2025 AGRICULTURAL SALES STUDY - FINAL

15 - 19.99 ACRES

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
26-022-1005-000	SPEAKER RD V/L	02/09/23	$60,000	WD	03-ARM'S LENGTH	$60,000	$32,800	54.67	$64,611	$60,000	$64,611	0.0	0.0	16.00
26-016-2002-500	15223 YALE RD	09/15/22	$80,000	WD	03-ARM'S LENGTH	$80,000	$36,200	45.25	$72,304	$80,000	$72,304	0.0	0.0	16.51
20-006-4001-200	COLE RD	04/11/22	$112,000	WD	03-ARM'S LENGTH	$112,000	$35,500	31.70	$121,053	$112,000	$119,493	471.8	1325.0	17.08
30-034-3001-040	CARRIAGE LANE	02/29/24	$155,000	LC	03-ARM'S LENGTH	$155,000	$41,300	26.65	$105,551	$155,000	$105,551	0.0	0.0	19.79
31-002-4001-000	2562 GOODELLS RD	05/08/23	$120,000	WD	03-ARM'S LENGTH	$120,000	$42,600	35.50	$85,140	$120,000	$85,140	0.0	0.0	19.83
		Totals:	**$527,000**			**$527,000**	**$188,400**		**$448,659**	**$527,000**	**$447,099**	**471.8**		**89.21**
							Sale. Ratio =>	**35.75**			**Average**			**Average**
							Std. Dev. =>	**11.21**			**per FF=>**	**$1,117**		**per Net Acre=>**

ACRE DETERMINATION $5907.41

USE $5900

2025 AGRICULTURAL SALES STUDY - FINAL

15 - 19.99 ACRES

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Use Code	Class	Rate Group 1	MUNICIPALITY	COUNTY
16.00	#DIV/0!	$3,750	$0.09	0.00	LYRES	5603/699		RESIDENTIAL	0	0		402		LYNN TOWNSHIP	ST CLAIR COUNTY
16.51	#DIV/0!	$4,846	$0.11	0.00	LYRES	5570/512		RESIDENTIAL	0	1		402		LYNN TOWNSHIP	ST CLAIR COUNTY
17.08	$237	$6,557	$0.15	333.00	4000	5522/0733		AG	0	1	7/26/2017	AGRICULTURAL	102	A' FRONTAGE	
19.79	#DIV/0!	$7,832	$0.18	0.00	RURAL				0	0		402		ST CLAIR TWP	ST CLAIR COUNTY
19.83	#DIV/0!	$6,051	$0.14	0.00	AG	5625/41		AG	0	1	4/17/2011	RES VAC	102	WALES TWP	ST CLAIR COUNTY
89.21															
		Average													
5,907.41		**per SqFt=>**	**$0.14**												

