

INDUSTRIAL LAND, WILLIAMS TWP. 2024

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		
140-030-400-030-01	2610 W SALZBURG RC	12/30/2022	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$241,500	26.83	\$631,177	\$426,723	\$157,900			20.38	20.38		\$20,938	\$0.48		
081-025-100-070-00	55 W SAGINAW RD	3/26/2021	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$10,642	\$9,000	100.00		0.80	0.80	\$106	\$13,303	\$0.31		
160-033-181-001-00	1601 GARFIELD AVE	9/29/2021	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$165,550	19.48	\$854,770	\$194,406	\$199,176			10.24	10.24		\$18,985	\$0.44		
160-022-201-011-00	1824 N TRUMBULL	3/28/2023	\$20,510	WD	03-ARM'S LENGTH	\$20,510	\$22,000	107.26	\$57,191	\$20,510	\$57,191			2.92	2.92		\$7,024	\$0.16		
160-015-176-004-00	1705 MARQUETTE AV	3/4/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$103,750	29.64	\$316,866	\$41,259	\$8,125			0.73	0.73		\$56,519	\$1.30		
170-014-400-080-00	1201 WOODSIDE AVE	11/12/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,500	52.50	\$100,464	\$7,184	\$7,648			0.69	0.69		\$10,412	\$0.24		
090-007-300-190-00	N PERRINE RD	2/28/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$21,200	16.96	\$96,750	\$125,000	\$96,750	330.00	0.00	12.50	12.50	\$379	\$10,000	\$0.23		
090-030-400-209-00	8615 STURGEON AVE	4/12/2021	\$64,900	WD	32-SPLIT VACANT	\$64,900			\$64,250	\$64,900	\$64,250	225.70	0.00	10.00	10.00	\$288	\$6,490	\$0.15		
090-021-400-030-00	E MONROE RD	12/15/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$48,900	20.38	\$118,680	\$240,000	\$118,680	660.00	0.00	20.06	20.06	\$364	\$11,964	\$0.27		
110-026-100-283-00	E PRICE RD	12/17/2021	\$60,000	WD	19-MULTI PARCEL	\$60,000	16400	27.33	\$32,200	\$60,000	\$32,200	269.60	0.00	3.00	3.00	\$223	\$20,000	\$0.46		
110-036-200-075-00	E LETTS RD	3/23/2021	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$28,800	41.44	\$65,670	\$69,500	\$65,670	66.00	0.00	11.89	11.89	\$1,053	\$5,845	\$0.13		
120-031-100-145-00	1059 S GREY RD	12/17/2021	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$20,000	21.05	\$35,430	\$95,000	\$35,430	100.00	0.00	5.54	5.54	\$950	\$17,148	\$0.39		
090-021-400-030-00	CITY OF MIDLAND	12/15/2021	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$48,900	20.38	\$118,680	\$240,000		660.02	0.00	20.06	20.06	\$364	\$11,964	\$0.27		
11-29-10-200	CITY OF MIDLAND	1/14/2022	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$106,100	47.90	\$102,600	\$221,500		460.00	0.00	5.75	5.75	\$482	\$38,522	\$0.88		
13-01-40-750	CITY OF MIDLAND	8/13/2021	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$19,400	49.74	\$36,139	\$39,000		324.00	0.00	1.92	1.92	\$120	\$20,313	\$0.47		
14-23-80-245	CITY OF MIDLAND	9/8/2021	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$34,600	57.67	\$69,208	\$60,000		100.00	0.00	1.99	1.99	\$600	\$30,151	\$0.69		
Totals:			\$3,490,410			\$3,490,410	\$951,400		\$2,753,433	\$1,915,624	\$852,020	3295.32		128.47	128.47					
								Sale. Ratio =>	27.25754281					Average			Average			
								Std. Dev. =>	23.36441561					per FF=>	581.316534	per Net Acre=>	14911.06	Average	per SqFt=>	0.342310857

NOTE: USED SALES DATE FROM BAY AND MIDLAND COUNTIES.

USED \$14,900 FOR 2024