

3700 INTERNATIONAL WAY DR CONDO LAND VALUE 2023

MAIN/PRIME LOCATION

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sol.	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
28-190-0030-000	3550 LAPEER	02/07/22	\$387,000	WD	19-MULTI PARCEL AR	\$387,000	\$179,600	46.41	\$363,879	\$168,323	\$145,202	228.0	494.0	1.29	0.65	\$738	\$130,281	\$2.99	228.00
28-190-0032-000	3500 LAPEER	07/13/21	\$350,000	QC	03-ARM'S LENGTH	\$350,000	\$158,800	45.37	\$444,167	\$49,210	\$143,377	228.0	247.0	1.29	1.29	\$216	\$38,059	\$0.87	228.00
28-190-0035-000	3450 LAPEER	01/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800	48.27	\$324,300	\$48,301	\$72,601	114.0	247.0	0.65	0.65	\$424	\$74,769	\$1.72	114.00
28-190-0038-000	3370 LAPEER	08/20/20	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$69,200	56.26	\$144,608	\$71,569	\$93,177	188.6	247.0	1.11	1.11	\$379	\$64,710	\$1.49	195.00
28-190-0043-000	3310 LAPEER	08/10/20	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$79,700	49.84	\$180,015	\$16,185	\$36,300	57.0	247.0	0.32	0.32	\$284	\$50,108	\$1.15	57.00
28-190-0045-000	3292 LAPEER	05/11/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$236,600	49.81	\$563,353	\$45,643	\$133,996	228.0	247.0	1.29	1.29	\$200	\$35,300	\$0.81	228.00
28-250-0004-000	4215 LAPEER	06/30/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$38,900	37.05	\$99,727	\$38,131	\$32,858	104.0	320.0	0.75	0.75	\$367	\$51,183	\$1.17	101.36
28-250-0010-000	4141 LAPEER	05/22/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,800	50.32	\$101,427	\$40,038	\$46,465	147.0	320.0	1.49	1.49	\$272	\$26,889	\$0.62	202.70
28-253-0021-000	2517 OAK	12/17/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$30,700	36.12	\$78,514	\$15,193	\$8,707	36.9	146.0	0.11	0.11	\$412	\$133,272	\$3.06	34.00
28-253-0027-000	2606 GRISWOLD	02/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$24,800	26.11	\$61,591	\$42,874	\$9,465	40.1	100.0	0.10	0.10	\$1,069	\$416,252	\$9.56	44.66
28-335-0001-010	24TH	04/07/20	\$90,000	WD	32-SPLIT VACANT	\$90,000	\$46,500	51.67	\$107,797	\$90,000	\$107,797	343.5	267.6	2.11	2.11	\$262	\$42,654	\$0.98	343.47
28-664-0004-000	3845 LAPEER	10/08/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$164,238	\$107,186	\$86,424	100.0	335.0	0.77	0.77	\$1,072	\$139,384	\$3.20	100.00
28-664-0007-000	3895 LAPEER	11/19/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$55,100	24.50	\$132,506	\$121,635	\$29,241	59.2	370.0	0.43	0.43	\$2,055	\$286,200	\$6.57	50.00
28-750-0005-000	815 24TH	11/22/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$206,100	43.39	\$455,131	\$179,559	\$159,690	155.0	407.5	1.45	1.45	\$1,158	\$123,834	\$2.84	155.00
28-762-0002-000	1937 WATER	10/13/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$104,176	\$27,820	\$21,996	66.5	342.0	0.34	0.34	\$419	\$82,308	\$1.89	43.00
28-764-0084-000	2353 WATER	12/28/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$93,600	45.00	\$227,689	\$67,004	\$86,693	137.4	666.2	1.30	1.30	\$488	\$51,542	\$1.18	85.00
28-825-0003-000	4277 LAPEER	07/28/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$44,500	29.28	\$114,786	\$69,911	\$32,697	103.5	320.0	0.74	0.74	\$676	\$94,859	\$2.18	100.37
28-883-0005-000	2615 24TH	09/17/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$45,600	48.00	\$97,469	\$13,219	\$15,688	80.0	100.0	0.18	0.18	\$165	\$71,842	\$1.65	80.00
28-935-0006-000	INTERNATIONAL WAY	06/30/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,100	84.20	\$147,845	\$50,000	\$147,845	173.4	239.0	1.51	1.51	\$288	\$33,025	\$0.76	184.38
Totals:			\$3,764,800			\$3,764,800	\$1,661,500		\$3,913,218	\$1,261,801	\$1,410,219	2,590.0		17.23	16.59				

Sale. Ratio => 44.13
Std. Dev. => 13.00

Average per FF=> \$487
Average per Net Acre=> \$73,229

Average per SqFt=> \$1.68

NO INDUSTRIAL CONDOMINIUM SALES IN AREA, USED SURROUNDING SALES AND INCLUDED 6/30/22 SALE IN THIS INDUSTRIAL CONDOMINIUM NEIGHBORHOOD

*USED \$1.68 PER S.F. FOR 2023 INTERNATIONAL WAY