2025 AGRICULTURAL SALES STUDY - FINAL

20 + ACRES

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
30-006-3003-000	7136 FRITH RD	12/12/22	$215,000	MLC	09-FAMILY	$215,000	$106,400	49.49	$253,741	$60,009	$98,750	0.0	0.0
30-014-4003-000	1373 S BARTLETT RD	06/24/22	$170,000	WD	08-ESTATE	$170,000	$51,100	30.06	$102,142	$169,518	$97,750	0.0	0.0
26-017-1003-000	7858 MARTIN RD	04/21/22	$170,000	WD	03-ARM'S LENGTH	$170,000	$74,300	43.71	$147,647	$109,490	$87,137	0.0	0.0
10-032-2003-500	VAC LOT NORMAN RD	08/16/23	$82,000	WD	03-ARM'S LENGTH	$82,000	$33,700	41.10	$67,300	$82,000	$67,300	0.0	0.0
30-021-4003-200	BRIGGEMAN RD	08/23/23	$150,000	WD	08-ESTATE	$150,000	$45,200	30.13	$117,002	$150,000	$110,691	0.0	0.0
10-030-3001-400	6692 PERRY RD	01/13/23	$650,000	WD	03-ARM'S LENGTH	$650,000	$230,900	35.52	$566,815	$159,597	$76,412	200.0	1321.6
31-009-4002-301	9291 SPARLING RD	05/30/23	$100,051	WD	03-ARM'S LENGTH	$100,051	$49,800	49.77	$99,600	$100,051	$99,600	0.0	0.0
10-004-4005-000	12410 JEDDO RD	11/21/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$133,700	35.18	$279,513	$160,339	$59,852	0.0	0.0
10-004-4005-001	12410 JEDDO RD	11/21/23	$380,000	WD	03-ARM'S LENGTH	$380,000	$133,700	35.18	$279,513	$160,339	$59,852	0.0	0.0
31-032-3002-000	ALPINE RD VAC	03/03/23	$91,000	LC	03-ARM'S LENGTH	$91,000	$43,300	47.58	$99,753	$90,047	$98,800	0.0	0.0
26-012-1001-500	MASON RD V/L	06/30/23	$175,000	WD	03-ARM'S LENGTH	$175,000	$63,700	36.40	$127,424	$175,000	$127,424	0.0	0.0
10-027-2001-400	VAC LOT CONNELL RD	08/02/23	$194,000	WD	03-ARM'S LENGTH	$194,000	$55,600	28.66	$111,214	$194,000	$111,214	0.0	0.0
31-022-2007-000	LASHBROOK RD VAC	05/05/22	$188,000	WD	03-ARM'S LENGTH	$188,000	$62,600	33.30	$125,156	$188,000	$125,156	0.0	0.0
10-024-4002-100	7201 EMMETT RD	07/18/22	$365,000	WD	03-ARM'S LENGTH	$365,000	$143,200	39.23	$284,533	$213,067	$132,600	0.0	0.0
30-019-2003-000	HYSLOP RD	02/01/23	$150,000	WD	08-ESTATE	$150,000	$77,000	51.33	$158,000	$150,000	$193,550	0.0	0.0
10-031-1002-000	6347 OWENS RD	04/05/22	$100,000	WD	03-ARM'S LENGTH	$100,000	$66,300	66.30	$132,600	$100,000	$132,600	0.0	0.0
30-032-1001-000	6831 TRUMBLE RD	10/19/22	$350,000	WD	08-ESTATE	$350,000	$168,400	48.11	$431,020	$113,167	$194,187	0.0	0.0
26-002-2002-000	8755 MASON RD	12/14/22	$185,000	OTH	03-ARM'S LENGTH	$185,000	$94,200	50.92	$187,839	$158,861	$161,700	0.0	0.0
26-017-4004-000	MARTIN RD V/L	04/19/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$85,800	33.00	$171,638	$260,000	$171,638	0.0	0.0
31-009-2004-020	SPARLING RD VAC	02/01/23	$190,000	WD	03-ARM'S LENGTH	$190,000	$65,300	34.37	$138,450	$190,000	$138,450	0.0	0.0
30-005-2001-000	6583 YAGER RD	10/06/23	$500,000	WD	08-ESTATE	$500,000	$166,900	33.38	$397,988	$232,584	$130,572	0.0	0.0
30-026-3006-001	3404 VINE RD	06/21/22	$500,000	WD	08-ESTATE	$500,000	$176,400	35.28	$478,506	$204,248	$182,754	0.0	0.0
26-027-4001-000	CAPAC RD V/L	10/25/22	$120,000	WD	03-ARM'S LENGTH	$120,000	$100,100	83.42	$200,253	$120,000	$200,253	0.0	0.0
26-006-1002-010	HULL RD	12/21/22	$256,872	WD	03-ARM'S LENGTH	$256,872	$107,500	41.85	$208,608	$256,872	$208,608	0.0	0.0
26-006-2001-000	MARTIN RD V/L	10/31/23	$542,501	WD	03-ARM'S LENGTH	$542,501	$86,500	15.94	$173,025	$542,501	$173,025	0.0	0.0
26-007-4001-000	DUDLEY RD V/L	03/22/24	$289,000	WD	03-ARM'S LENGTH	$289,000	$94,300	32.63	$179,075	$289,000	$179,075	0.0	0.0
26-013-1001-000	YALE RD V/L	04/21/23	$315,000	WD	03-ARM'S LENGTH	$315,000	$99,300	31.52	$198,567	$315,000	$198,567	0.0	0.0
30-028-1001-000	6367 BRIGGEMAN RD	08/23/23	$500,000	WD	08-ESTATE	$500,000	$188,200	37.64	$632,867	$98,013	$230,880	0.0	0.0
10-013-4001-000	VAC LOT OATMAN RD	01/12/24	$216,564	LC	03-ARM'S LENGTH	$216,564	$102,400	47.28	$204,766	$216,564	$204,766	0.0	0.0
10-024-1001-000	10915 OATMAN RD	01/12/24	$517,005	LC	03-ARM'S LENGTH	$517,005	$251,200	48.59	$534,136	$447,287	$464,418	0.0	0.0
10-034-2001-000	VAC LOT CONNELL RD	10/31/22	$340,000	LC	03-ARM'S LENGTH	$340,000	$131,300	38.62	$262,612	$340,000	$262,612	0.0	0.0
10-024-3003-000	VAC LOT CORK RD	01/12/24	$517,005	LC	03-ARM'S LENGTH	$517,005	$251,200	48.59	$534,136	$447,287	$464,418	0.0	0.0
		Totals:	**$9,158,998**			**$9,158,998**	**$3,539,500**		**$7,885,439**	**$6,492,841**	**$5,244,611**	**200.0**	
							Sale. Ratio =>	**38.65**			**Average**		
							Std. Dev. =>	**12.21**			**per FF=>**	**$32,464**	

