

3700 INTERNATIONAL WAY CONDO 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	ther Parcels in Sa	Land Table	
28-007-3010-300	4030 GRISWOLD	04/02/21	\$0	MLC	03-ARM'S LENGTH	\$36,000	\$31,200	86.67	\$68,512	\$36,000	\$68,512	225.0	358.0	1.85	1.85	\$160	\$19,459	\$0.45	225.00	3000N	5350/496		3000N IND NORT	
28-007-3010-300	4030 GRISWOLD	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		3000M IND NORT	
28-190-0086-000	MICHIGAN & LAF	05/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300	234.60	\$109,472	\$50,000	\$109,472	274.4	348.2	2.30	2.30	\$182	\$21,739	\$0.50	274.36	2000M	5550/543		2000M COM MA	
28-664-0004-010	LAPEER	08/30/22	\$0	MLC	03-ARM'S LENGTH	\$280,000	\$77,000	27.50	\$164,323	\$202,186	\$86,509	231.1	302.6	0.77	0.30	\$875	\$262,579	\$6.03	231.11	2000M	5558/020	28-664-0004-001	2000M COM MA	
28-935-0006-000	INTERNATIONAL	06/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,100	84.20	\$74,365	\$50,000	\$74,365	184.4	239.0	1.51	1.51	\$271	\$33,025	\$0.76	184.38	3700	5547/663		3700 INTERNATI	
Totals:			\$136,000			\$452,000	\$297,700		\$485,184	\$374,186	\$407,370	1,139.9		8.28	7.81									
						Sale. Ratio =>	65.86		Average		Average		Average		Average									
						Std. Dev. =>	77.48		per FF=>		\$328		per Net Acre=>		45,169.72			Average						\$1.04

ONLY 1 SALE IN INDUSTRIAL CONDOMINIUM. USED VACANT LAND SALES
IN AREA UNDER 2.148 ACRES (LARGEST UNIT IN CONDO PLAN)

2024 3700 CONDO SF RATE USED: \$1.04