2444 HOWARD	05/06/22	\$107,000	WD	03-ARM'S LEI	\$107,000	\$32,000	29.91	\$98,415	\$40,586	\$32,001	85.8	131.0	0.26	0.26	\$473	\$158,539	\$3.64	85.00
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LEI	\$168,000	\$46,200	27.50	\$116,281	\$71,469	\$19,750	74.0	126.3	0.33	0.33	\$966	\$215,918	\$4.96	114.00
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LEI	\$280,000	\$81,100	28.96	\$174,332	\$148,987	\$43,319	104.9	332.1	0.76	0.76	\$1,420	\$196,553	\$4.51	99.38
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PA	\$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 LEI	\$150,000	\$114,500	76.33	\$182,216	\$133,224	\$165,440	308.5	680.0	4.82	4.82	\$432	\$27,663	\$0.64	308.50
28-825-0042-000	4487 LAPEER VAC	08/01/23	\$200,000	WD	03-ARM'S LEI	\$200,000	\$143,900	71.95	\$287,619	\$200,000	\$287,619	931.9	424.7	5.09	1.37	\$215	\$39,331	\$0.90	931.90
Totals:			\$1,811,000			\$2,165,000	\$1,040,000		\$2,049,814	\$1,283,402	\$1,168,216	3,092.2		31.56	27.04				
							Sale. Ratio =>	48.04											
							Std. Dev. =>	56.05											
									Average								Average		
									per FF=>	\$415							per Net Acre=>	40,665.46	
																	Average		
																	per SqFt=>	\$0.93	

3000N MAIN ROADS PER ACRE RATE FOR 2025 USED: \$40,665

2024 3000N MAIN ROADS FF RATE: \$371

(+ 0.16%) 3000N MAIN ROADS FF RATE FOR 2025 USED: \$372

MAJOR/PRIME 2025 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-006-4018-000	4480 LAPEER	07/17/23	\$350,000	WD	03-ARM'S LEI	\$350,000	\$155,600	44.46	\$306,657	\$194,291	\$150,948	200.0	453.0	2.08	2.08	\$971	\$93,409	\$2.14	200.00
28-190-0029-000	3600 LAPEER	02/28/23	\$120,000	WD	03-ARM'S LEI	\$150,000	\$127,500	85.00	\$267,288	\$25,268	\$142,556	199.5	283.9	1.30	1.30	\$127	\$19,437	\$0.45	199.45
28-190-0082-000	3765 LAPEER	08/01/22	\$0	MLC	03-ARM'S LEI	\$85,000	\$46,800	55.06	\$123,053	\$17,474	\$55,527	94.3	292.0	0.60	0.60	\$185	\$29,075	\$0.67	89.64
28-190-0086-000	MICHIGAN	05/07/22	\$50,000	WD	03-ARM'S LEI	\$50,000	\$117,300	234.60	\$84,691	\$50,000	\$84,691	274.4	348.2	2.30	2.30	\$182	\$21,739	\$0.50	274.36
28-218-0004-000	3002 LAPEER	03/08/24	\$0	MLC	03-ARM'S LEI	\$260,000	\$119,900	46.12	\$260,657	\$103,678	\$104,335	132.1	310.0	0.94	0.94	\$785	\$110,296	\$2.53	132.09
28-253-0008-000	2422 GRISWOLD	11/16/22	\$250,000	WD	03-ARM'S LEI	\$250,000	\$80,600	32.24	\$200,748	\$101,133	\$51,881	98.7	100.0	0.23	0.23	\$1,025	\$447,491	\$10.27	98.66