ACRE DETERMINATION $4132

USE $4100

2025 AGRICULTURAL SALES STUDY - FINAL

20 + ACRES

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Use Code	Class	Rate Group 1	MUNICIPALITY
20.00	20.00	#DIV/0!	$3,000	$0.07	0.00	RURAL	5585/832			1	0		401		ST CLAIR TWP
20.00	20.00	#DIV/0!	$8,476	$0.19	0.00	RU AG	5542/384			1	0		402		ST CLAIR TWP
20.00	20.00	#DIV/0!	$5,475	$0.13	0.00	LYRES	5521/912		RESIDENTIAL	1	0		401		LYNN TOWNSHIP
20.00	20.00	#DIV/0!	$4,100	$0.09	0.00	BWAY	5648/154		CD/D HOMES	1	0		102		BROCKWAY TWP
22.98	22.98	#DIV/0!	$6,527	$0.15	0.00	RU AG	5649/659			1	0		102		ST CLAIR TWP
23.82	23.82	$798	$6,700	$0.15	200.00	4000	5598/235		4000 AGRICULTURE/RESIDENTIAL	0	0		401	0-5 A FF RATE	BROCKWAY TWP
25.33	25.93	#DIV/0!	$3,950	$0.09	0.00	AG			AG	1	0	5/7/2011		102	WALES TWP
26.23	26.23	#DIV/0!	$6,113	$0.14	0.00	4000	5687/661		4000 AGRICULTURE/RESIDENTIAL	1	0		001		BROCKWAY TWP
26.23	26.99	#DIV/0!	$6,113	$0.14	0.00	4000			4000 AGRICULTURE/RESIDENTIAL	0	0		401		BROCKWAY TWP
26.65	26.65	#DIV/0!	$3,379	$0.08	0.00	AG	5607/427		AG	0	1	1/9/2010		102	WALES TWP
29.47	29.47	#DIV/0!	$5,938	$0.14	0.00	LYRES	5642/146		RESIDENTIAL	0	0		402		LYNN TOWNSHIP
33.31	33.31	#DIV/0!	$5,824	$0.13	0.00	4000	5658/169		4000 AGRICULTURE/RESIDENTIAL	0	1		402		BROCKWAY TWP
38.04	38.04	#DIV/0!	$4,942	$0.11	0.00	AG	5527/416		AG	1	0	7/24/2011	AG VAC	102	WALES TWP
40.00	40.00	#DIV/0!	$5,327	$0.12	0.00	4000	5546/941		4000 AGRICULTURE/RESIDENTIAL	1	0		101		BROCKWAY TWP
40.00	40.00	#DIV/0!	$3,750	$0.09	0.00	RU AG	5596/870			1	0		402		ST CLAIR TWP
40.00	40.00	#DIV/0!	$2,500	$0.06	0.00	BWAY	5518/765		CD/D HOMES	1	0		001		BROCKWAY TWP
40.00	40.00	#DIV/0!	$2,829	$0.06	0.00	RU AG				1	0		001		ST CLAIR TWP
40.00	40.00	#DIV/0!	$3,972	$0.09	0.00	LYNN	5589/780		LYNN TOWNSHIP	1	0		402		LYNN TOWNSHIP
40.00	40.00	#DIV/0!	$6,500	$0.15	0.00	LYNN	5626/456		LYNN TOWNSHIP	0	0		102		LYNN TOWNSHIP
40.18	40.18	#DIV/0!	$4,729	$0.11	0.00	AG	5597/502		AG	0	0	5/9/2010	AG VAC	102	WALES TWP
45.02	45.02	#DIV/0!	$5,166	$0.12	0.00	RURAL	5667/585			1	0		401		ST CLAIR TWP
47.11	47.11	#DIV/0!	$4,336	$0.10	0.00	RURAL	5538/697			0	0		401		ST CLAIR TWP
57.73	57.73	#DIV/0!	$2,079	$0.05	0.00	LYNN	5578/790		LYNN TOWNSHIP	0	0		102		LYNN TOWNSHIP
57.38	57.38	#DIV/0!	$4,477	$0.10	0.00	LYNN	5593/67		LYNN TOWNSHIP	0	0		102		LYNN TOWNSHIP
56.20	56.20	#DIV/0!	$9,653	$0.22	0.00	LYNN	5676/76		LYNN TOWNSHIP	0	1		102		LYNN TOWNSHIP
57.99	57.99	#DIV/0!	$4,984	$0.11	0.00	LYNN	5703/408		LYNN TOWNSHIP	1	0		102		LYNN TOWNSHIP
56.00	56.00	#DIV/0!	$5,625	$0.13	0.00	LYNN	5619/933		LYNN TOWNSHIP	0	0		102		LYNN TOWNSHIP
60.00	60.00	#DIV/0!	$1,634	$0.04	0.00	RU AG	5679/087			1	0		101		ST CLAIR TWP
75.70	75.70	#DIV/0!	$2,861	$0.07	0.00	4000	5687/826		4000 AGRICULTURE/RESIDENTIAL	1	0		102		BROCKWAY TWP
175.35	79.50	#DIV/0!	$2,551	$0.06	0.00	4000	5687/850	10-024-3003-000	4000 AGRICULTURE/RESIDENTIAL	1	0		101		BROCKWAY TWP
95.29	95.29	#DIV/0!	$3,568	$0.08	0.00	4000	5578/621		4000 AGRICULTURE/RESIDENTIAL	1	0		402		BROCKWAY TWP
175.35	95.85	#DIV/0!	$2,551	$0.06	0.00	4000	5687/850	10-024-1001-000	4000 AGRICULTURE/RESIDENTIAL	1	0		102		BROCKWAY TWP
1,571.35	**1,397.37**														

