

2022 106 Comm Land Values

SALE STUDY 2021					Tax year			LAND TIME ADJUSTMENT = 2021		Average Inflation Rate =			2.20% 0.18%		per year per month			
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNY land and improvements	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre		
Commercial VACANT FRONTAGE SOLD AND SALE LISTING VALUES													MINUS adj for listings 11.16%					
I-75 Business Spur/ 420																		
051-063-005-00	420	3398 I-75 BUSINESS SPUR	73.5	66.1	2020	12	12	\$330,000	\$74,491	\$255,509	\$ 255,600	\$ 255,600		3478	52.61	2,291,711		
051-608-012-00	420	2512 I-75 BUSINESS SPUR	184.1	145.8	2021	2	-10	\$750,000	\$226,494	\$523,506	\$ 523,600	\$ 523,600		2844	19.51	849,721		
051-502-001-10	106A	2865 I-75 BUSINESS SPUR	321.8	529.8	2020	6	6	220,000	\$ 0	\$220,000	\$ 222,500	\$ 222,500		691	1.31	56,849		
051-584-001-00	106A	2120 ASHMUN ST	32.2	25.0	2021	6	-6	145,000	\$87,563	\$51,694	\$ 35,869	\$ 35,869		1114	44.56	1,940,936		
Ashmun																		
051-008-011-00	106B	546 ASHMUN ST	51.7	166.0	2020	7	7	\$167,000	\$148,069	\$18,931	\$ 19,200	\$ 19,200		371	2.24	97,452		
051-037-018-00	106B	1602 ASHMUN ST	177.3	304.5	2020	9	9	\$190,000	\$110,574	\$79,426	\$ 80,800	\$ 80,800		456	1.50	65,193		
051-048-003-00	106B	2673 ASHMUN ST	110.4	59.9	2021	7	-5	\$242,000	\$131,606	\$110,394	\$ 109,400	\$ 109,400		991	16.54	720,625		
051-097-001-00	106B	903 ASHMUN ST	55.1	34.2	2021	10	-2	\$95,500	\$32,753	\$62,747	\$ 62,600	\$ 62,600		1136	33.22	1,447,053		
051-144-187-10	106B	ASHMUN ST	50.0	97.0	2019	5	17	\$5,000	\$0	\$5,000	\$ 5,200	\$ 5,200		104	1.07	46,704		
051-209-006-00	106B	1500 ASHMUN ST	63.0	123.0	2018	12	36	\$135,000	\$92,616	\$42,384	\$ 45,200	\$ 45,200		717	5.83	254,086		
051-252-010-00	106B	2001 ASHMUN ST	144.9	169.5	2021	1	-11	\$200,000	\$113,711	\$86,289	\$ 84,600	\$ 84,600		584	3.44	150,045		
051-291-011-00	106B	545 ASHMUN ST	88.8	244.5	2021	9	-3	\$250,000	\$145,354	\$104,646	\$ 104,100	\$ 104,100		1172	4.79	208,856		
051-584-002-00	106B	2104 ASHMUN ST	98.4	125.0	2021	3	-9	\$195,000	\$109,502	\$85,498	\$ 84,100	\$ 84,100		855	6.84	297,837		
051-639-004-00	106B	1411 ASHMUN ST	103.6	152.7	2020	2	2	\$340,000	\$188,393	\$151,607	\$ 152,200	\$ 152,200		1469	9.62	419,087		
Off Spur/ Ashmun																		
051-048-040-60	106C	E THREE MILE RD	550.2	408.8	2019	4	16	\$199,999	\$0	199,999	\$ 205,900	\$ 205,900		374	0.92	39,876		
051-092-004-00	106C	215 E ANN ST	46.2	50.0	2021	5	-7	\$35,000	\$23,982	\$11,018	\$ 10,900	\$ 10,900		236	4.72	205,543		
051-154-585-00	106C	1198 E PORTAGE AVE	117.0	91.6	2021	8	-4	\$200,000	\$124,744	\$75,256	\$ 74,800	\$ 74,800		639	6.98	304,024		
051-218-028-50	106C	560 OSBORN BLVD	155.5	120.7	2021	7	-5	\$3,100,000	\$2,851,772	\$248,228	\$ 246,000	\$ 246,000		1582	13.11	570,933		
051-278-004-00	106C	E PORTAGE AVE	92.9	165.5	2020	4	4	\$85,000	\$0	\$85,000	\$ 85,700	\$ 85,700		922	5.57	242,804		
051-359-004-00	106C	210 E PORTAGE AVE	102.2	140.4	2021	3	-9	\$71,000	\$26,894	\$44,106	\$ 43,400	\$ 43,400		425	3.02	131,753		
051-622-002-00	106C	408 MAGAZINE ST	69.8	84.0	2020	12	12	\$85,000	\$44,497	\$40,503	\$ 41,400	\$ 41,400		593	7.06	307,577		
051-626-001-00	106C	621 BINGHAM AVE	63.3	107.5	2020	3	3	\$100,000	\$57,192	\$42,808	\$ 43,100	\$ 43,100		681	6.33	275,901		
051-718-011-00	106C	W 27TH AVE	89.7	135.0	2020	2	2	\$15,000	\$0	\$15,000	\$ 15,100	\$ 15,100		168	1.25	54,317		
Commercial Water front ports and marinas																		
051-010-501-20	106E	100 Salmon Run Wway	426	220.86	2019	3	15	\$ 500,000		500,000	\$ 513,800	\$ 456,460	SSM to LSSU	1072	4.85	211,331		
051-030-005-00	106E	E Portage Ave	361	312.28	2018	3	27	\$ 450,000		450,000	\$ 472,300	\$ 419,591	LSSU to Cloverland	1162	3.72	162,130		