28-253-0013-000	2504 GRISWOLD	10/25/22	\$110,000	WD	03-ARM'S LEI	\$110,000	\$33,200	30.18	\$101,248	\$32,588	\$23,836	40.5	97.9	0.10	0.10	\$805	\$313,346	\$7.19	44.66
28-253-0045-000	1703 27TH	08/15/22	\$130,000	WD	03-ARM'S LEI	\$130,000	\$36,100	27.77	\$115,495	\$49,415	\$34,910	59.3	100.0	0.15	0.15	\$834	\$325,099	\$7.46	66.00
28-253-0061-000	2526 OAK	09/29/23	\$0	MLC	03-ARM'S LEI	\$169,900	\$48,200	28.37	\$113,902	\$77,859	\$21,861	37.1	100.0	0.10	0.10	\$2,098	\$819,568	\$18.81	41.33
28-360-0045-000	2403 GRISWOLD	01/05/23	\$120,000	WD	03-ARM'S LEI	\$120,000	\$72,100	60.08	\$154,600	\$39,089	\$73,689	140.0	100.0	0.32	0.32	\$279	\$121,773	\$2.80	140.00
28-664-0004-001	3845 LAPEER	08/30/22	\$0	MLC	19-MULTI PA	\$280,000	\$77,000	27.50	\$164,323	\$202,186	\$86,509	231.1	302.6	0.77	0.47	\$875	\$262,579	\$6.03	231.11
28-664-0007-000	3895 LAPEER	02/21/24	\$235,000	WD	03-ARM'S LEI	\$235,000	\$77,200	32.85	\$164,422	\$105,443	\$34,865	59.2	370.0	0.43	0.43	\$1,781	\$248,101	\$5.70	50.00
28-750-0004-000	795 24TH	11/21/23	\$250,000	WD	03-ARM'S LEI	\$250,000	\$113,200	45.28	\$241,146	\$130,381	\$121,527	95.0	504.4	1.10	1.10	\$1,372	\$118,528	\$2.72	95.00
28-750-0073-001	1215 24TH	10/24/22	\$0	WD	19-MULTI PA	\$5,750,000	\$2,039,500	35.47	\$4,221,148	\$2,416,166	\$887,314	453.4	1588.2	12.87	12.63	\$5,329	\$187,693	\$4.31	518.15
28-825-0002-000	4265 LAPEER	02/16/24	\$280,000	WD	03-ARM'S LEI	\$280,000	\$81,100	28.96	\$174,332	\$148,987	\$43,319	104.9	332.1	0.76	0.76	\$1,420	\$196,553	\$4.51	99.38
28-825-0035-000	4405 LAPEER	07/14/23	\$155,000	WD	19-MULTI PA	\$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 LEI	\$150,000	\$114,500	76.33	\$182,216	\$133,224	\$165,440	308.5	680.0	4.82	4.82	\$432	\$27,663	\$0.64	308.50
28-825-0042-000	4487 LAPEER VAC	08/01/23	\$200,000	WD	03-ARM'S LEI	\$200,000	\$143,900	71.95	\$287,619	\$200,000	\$287,619	931.9	424.7	5.09	1.37	\$215	\$39,331	\$0.90	931.90
28-935-0006-000	INTERNATIONAL	06/30/22	\$50,000	WD	03-ARM'S LEI	\$50,000	\$42,100	84.20	\$46,036	\$50,000	\$46,036	184.4	239.0	1.51	1.51	\$271	\$33,025	\$0.76	184.38
Totals:			\$2,450,000			\$9,024,900	\$3,592,700		\$7,349,044	\$4,127,672	\$2,451,816	3,830.0		36.68	31.62				
							Sale. Ratio =>	39.81											
							Std. Dev. =>	47.13											
									Average										
									per FF=>	\$1,078							per Net Acre=>	112,519.68	
																	Average		
																	per SqFt=>	\$2.58	