Average per Net Acre=> **4,132.00**

Average per SqFt=> **$0.09**

2025 AGRICULTURAL SALES STUDY - FINAL

20 + ACRES

COUNTY	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences
ST CLAIR COUNTY											
ST CLAIR COUNTY											
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ST CLAIR COUNTY											
ST CLAIR COUNTY											
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ST CLAIR COUNTY											

2025 AGRICULTRAL SALES STUDY - FINAL

10 - 14.99 ACRES

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
30-016-4003-300	STEIN RD	03/01/24	$65,000	WD	03-ARM'S LENGTH	$65,000	$31,500	48.46	$88,650	$65,000	$88,650	0.0	0.0
30-016-4003-400	1465 STEIN RD	07/01/22	$62,500	WD	08-ESTATE	$62,500	$31,600	50.56	$88,740	$62,500	$88,740	0.0	0.0
31-022-4004-011	1142 WALES CENTER RD	08/07/23	$70,000	WD	03-ARM'S LENGTH	$70,000	$23,000	32.86	$46,098	$70,000	$46,098	0.0	0.0
31-022-4004-020	WALES CENTER RD VAC	06/16/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$23,000	27.06	$46,098	$85,000	$46,098	0.0	0.0
31-017-2001-000	1935 COVE RD	03/24/23	$95,000	WD	03-ARM'S LENGTH	$95,000	$34,400	36.21	$80,518	$61,057	$46,575	0.0	0.0
10-011-1009-000	JEDDO RD VACANT	06/27/23	$77,500	WD	03-ARM'S LENGTH	$77,500	$26,000	33.55	$52,020	$77,500	$52,020	0.0	0.0
		Totals:	**$455,000**			**$455,000**	**$169,500**		**$402,124**	**$421,057**	**$368,181**	**0.0**	
							Sale. Ratio =>	**37.25**			**Average**		
							Std. Dev. =>	**9.34**			**per FF=>**	**#DIV/0!**	

