

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	Actual Front	ECF Area	Land Table	Use Code	Class
C/I Land Rates Cass Ave																							
05-11-10-453-056	420 CASS	10/20/23	\$578,000	PTA	03-ARMS LENGTH	\$578,000	\$214,800	37.16	\$507,186	\$136,046	\$65,232	0.0	0.0	0.42	0.42		\$327,034	\$7.51	0.00	CDD C/I LAND RATES - CASS AVE		201	
05-11-10-453-059	406 CASS	06/30/23	\$105,000	PTA	03-ARMS LENGTH	\$105,000	\$62,500	59.52	\$152,499	(\$10,839)	\$36,661	0.0	0.0	0.21	0.21		(\$52,106)	(\$1.20)	0.00	CDD C/I LAND RATES - CASS AVE		201	

Current Land Rate: \$ 3.00 & 4.00
Indicated Rate: \$3.16
Land Rate Used \$3.00 & 4.00

Daily Planet
This land table was analyzed with C/I Land Rates Cass Ave due to its close proximity and was determined that no land value change was needed.
This land table also consists of one building that is currently condemned and will soon be demolished.
Current Site Value \$9,000
Site Value Used \$9,000

Kimmen Condo
This land table was analyzed with C/I Land Rates Cass Ave due to its close proximity and was determined that no land value change was needed.
This land table consists of two parcels that have been deemed to be unbuildable lost due to zoning and ordinance restrictions.
Rate Group A Current Land Rate \$225.00
Rate Group A Land Rate Used \$225.00
Rate Group B Current Land Rate \$325.00
Rate Group B Land Rate Used \$325.00
Rate Group C Current Land Rate \$500.00
Rate Group C Land Rate Used \$500.00

C/I Land Rates Gratiot NB/SB																						
05-11-14-380-005	7 S GRATIOT	07/14/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$126,100	39.41	\$268,251	\$103,677	\$71,928	270.0	55.5	0.34	0.34	\$384	\$301,387	\$6.92	270.00	CDD C/I LAND RATES-GRATIOT NB/SB		201
05-11-23-127-017	1120 S GRATIOT	08/02/23	\$350,000	PTA	03-ARMS LENGTH	\$350,000	\$140,100	40.03	\$352,689	\$54,911	\$7,600	120.0	100.0	0.28	0.28	\$458	\$199,676	\$4.58	120.00	CDD C/I LAND RATES-GRATIOT NB/SB		201
05-11-23-127-018	1126 S GRATIOT	09/08/23	\$390,000	WD	03-ARMS LENGTH	\$390,000	\$335,800	86.10	\$444,104	(\$6,104)	\$48,000	100.0	100.0	0.23	0.23	(\$61)	(\$26,539)	(\$0.61)	100.00	CDD C/I LAND RATES-GRATIOT NB/SB		201
05-11-23-127-018	1126 S GRATIOT	11/08/24	\$460,000	PTA	03-ARMS LENGTH	\$460,000	\$187,400	40.74	\$444,104	\$63,696	\$48,000	100.0	100.0	0.23	0.23	\$639	\$277,609	\$6.39	100.00	CDD C/I LAND RATES-GRATIOT NB/SB		201

Current Land Rate: \$ 2.00 /\$4.00 /\$5.00
Indicated Rate: \$4.32
Land Rate Used \$4.30

C/I Land Rates Groesbeck																						
05-11-10-277-017	233 N GROESBECK	04/14/23	\$253,000	PTA	03-ARMS LENGTH	\$253,000	\$134,200	53.04	\$333,424	(\$46,693)	\$33,731	0.0	0.0	0.19	0.19		(\$244,466)	(\$5.61)	0.00	CGD C/I LAND RATES-GROESBECK HWY		201
05-11-10-277-035	N GROESBECK	04/14/23	\$253,000	PTA	03-ARMS LENGTH	\$253,000	\$47,900	18.93	\$96,345	\$253,000	\$72,499	0.0	0.0	0.34	0.34		\$739,766	\$16.98	0.00	CGD C/I LAND RATES-GROESBECK HWY		202
05-11-10-452-029	115 N GROESBECK	03/29/24	\$700,000	PTA	03-ARMS LENGTH	\$700,000	\$263,100	37.59	\$636,822	\$191,452	\$128,274	0.0	0.0	0.66	0.66		\$289,640	\$6.65	0.00	CGD C/I LAND RATES-GROESBECK HWY		201
05-11-10-453-082	102 N GROESBECK	11/20/24	\$440,000	PTA	03-ARMS LENGTH	\$440,000	\$202,500	46.02	\$445,834	\$107,374	\$113,208	0.0	0.0	0.58	0.58		\$184,175	\$4.23	0.00	CGD C/I LAND RATES-GROESBECK HWY		201

Current Land Rate: \$2.00/\$4.00/\$4.50/\$8.00
Indicated Rate: \$5.56
Land Rate Used \$5.50