3000N MAJOR/PRIME PER ACRE RATE FOR 2025 USED: \$112,520

SIDE ROADS 2025 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
28-006-1015-051	PARTRIDGE	05/01/23	\$90,000	WD	03-ARM'S LEI	\$90,000	\$44,100	49.00	\$106,838	\$90,000	\$106,838	338.3	1290.0	10.02	10.02	\$266	\$8,985	\$0.21	143.26
28-007-2016-000	2327 HOPPS	07/17/23	\$245,000	WD	03-ARM'S LEI	\$245,000	\$107,800	44.00	\$233,077	\$62,505	\$50,582	122.5	300.0	1.03	1.03	\$510	\$60,508	\$1.39	150.00
28-250-0016-000	2434 PARTRIDGE	06/20/22	\$162,500	WD	03-ARM'S LEI	\$162,500	\$69,300	42.65	\$179,430	\$24,420	\$41,350	100.1	300.7	0.69	0.69	\$244	\$35,391	\$0.81	100.00
28-250-0017-000	2422 PARTRIDGE	07/29/22	\$27,500	WD	03-ARM'S LEI	\$27,500	\$15,800	57.45	\$41,350	\$27,500	\$41,350	100.1	300.7	0.69	0.69	\$275	\$39,855	\$0.91	100.00
28-340-0010-000	2611 HERBER	12/05/23	\$193,000	WD	03-ARM'S LEI	\$193,000	\$77,100	39.95	\$152,490	\$60,172	\$19,662	72.8	140.0	0.32	0.32	\$826	\$187,452	\$4.30	100.00
28-340-0014-000	2570 HERBER	06/16/23	\$211,000	WD	03-ARM'S LEI	\$211,000	\$70,600	33.46	\$139,353	\$93,306	\$21,659	80.2	169.9	0.39	0.39	\$1,163	\$239,246	\$5.49	100.00
28-450-0007-000	3862 KNAPP	04/28/23	\$184,900	WD	03-ARM'S LEI	\$184,900	\$60,600	32.77	\$124,007	\$99,293	\$38,400	100.0	400.0	0.92	0.92	\$993	\$108,162	\$2.48	100.00
28-470-0034-000	2616 ALGER	11/01/23	\$0	MLC	03-ARM'S LEI	\$110,000	\$64,300	58.45	\$125,438	\$7,945	\$23,383	86.6	264.0	0.46	0.46	\$92	\$17,462	\$0.40	75.00
28-750-0042-000	2436 HOWARD	08/12/22	\$0	MLC	03-ARM'S LEI	\$269,000	\$53,800	20.00	\$132,305	\$155,438	\$18,743	70.2	231.0	0.42	0.42	\$2,214	\$366,599	\$8.42	80.00
28-750-0047-000	2444 HOWARD	05/06/22	\$107,000	WD	03-ARM'S LEI	\$107,000	\$32,000	29.91	\$98,415	\$40,586	\$32,001	85.8	131.0	0.26	0.26	\$473	\$158,539	\$3.64	85.00
28-750-0063-000	982 25TH	10/25/22	\$168,000	WD	03-ARM'S LEI	\$168,000	\$46,200	27.50	\$116,281	\$71,469	\$19,750	74.0	126.3	0.33	0.33	\$966	\$215,918	\$4.96	114.00
28-750-0063-100	25TH	11/30/23	\$15,000	WD	03-ARM'S LEI	\$15,000	\$8,100	54.00	\$15,592	\$15,000	\$15,592	58.4	126.3	0.26	0.26	\$257	\$57,471	\$1.32	90.00
28-756-0008-000	4450 WALL	11/18/22	\$210,000	WD	03-ARM'S LEI	\$210,000	\$104,800	49.90	\$253,742	\$15,410	\$59,152	220.0	508.9	2.57	2.57	\$70	\$5,996	\$0.14	220.00
28-756-0010-000	WALL	11/28/22	\$19,000	WD	03-ARM'S LEI	\$19,000	\$27,900	146.84	\$76,098	\$19,000	\$76,098	184.3	479.8	3.11	3.11	\$103	\$6,109	\$0.14	62.37
28-756-0014-100	4451 WALL	08/03/23	\$375,000	WD	03-ARM'S LEI	\$375,000	\$178,000	47.47	\$365,491	\$93,814	\$84,305	269.2	628.4	3.88	3.88	\$349	\$24,160	\$0.55	269.17
28-760-0015-010	HOWARD	04/29/22	\$27,000	WD	03-ARM'S LEI	\$27,000	\$15,700	58.15	\$41,096	\$27,000	\$41,096	99.5	297.0	0.68	0.68	\$271	\$39,589	\$0.91	100.00
28-825-0020-100	2380 HUELING	03/31/23	\$215,000	WD	03-ARM'S LEI	\$215,000	\$72,800	33.86	\$205,745	\$76,538	\$67,283	162.9	607.8	1.83	1.83	\$470	\$41,870	\$0.96	131.00
28-825-0021-000	2328 HUELING	09/21/22	\$325,000	WD	03-ARM'S LEI	\$325,000	\$105,800	32.55	\$272,204	\$142,149	\$89,353	216.4	607.9	3.22	3.22	\$657	\$44,091	\$1.01	231.00
28-825-0028-000	2455 PARTRIDGE	07/28/22	\$190,000	WD	03-ARM'S LEI	\$190,000	\$82,500	43.42	\$212,494	\$87,462	\$109,956	266.2	640.7	4.88	4.88	\$329	\$17,915	\$0.41	331.90
28-825-0055-000	2325 HUELING	06/15/23	\$157,500	WD	03-ARM'S LEI	\$157,500	\$89,000	56.51	\$195,740	\$52,812	\$91,052	220.5	554.1	4.21	4.21	\$240	\$12,547	\$0.29	248.40
28-825-0056-000	HUELING	08/11/23	\$45,000	WD	03-ARM'S LEI	\$45,000	\$38,000	84.44	\$86,475	\$45,000	\$86,475	209.4	541.3	4.11	4.11	\$215	\$10,957	\$0.25	220.50
28-825-0061-000	2455 HUELING	07/21/22	\$231,000	WD	03-ARM'S LEI	\$231,000	\$86,800	37.58	\$231,121	\$106,814	\$106,935	258.9	607.8	4.62	4.62	\$413	\$23,135	\$0.53	330.90
Totals:			\$3,198,400			\$3,577,400	\$1,451,000		\$3,404,782	\$1,413,633	\$1,241,015	3,396.2		48.90	48.90				
						Sale. Ratio =>	40.56			Average				Average			Average		
						Std. Dev. =>	25.95			per FF=>	\$416			per Net Acre=>	28,909.83		per SqFt=>	\$0.66	

3000N SIDE ROADS PER SF RATE FOR 2025 USED: \$0.66

2024 3000N SIDE ROADS FF RATE: \$267

(+ 6.25%) 3000N SIDE ROADS FF RATE FOR 2025 USED: \$284