

3000S MAIN ROADS 2024 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	ECF Area	Liber/Page	Other Parcels in Sa	Land Table	
28-006-4002-000	4380 LAPEER	12/08/21	\$0	MLC	03-ARM'S LENGTH	\$240,000	\$221,600	92.33	\$267,601	\$229,026	\$256,627	678.4	2057.2	32.04	32.04	\$338	\$7,148	\$0.16	678.42	2000M	5467/357		2000M COM MAJ	
28-017-1004-000	2100 32ND (SOUTH)	02/10/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$32,100	45.92	\$80,492	\$7,364	\$17,956	126.5	91.0	0.52	0.52	\$58	\$14,216	\$0.33	248.03	3000S	5493/625		3000S IND SOUTH	
28-017-4001-001	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		3000S IND SOUTH	
28-018-2010-000	MICHIGAN	03/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$100,100	117.76	\$213,120	\$85,000	\$213,120	655.5	1329.1	20.00	20.00	\$130	\$4,250	\$0.10	655.48	3000S	5606/918		3000S IND SOUTH	
28-018-3002-300	4180 DOVE	01/13/22	\$1,636,910	WD	03-ARM'S LENGTH	\$1,636,910	\$345,700	21.12	\$771,508	\$1,023,625	\$158,223	300.0	1500.0	10.31	10.31	\$3,412	\$99,285	\$2.28	300.00	2000S	5494/396		2000S COMMERC	
28-018-4006-001	4280 DOVE	01/04/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,900	37.46	\$191,258	\$107,977	\$59,235	174.0	689.0	2.75	2.75	\$621	\$39,236	\$0.90	174.00	2000S	5594/232		2000S COMMERC	
28-019-1036-000	N RANGE	04/19/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$59,800	74.75	\$136,042	\$80,000	\$136,042	326.0	1336.2	10.00	10.00	\$245	\$8,000	\$0.18	326.00	2000S	5364/355		2000S COMMERC	
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		3000S IND SOUTH	
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		3000S IND SOUTH	
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		3000S IND SOUTH	
28-020-2011-000	3413 DOVE	02/27/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$46,700	129.72	\$74,749	\$14,633	\$53,382	226.2	121.0	1.13	1.13	\$65	\$13,007	\$0.30	330.00	2000S	5604/441		2000S COMMERC	
28-761-0019-000	N RANGE (N OF DOVE)	08/11/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$22,600	90.40	\$52,724	\$25,000	\$52,724	149.4	462.0	1.38	1.38	\$167	\$18,129	\$0.42	130.00	2000S	5408/846		2000S COMMERC	
28-800-0005-000	1632 MICHIGAN	03/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$172,700	52.33	\$387,610	\$11,537	\$69,147	165.0	1320.0	5.00	5.00	\$70	\$2,307	\$0.05	165.00	2000S	5507/561		2000S COMMERC	
28-840-0005-002	3319 DOVE	09/15/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$50,100	20.88	\$101,553	\$165,536	\$27,089	76.7	125.8	0.37	0.37	\$2,157	\$447,395	\$10.27	128.00	2000S	5566/472		2000S COMMERC	
Totals:			\$2,842,810			\$3,065,310	\$1,204,300		\$2,403,596	\$1,832,198	\$1,170,484	3,373.3				90.06	90.06							
						Sale. Ratio =>		39.29			Average					Average		Average						
						Std. Dev. =>		52.95			per FF=>					per Net Acre=>	20,343.29	per SqFt=>	\$0.47					

2024 3000S MAIN RDS ACREAGE USED: \$20,343 PER SF USED: \$0.47

COM NEIGHBORHOOD 2000S IS IN SAME LOCATION OF 3000S
 2023 SIDE RD FF RATE WAS \$195 FF AND 2023 SIDE RD ACREAGE RATE WAS \$20,553
 COM/IND PROPERTIES THROUGHOUT AREA AND RATES SHOULD HAVE BEEN THE SAME.

2023 3000S SIDE RDS ACREAGE RATE: \$11,877
 2023 2000S SIDE RDS ACREAGE RATE: \$20,553
 2024 2000S SIDE RDS ACREAGE RATE USED: \$17,265
2024 3000S SIDE RDS ACREAGE RATE USED: \$17,265

2023 3000S MAIN RDS FF RATE: \$312
 2023 2000S MAIN RDS FF RATE: \$353
 2024 2000S MAIN RDS FF RATE USED: \$297
2024 3000S MAIN RDS FF RATE USED: \$297

2023 3000S SIDE RDS FF RATE: \$142
 2023 2000S SIDE RDS FF RATE: \$195
 2024 2000S SIDE RDS FF RATE USED: \$164
2024 3000S SIDE RDS FF RATE USED: \$164