C/I Land Rates Main St																						
05-11-14-257-002	122 S MAIN ST	07/26/24	\$295,000	PTA	03-ARMS LENGTH	\$295,000	\$131,500	44.58	\$297,959	\$28,469	\$31,428	80.0	97.0	0.18	0.18	\$356	\$159,938	\$3.67	80.00	CDD C/I LAND RATES-MAIN ST	RETAIL	201

Current Land Rate: \$
Indicated Rate: \$
Land Rate Used \$

C/I Land Rates Market St																						
05-11-11-462-037	140 MARKET ST	03/28/25	\$350,000	PTA	03-ARMS LENGTH	\$350,000	\$134,900	38.54	\$307,247	\$76,541	\$36,990	0.0	0.0	0.28	0.28		\$270,463	\$6.21	0.00	CDD C/I MARKET ST LAND RATES		201

Current Land Rate: \$2.00 / \$4.00
Indicated Rate: \$6.21
Land Rate Used \$6.20
Balance analyzed below

C/I Land Rates Various Locations																						
05-11-11-202-017	325 NORTH	10/05/23	\$450,000	PTA	03-ARMS LENGTH	\$450,000	\$186,600	41.47	\$457,097	\$54,148	\$61,245	0.0	0.0	0.70	0.70		\$77,024	\$1.77	0.00	CDD C/I VARIOUS LOCATIONS		201
05-11-11-480-014	102 NORTH	04/04/23	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$81,800	41.95	\$211,803	\$6,065	\$24,888	65.0	122.0	0.24	0.24	\$95	\$33,971	\$0.78	65.00	CDD C/I VARIOUS LOCATIONS		201
05-11-11-488-005	PARK ST	08/17/23	\$30,000	PTA	03-ARMS LENGTH	\$30,000	\$14,600	48.67	\$29,246	\$30,000	\$29,246	0.0	0.0	0.37	0.37		\$80,429	\$1.85	0.00	CDD C/I VARIOUS LOCATIONS	COMMERCIAL VACANT LAND	202
05-11-13-101-005	PARK ST	04/04/24	\$82,600	PTA	03-ARMS LENGTH	\$82,600	\$41,600	50.36	\$83,002	\$82,600	\$72,545	0.0	0.0	1.11	1.11		\$74,414	\$1.71	0.00	CDD C/I VARIOUS LOCATIONS		202
05-11-13-158-033	149 DICKINSON AVE	11/15/24	\$100,000	PTA	03-ARMS LENGTH	\$100,000	\$61,300	61.30	\$135,693	\$7,772	\$43,465	50.0	0.0	0.42	0.42	\$155	\$18,683	\$0.43	50.00	CDD C/I VARIOUS LOCATIONS		201
05-11-13-251-011	24591 NORTH RIVER	10/09/23	\$800,000	PTA	03-ARMS LENGTH	\$800,000	\$222,600	27.83	\$445,221	\$800,000	\$445,221	0.0	0.0	16.03	11.88		\$49,894	\$1.15	0.00	CDD C/I VARIOUS LOCATIONS		201
05-11-13-254-002	NORTH RIVER	04/26/23	\$100,000	PTA	03-ARMS LENGTH	\$100,000	\$44,500	44.50	\$86,971	\$100,000	\$86,971	0.0	0.0	0.82	0.82		\$122,399	\$2.81	0.00	CDD C/I VARIOUS LOCATIONS		202
05-11-14-286-009	38 THIRD ST	02/07/25	\$342,400	PTA	03-ARMS LENGTH	\$342,400	\$123,600	36.10	\$282,522	\$86,878	\$27,000	120.0	125.0	0.34	0.34	\$724	\$252,552	\$5.80	120.00	CDD C/I VARIOUS LOCATIONS		201
05-11-11-327-044	116 GROVE PARK AVE	01/03/25	\$275,000	PTA	03-ARMS LENGTH	\$275,000	\$114,300	41.56	\$252,723	\$41,051	\$18,774	0.0	0.0	0.24	0.24		\$171,762	\$3.94	0.00	IOD C/I VARIOUS LOCATIONS		301
05-11-12-252-013	42950 N WALNUT ST	05/18/23	\$750,000	PTA	03-ARMS LENGTH	\$750,000	\$306,300	40.84	\$801,896	\$94,618	\$146,514	0.0	0.0	0.96	0.96		\$98,458	\$2.26	0.00	IOD C/I VARIOUS LOCATIONS		301