ACREAGE DETERMINATION $6354.62

USE $6300

2025 AGRICULTRAL SALES STUDY - FINAL

10 - 14.99 ACRES

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Use Code	Class	Rate Group 1
10.11	10.11	#DIV/0!	$6,429	$0.15	0.00	RU AG				1	0	102		
10.11	10.11	#DIV/0!	$6,182	$0.14	0.00	RU AG	5545/301			1	0	102		
10.50	10.50	#DIV/0!	$6,667	$0.15	0.00	AG	5648/811		AG	0	0	12/30/2019		102
10.50	10.50	#DIV/0!	$8,095	$0.19	0.00	AG	5638/45		AG	0	0	NOT INSPECTED		102
10.59	10.60	#DIV/0!	$5,766	$0.13	0.00	AG	5613/200		AG	1	0	8/20/2020	GREEN DRAIN ASSESSMENT	102
14.45	14.45	#DIV/0!	$5,363	$0.12	0.00	BWAY	5638/556		CD/D HOMES	1	0	402		
66.26	**66.27**													

Average per Net Acre=>	**6,354.62**	**Average per SqFt=>**	**$0.15**

2025 AGRICULTRAL SALES STUDY - FINAL

10 - 14.99 ACRES

MUNICIPALITY	COUNTY	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences
ST CLAIR TWP	ST CLAIR COUNTY											
ST CLAIR TWP	ST CLAIR COUNTY											
WALES TWP	ST CLAIR COUNTY											
WALES TWP	ST CLAIR COUNTY											
WALES TWP	ST CLAIR COUNTY											
BROCKWAY TWP	ST CLAIR COUNTY											

2025 AGRICULTURAL SALES STUDY - FINAL

1 - 9.99 ACRES

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
20-006-3004-100	4086 COLE RD VAC	08/15/22	$36,000	WD	03-ARM'S LENGTH	$36,000	$27,900	77.50	$36,586	$36,000	$36,586	214.7	690.0
31-005-3002-010	COVE RD VAC	05/09/23	$55,000	WD	03-ARM'S LENGTH	$55,000	$17,200	31.27	$34,498	$55,000	$34,498	0.0	0.0
31-005-3002-020	COVE RD VAC	07/21/23	$55,000	WD	03-ARM'S LENGTH	$55,000	$18,200	33.09	$36,370	$55,000	$36,370	0.0	0.0
		Totals:	**$146,000**			**$146,000**	**$63,300**		**$107,454**	**$146,000**	**$107,454**	**214.7**	
							Sale. Ratio =>	**43.36**			**Average**		
							Std. Dev. =>	**26.18**			**per FF=>**	**$680**	

ACREAGE DETERMINATION $7843.56

USE $7900

2025 AGRICULTURAL SALES STUDY - FINAL

1 - 9.99 ACRES

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
3.33	3.33	$168	$10,824	$0.25	210.00	4000	5562/0823		AG	0	0	10/16/2024	AG VAC	102	A' FRONTAGE	
7.46	7.46	#DIV/0!	$7,375	$0.17	0.00	AG	5622/588		AG	0	0	NOT INSPECTED		102	WALES TWP	ST CLAIR COUNTY
7.83	7.83	#DIV/0!	$7,024	$0.16	0.00	AG	5644/398		AG	0	0	NOT INSPECTED		102	WALES TWP	ST CLAIR COUNTY
18.61	**18.61**															

Average per Net Acre=> **7,843.56**

Average per SqFt=> **$0.18**

Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character

2025 COMMERCIAL SALES STUDY - FINAL

ALL OTHER AREAS

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
20-004-1044-000	5805 LAKESHORE RD	02/10/23	$380,000	MLC	03-ARM'S LENGTH	$380,000	$274,000	72.11	$424,542	$106,323	$150,865	306.3	461.0
20-015-1002-000	4943 LAKESHORE RD	01/27/23	$300,000	LC	03-ARM'S LENGTH	$300,000	$144,100	48.03	$237,469	$126,693	$64,162	91.7	108.3
20-015-4032-000	4505 LAKESHORE RD	09/23/22	$400,000	MLC	03-ARM'S LENGTH	$400,000	$110,200	27.55	$180,590	$279,878	$60,468	86.4	107.0
20-028-2022-000	3950 PINE GROVE RD	03/31/23	$800,000	MLC	03-ARM'S LENGTH	$800,000	$464,900	58.11	$765,229	$171,335	$136,564	195.1	314.0
20-730-0055-000	3871 PINE GROVE RD	05/17/23	$100,000	MLC	03-ARM'S LENGTH	$100,000	$59,700	59.70	$92,395	$63,225	$55,620	79.5	125.2
20-756-0007-100	4473 GRATIOT AVE	10/24/22	$235,000	WD	03-ARM'S LENGTH	$235,000	$103,200	43.91	$191,904	$124,429	$81,333	116.2	150.0
20-756-0049-000	4259 GRATIOT AVE	04/26/22	$360,000	WD	03-ARM'S LENGTH	$360,000	$185,300	51.47	$332,988	$105,836	$78,824	112.6	317.0
		Totals:	**$2,575,000**			**$2,575,000**	**$1,341,400**		**$2,225,117**	**$977,719**	**$627,836**	**987.7**	
							Sale. Ratio =>	**52.09**			**Average**		
							Std. Dev. =>	**14.02**			**per FF=>**	**$990**	

