

Industrial Land Value Determination for 2024
 April 1, 2021 to March 31, 2013

Parcel Number	Address	Date of Sale	Sale Price	# of Acres	Square Footage	Sale Price/Acre	Sale Price /Sq. Ft.	Comments/Concerns
07-28-577-004	Market Pl	08/13/21	\$230,000	3.86	168,141.60	\$59,585.49	\$1.37	Industrial Vacant A3
07-29-200-031	S Dye Rd	09/01/21	\$600,000	21.61	941,113.80	\$27,771.35	\$0.64	Industrial Vacant A3
07-32-527-011	S Dye Rd	07/30/21	\$65,000	1.87	81,239.40	\$34,852.55	\$0.80	Industrial Vacant A3
07-33-300-028	Linden Cr	07/27/23	\$400,000	10.46	455,637.60	\$38,240.92	\$0.88	Industrial Vacant A3
Totals			\$1,295,000	37.79	1,646,132.40	\$34,268.32	\$0.79	Weighted
							\$0.92	Mean
							0.84	Median
							NA	Mode

Commercial Vacant Sale Support - For Information Only.

Parcel Number	Address	Date of Sale	Sale Price	# of Acres	Square Footage	Sale Price/Acre	Sale Price /Sq. Ft.	Comments/Concerns
07-03-100-025	W Pasadena	12/12/22	\$155,000	9.09	395,960.40	\$17,051.71	\$0.39	Commercial Vacant A1
07-03-100-028	W. Pasadena	09/08/22	\$22,000	5.00	217,800.00	\$4,400.00	\$0.10	Commercial Vacant A1
07-06-300-005	Beecher Rd	01/18/23	\$270,000	10.00	435,600.00	\$27,000.00	\$0.62	Commercial Vacant OL
07-10-553-004	Beecher RD	02/08/21	\$14,000	0.59	25,613.28	\$23,809.52	\$0.55	Commercial Vacant A1
07-16-602-024	Charter DR	04/20/22	\$90,000	1.14	49,658.40	\$78,947.37	\$1.81	Commercial Vacant OL
07-29-577-046	Miller Rd	04/28/22	\$12,000	0.73	31,798.80	\$16,438.36	\$0.38	Commercial Vacant A3
07-32-527-010	Exchange Dr	07/30/21	\$65,000	1.90	82,938.24	\$34,138.66	\$0.78	Commercial Vacant A3
Totals			\$628,000	28.45	1,239,369.12	\$22,072.26	\$0.51	Weighted
							\$0.66	Mean
							0.55	Median
							NA	Mode

Determinations & Conclusion:

The survey sections of the Township have been divided into four (4) equal quarter areas.

- Quarter Section A1: Survey Sections 1, 2, 3, 10, 11, 12, 13, 14, & 15 Referred to as the NE Quarter
- Quarter Section A2: Survey Sections 21, 22, 23, 24, 25, 26, 27, 34, 35, & 36 Referred to as the SE Quarter
- Quarter Section A3: Survey Sections 19, 20, 28, 29, 30, 31, 32, & 33 Referred to as the SW Quarter
- Quarter Section A4: Survey Sections 4, 5, 6, 7, 8, 9, 16, 17, & 18 Referred to as the NW Quarter

Sales reviewed are located in A1, A2, and A3

Land Value Determination for Quarter Section A1: \$1.00 /square foot

Land Value Determination for Quarter Section A2: \$1.00 /square foot

Land Value Determination for Quarter Section A3: \$0.90 / square foot

Industrial parcels located in Quarter Section A4 are Consumers Energy ROW's: \$10,250/acre for all Quarter Sections