Location	Avg Ftg	Cost	Avg Depth	Cost per FF
On Spur/ Ashmun 106A	153	259,392	192	\$1,696
Ashmun 106B	94	74,740	148	\$792
Off Spur/ Ashmun 106C	143	85,144	145	\$596
Comm WF 106E	394	438,026	267	\$1,113

2022 Land Table Entries	Average		
	Frontage Value	Base Frontage	Base Depth
106A comm 1-75/ W 3 Mile	1,696	197	261
106B Ashmun	792	80	124
106C off Spur/ Ashmun	596	102	137
106E Comm/ Ind WF	1,113	323	483

2022 107 Ind Land Values

SALE STUDY 2021										LAND TIME ADJUSTMENT =		Average Inflation Rate =		per year		
Tax year										2021		12.30%		per month		
Parcel #	NBH	Street Name- Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and Improvments	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	Frontage Type	Cost FF	Cost SQFT	Cost Acre
Industrial										MINUS adj for listings 48.25%						
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																
Cooper Township	VACANT	5593 N RIVERVIEW DR	274.0	569.2	2017	1	37	\$52,000	-	\$52,000	\$ 55,600	\$ 55,600		203	0.36	15,530
Traverse City MI	VACANT	876 Industrial cir	120.0	243.0	2017	11	47	\$75,000	-	\$15,000	\$ 16,300	\$ 16,300		136	0.56	24,349
051-011-003-00	107	E SPRUCE ST	326.1	272.0	2021	5	-7	\$30,000	-	\$30,000	\$ 29,700	\$ 29,700		91	0.33	14,586
051-000-051-00	107B	SHERIDAN DR	140.0	58.7	2004	9	201	\$15,000	-	\$15,000	\$ 20,600	\$ 20,600		147	2.51	109,296
051-394-014-00	107A	1285 E EASTERDAY AVE	233.3	53.6	2017	4	40	\$20,000	-	\$20,000	\$ 21,500	\$ 21,500		92	1.72	74,894

Location	Avg Fig	Cost	Avg Depth	Cost per FT/ Sqft
Industrial A & B	219	28,740	239	\$131
Industrial A & B Cost per sqft				1.10

2022 Land Table Entries		Average		
		Frontage Value	Base Frontage	Base Depth
Industrial 107 A & B Frontage		131	170	166
Industrial 107 A & B Cost per sqft		1.10		

2022 420 Comm Land Values

SALE STUDY 2021					Tax year				LAND TIME ADJUSTMENT = 2021				Average Inflation Rate =		2.20%	per year			
Parcel #	NBH	Street Name-Location	Effec. FRONTAGE	Average DEPTH	SALE YEAR	SALE MONTH	Month for time adj	SALE AMNT land and improves	Building Appraisal	Land Residual	Land Residual Adjusted	Land Value Adjusted	MINUS adj for listings 11.16%		Frontage Type	Cost FF	Cost SQFT	Cost Acre	
Commercial																			
VACANT FRONTAGE SOLD AND SALE LISTING VALUES																			
420 Cannabis retail/ manufacture- OFF Bus Spur																			
051-000-094-00		420 759 W SPRUCE ST	155.3	88.8	2021	6	-6	\$300,000	\$141,182	\$242,060	\$ 239,400	\$ 239,400				1542	17.36	756,184	
051-002-009-00		420 1058 W EASTERDAY AVE	243.3	148.1	2020	7	7	\$663,223	\$353,915	\$309,308	\$ 313,300	\$ 313,300				1288	8.69	378,749	
051-002-009-00		420 1058 W EASTERDAY AVE	243.3	148.1	2020	7	7	\$723,250	\$353,915	\$369,335	\$ 374,100	\$ 374,100				1538	10.38	452,250	
051-064-033-10		420 1140 W THREE MILE RD	212.4	1171.0	2020	9	9	\$575,000	\$297,650	\$277,150	\$ 281,800	\$ 281,800				1327	1.13	49,353	
051-063-005-00		420 3398 I-75 BUSINESS SPUR	73.5	66.1	2020	12	12	\$330,000	\$74,491	\$255,509	\$ 261,200	\$ 261,200				3554	53.76	2,341,921	
051-608-012-00		420 2512 I-75 BUSINESS SPUR	184.1	145.8	2021	2	-10	\$750,000	\$226,494	\$523,506	\$ 514,000	\$ 514,000				2792	19.15	834,141	
051-745-001-00		420 2972 W 8TH ST	126.1	160.0	2020	10	10	\$624,000	\$390,686	\$233,314	\$ 237,600	\$ 237,600				1884	11.78	512,979	

Location	Avg Ftg	Cost	Avg Depth	Cost per FF
420 Cannabis Retail/ Growers	177	317,343	275	\$1,794

2022 Land Table Entries	Average		
	Frontage Value	Base Frontage	Base Depth
420 Cannabis Retail/ Growers	1,794	236	392