FRONT FOOT DETERMINATION $990

USE $1000

2025 COMMERCIAL SALES STUDY - FINAL

ALL OTHER AREAS

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1
3.20	2.82	$347	$33,247	$0.76	259.20	2000	5598/0637		COMMERCIAL	0	1	7/23/2020	STORE WHS SHOW	201	M-25/CARRIGAN
0.52	0.52	$1,382	$244,581	$5.61	160.00	2000	5595/0960		COMMERCIAL	0	1	7/31/2020	OFFICE BUILDINGS	201	CHERRY HILL
0.53	0.32	$3,240	$531,078	$12.19	132.04	2000	5566/0435		COMMERCIAL	0	1	6/6/2023	STORE RETAIL	201	GRATIOT
1.44	1.44	$878	$118,818	$2.73	200.00	2000	5610/0648		COMMERCIAL	0	0	8/13/2020	STORE RETAIL	201	M-136/N RIVER
0.37	0.37	$796	$170,418	$3.91	129.00	2000	5623/0084		COMMERCIAL	0	1	NOT INSPECTED	SHOP NBHD	201	M-136/N RIVER
0.52	0.52	$1,071	$240,675	$5.53	150.00	2000	5577/0065		COMMERCIAL	0	1	6/30/2011	MARKET CONV	201	GRATIOT
0.73	0.73	$940	$145,379	$3.34	100.00	2000	5523/0531		COMMERCIAL	0	1	8/17/2017	APARTMENTS	201	GRATIOT
7.30	**6.72**														

Average per Net Acre=>	**133,915.76**	**Average per SqFt=>**	**$3.07**

2025 COMMERCIAL SALES STUDY - FINAL

M-25, MEIJER, PINE GROVE

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
20-015-4050-001	4758 24TH AVE	08/10/23	$698,281	CD	03-ARM'S LENGTH	$698,281	$298,800	42.79	$575,845	$549,891	$427,455	179.1	330.0
20-016-3011-000	4611 24TH AVE	05/20/23	$4,000,000	WD	03-ARM'S LENGTH	$4,000,000	$2,075,100	51.88	$4,050,693	$2,180,657	$2,231,350	557.8	322.1
20-021-3005-500	4145 24TH AVE	04/29/22	$725,000	CD	03-ARM'S LENGTH	$725,000	$422,000	58.21	$811,235	$409,473	$495,708	123.9	213.7
20-028-2029-500	3991 24TH AVE	06/27/22	$595,000	WD	03-ARM'S LENGTH	$595,000	$267,200	44.91	$525,349	$423,840	$354,189	88.5	210.0
20-090-0004-010	3841 PINE GROVE RD	10/31/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$176,400	54.28	$368,718	$139,845	$183,563	45.9	135.8
20-293-0008-000	24TH AVE	10/06/23	$11,000	QC	03-ARM'S LENGTH	$11,000	$101,900	926.36	$226,531	$11,000	$226,531	56.6	150.0
20-978-0008-000	3953 24TH AVE	09/20/22	$330,000	WD	03-ARM'S LENGTH	$330,000	$126,900	38.45	$258,464	$194,908	$123,372	30.8	208.3
		Totals:	**$6,684,281**			**$6,684,281**	**$3,468,300**		**$6,816,835**	**$3,909,614**	**$4,042,168**	**1,082.8**	
							Sale. Ratio =>	**51.89**			**Average**		
							Std. Dev. =>	**331.90**			**per FF=>**	**$3,611**	

FRONT FOOT DETERMINATION $3611

USE $3600

2025 COMMERCIAL SALES STUDY - FINAL

M-25, MEIJER, PINE GROVE

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2
1.36	1.36	$3,070	$405,225	$9.30	179.14	2000	5662/0295		COMMERCIAL	0	0	NOT INSPECTED		202	MEIJER AREA	
4.97	4.97	$3,909	$438,764	$10.07	580.75	2000	5633/0933		COMMERCIAL	0	0	11/7/2023	STORE RETAIL	201	MEIJER AREA	MEIJER AREA
1.11	1.05	$3,304	$368,895	$8.47	154.00	2000	5528/0593		COMMERCIAL	0	1	5/22/2024	BANK BRANCH	201	M-25 PRIME	
0.69	0.69	$4,787	$614,261	$14.10	111.00	2000	5541/0943		COMMERCIAL	0	0	11/30/2022	GAR SERVICE	201	M-25 PRIME	
0.22	0.22	$3,047	$650,442	$14.93	76.63	2000	5674/0209		COMMERCIAL	0	0	8/30/2017		201	PINE GROVE	
0.29	0.29	$194	$38,062	$0.87	84.00	2000	5663/0474		COMMERCIAL	0	1	NOT INSPECTED	COM VAC	202	MEIJER AREA	
0.19	0.19	$6,319	$1,047,892	$24.06	38.83	2000	5567/0270		COMMERCIAL	0	0	NOT INSPECTED	OFC CONDO	207	PINE GROVE	
8.82	**8.76**															

Average per Net Acre=>	**443,417.72**	**Average per SqFt=>**	**$10.18**

Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
MEIJER AREA												

2025 INDUSTRIAL SALES STUDY - FINAL
MULTIPLE COUNTIES

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
02-001-2030-002	872 DEGURSE AVE	04/14/23	$110,100	WD	03-ARM'S LENGTH	$110,100	$60,500	54.95	$138,261	$110,100	$138,261	345.7	674.9
02-001-2030-023	1200 DEGURSE AVE	09/28/23	$430,000	WD	03-ARM'S LENGTH	$430,000	$72,200	16.79	$285,096	$200,600	$55,696	139.2	438.8
02-001-2030-050	6219 KING RD	09/15/23	$575,000	CD	03-ARM'S LENGTH	$575,000	$194,900	33.90	$354,079	$310,481	$89,560	281.5	540.0
310-140-200-050-04	141 E SANBORN	10/09/24	$330,000	PTA	03-ARM'S LENGTH	$330,000	$100,400	30.42	$201,867	$146,393	$18,260	81.2	385.0
03-051-0037-101	BUSHA	05/15/23	$325,000	WD	03-ARM'S LENGTH	$325,000	$150,300	46.25	$312,580	$113,419	$100,999	396.1	300.0
03-052-0039-300	DAVIS/WILLS	08/24/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$47,300	94.60	$94,660	$50,000	$94,660	522.0	395.0
28-007-3010-300	4030 GRISWOLD	06/17/22	$36,000	WD	03-ARM'S LENGTH	$36,000	$30,100	83.61	$66,259	$36,000	$66,259	225.0	358.0
28-007-3014-001	4110 GRISWOLD	05/25/22	$45,000	WD	03-ARM'S LENGTH	$45,000	$30,800	68.44	$67,766	$45,000	$67,766	238.2	945.5
28-017-4001-401	3370 DOVE	06/21/22	$55,000	WD	03-ARM'S LENGTH	$55,000	$25,000	45.45	$62,006	$55,000	$62,006	297.0	601.3
28-018-2010-000	MICHIGAN	03/15/23	$85,000	WD	03-ARM'S LENGTH	$85,000	$100,100	117.76	$203,430	$85,000	$203,430	655.5	1329.1
28-020-1019-000	DOVE	05/25/22	$17,500	WD	03-ARM'S LENGTH	$8,750	$9,400	107.43	$18,970	$8,750	$18,970	64.1	1320.0
28-020-1020-000	DOVE	05/25/22	$17,500	WD	03-ARM'S LENGTH	$8,750	$6,600	75.43	$13,414	$8,750	$13,414	45.3	660.0
28-754-0008-000	PETIT	12/08/23	$10,500	WD	03-ARM'S LENGTH	$10,500	$10,000	95.24	$19,023	$10,500	$19,023	86.7	874.8
28-840-0008-000	DOVE	05/19/23	$30,000	WD	03-ARM'S LENGTH	$30,000	$19,700	65.67	$37,332	$30,000	$37,332	126.1	301.0
28-935-0006-000	INTERNATIONAL	06/30/22	$50,000	WD	03-ARM'S LENGTH	$50,000	$42,100	84.20	$46,036	$50,000	$46,036	184.4	239.0
		Totals:	**$2,166,600**			**$2,149,100**	**$899,400**		**$1,920,779**	**$1,259,993**	**$1,031,672**	**3,687.9**	
							Sale. Ratio =>	**41.85**			**Average**		
							Std. Dev. =>	**29.76**			**per FF=>**	**$342**	

FRONT FOOT DETERMINATION $342

USE $350

USE $350

2025 INDUSTRIAL SALES STUDY - FINAL
MULTIPLE COUNTIES

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
5.20	5.20	$319	$21,173	$0.49	118.00	3100	5617-383		DEGURSE INDUSTRIAL	0	0	8/29/2019	IND VAC	302
1.45	1.45	$1,441	$138,345	$3.18	118.00	3100	5664-976		DEGURSE INDUSTRIAL	0	0	8/29/2019	IND LIGHT	301
2.66	2.66	$1,103	$116,766	$2.68	118.00	3100	5669-664		KING RD COM/IND	0	0	8/26/2019	IND LIGHT	301
2.72	2.72	$1,803	$53,821	$1.24	0.00	00037			INDUSTRIAL	0	0	NOT INSPECTED		301
2.42	0.70	$286	$46,964	$1.08	350.71	2000	5634/654	03-051-0037-000	COMMERCIAL	0	0	NOT INSPECTED		302
4.73	4.73	$96	$10,564	$0.24	522.00	3000	5653/705		INDUSTRIAL UNDEVELOPED	0	0	11/7/1990	VACANT PROPERTY	302
1.85	1.85	$160	$19,459	$0.45	225.00	3000N	5541/896		3000N IND NORTH OF RR	0	1	8/14/2014	IND VAC	302
5.11	5.11	$189	$8,806	$0.20	208.17	3000N	5530/738		3000N IND NORTH OF RR	0	1	9/15/2016	IND VAC	301
4.10	4.10	$185	$13,415	$0.31	297.00	3000S	5538/381		3000S IND SOUTH OF RR	0	1	NOT INSPECTED	IND VAC	302
20.00	20.00	$130	$4,250	$0.10	655.48	3000S	5606/918		3000S IND SOUTH OF RR	0	1	12/3/2024	IND VAC	302
1.00	1.00	$137	$8,750	$0.20	33.00	3000S	5530/740		3000S IND SOUTH OF RR	0	0	NOT INSPECTED	IND VAC	001
0.50	0.50	$193	$17,500	$0.40	33.00	3000S	5530/740		3000S IND SOUTH OF RR	0	0	NOT INSPECTED	IND VAC	001
1.74	1.74	$121	$6,034	$0.14	86.68	3000S	5708/780		3000S IND SOUTH OF RR	1	0	8/20/2014	IND VAC	302
0.94	0.94	$238	$31,915	$0.73	136.00	3000S	5627/800		3000S IND SOUTH OF RR	0	1	11/1/2016	IND VAC	302
1.51	1.51	$271	$33,025	$0.76	184.38	3700	5547/663		3700 INTERNATIONAL WAY DR CONDO	0	0	7/24/2013	IND CONDO	307
55.93	**54.22**													

Average per Net Acre=>	**22,527.63**	**Average per SqFt=>**	**$0.52**

2025 INDUSTRIAL SALES STUDY - FINAL
MULTIPLE COUNTIES

Rate Group 1	MUNICPALITY	COUNTY	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership
400	MARINE CITY	ST CLAIR COUNTY										
400	MARINE CITY	ST CLAIR COUNTY										
400	MARINE CITY	ST CLAIR COUNTY										
	CITY OF CROSWELL	SANILAC COUNTY										
	CITY OF MARYSVILLE	ST CLAIR COUNTY										
	CITY OF MARYSVILLE	ST CLAIR COUNTY										
FF VAL NOT USED	PORT HURON TWP	ST CLAIR COUNTY										
FF VAL NOT USED	PORT HURON TWP	ST CLAIR COUNTY										
FF VAL NOT USED	PORT HURON TWP	ST CLAIR COUNTY										
FF VAL NOT USED	PORT HURON TWP	ST CLAIR COUNTY										
MAIN ROADS	PORT HURON TWP	ST CLAIR COUNTY										
MAIN ROADS	PORT HURON TWP	ST CLAIR COUNTY										
FF VAL NOT USED	PORT HURON TWP	ST CLAIR COUNTY										
MAIN ROADS	PORT HURON TWP	ST CLAIR COUNTY										
FF VAL NOT USED	PORT HURON TWP	ST CLAIR COUNTY										