Current Land Rate: \$ 1.50-3.50
Indicated Rate: \$3.25
Land Rate Used \$2.25

C/I Land Rates Macomb Pl																						
05-11-11-462-037	140 MARKET ST	03/28/25	\$350,000	PTA	03-ARMS LENGTH	\$350,000	\$134,900	38.54	\$307,247	\$79,743	\$36,990	0.0	0.0	0.28	0.28		\$281,777	\$6.47	0.00	CDD C/I MARKET ST LAND RATES		201
05-11-10-452-029	115 N GROESBECK	03/29/24	\$700,000	PTA	03-ARMS LENGTH	\$700,000	\$263,100	37.59	\$636,822	\$191,452	\$128,274	0.0	0.0	0.66	0.66		\$289,640	\$6.65	0.00	CGD C/I LAND RATES-GROESBECK HWY		201
05-11-10-453-082	102 N GROESBECK	11/20/24	\$440,000	PTA	03-ARMS LENGTH	\$440,000	\$202,500	46.02	\$445,834	\$107,374	\$113,208	0.0	0.0	0.58	0.58		\$184,175	\$4.23	0.00	CGD C/I LAND RATES-GROESBECK HWY		201
05-11-10-453-056	420 CASS	10/20/23	\$578,000	PTA	03-ARMS LENGTH	\$578,000	\$214,800	37.16	\$507,186	\$136,046	\$65,232	0.0	0.0	0.42	0.42		\$327,034	\$7.51	0.00	CDD C/I LAND RATES - CASS AVE		201

This Land Table was studied with other sales in surrounding land tables due to lake of sales.
Current Land Rate: \$3.50 & \$5.50
Indicated Rate: \$6.21
Land Rate Used \$6.20

C/I Land Rates Main St																						
05-11-11-327-044	116 GROVE PARK AVE	01/03/25	\$275,000	PTA	03-ARMS LENGTH	\$275,000	\$114,300	41.56	\$252,723	\$41,051	\$18,774	0.0	0.0	0.24	0.24		\$171,762	\$3.94	0.00	IOD C/I VARIOUS LOCATIONS		301
05-11-14-257-002	122 S MAIN ST	07/26/24	\$295,000	PTA	03-ARMS LENGTH	\$295,000	\$131,500	44.58	\$297,959	\$28,469	\$31,428	80.0	97.0	0.18	0.18	\$356	\$159,938	\$3.67	80.00	CDD C/I LAND RATES-MAIN ST		201
05-11-11-462-037	140 MARKET ST	03/28/25	\$350,000	PTA	03-ARMS LENGTH	\$350,000	\$134,900	38.54	\$307,247	\$79,743	\$36,990	0.0	0.0	0.28	0.28		\$281,777	\$6.47	0.00	CDD C/I MARKET ST LAND RATES		201
05-11-10-453-082	102 N GROESBECK	11/20/24	\$440,000	PTA	03-ARMS LENGTH	\$440,000	\$202,500	46.02	\$445,834	\$107,374	\$113,208	0.0	0.0	0.58	0.58		\$184,175	\$4.23	0.00	CGD C/I LAND RATES-GROESBECK HWY		201

This Land Table was studied with other sales in surrounding land tables due to lake of sales.
Current Land Rate: \$3.00 /\$3.50 / \$ 5.50

Indicated Rate: \$4.58
 Ladt Rate Used \$4.50

C/I Land Rates Market St

Pine to Grlot																						
05-11-14-257-002	122 S MAIN ST	07/26/24	\$295,000	PTA	03-ARMS LENGTH	\$295,000	\$131,500	44.58	\$297,959	\$28,469	\$31,428	80.0	97.0	0.18	0.18	\$356	\$159,938	\$3.67	80.00	CDD C/I LAND RATES-MAIN ST	RETAIL	201
05-11-11-462-037	140 MARKET ST	03/29/25	\$350,000	PTA	03-ARMS LENGTH	\$350,000	\$134,900	38.54	\$307,247	\$79,743	\$36,990	0.0	0.0	0.28	0.28		\$281,777	\$6.47	0.00	CDD C/I MARKET ST LAND RATES		201
05-11-10-452-029	115 N GROESBECK	03/29/24	\$700,000	PTA	03-ARMS LENGTH	\$700,000	\$263,100	37.59	\$638,822	\$191,452	\$128,274	0.0	0.0	0.66	0.66		\$289,640	\$6.65	0.00	CDD C/I LAND RATES-GROESBECK HWY		201
05-11-14-380-005	7 S GRATIOT	07/14/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$126,100	39.41	\$288,251	\$103,677	\$71,928	270.0	55.5	0.34	0.34	\$384	\$301,387	\$6.92	270.00	CDD C/I LAND RATES-GRATIOT NB/SB		201
05-11-10-453-056	420 CASS	10/20/23	\$578,000	PTA	03-ARMS LENGTH	\$578,000	\$214,800	37.16	\$507,186	\$136,046	\$65,232	0.0	0.0	0.42	0.42		\$327,034	\$7.51	0.00	CDD C/I LAND RATES - CASS AVE		201
																		\$6.24				

This Land Table was studied with other sales in surrounding land tables due to lake of sales.

Current Land Rate: \$ 2.5 / \$ 5.50

Indicated Rate: \$6.24

Ladt Rate Used \$6.20

Balance

05-11-14-257-002	122 S MAIN ST	07/26/24	\$295,000	PTA	03-ARMS LENGTH	\$295,000	\$131,500	44.58	\$297,959	\$28,469	\$31,428	80.0	97.0	0.18	0.18	\$356	\$159,938	\$3.67	80.00	CDD C/I LAND RATES-MAIN ST		201
05-11-11-462-037	140 MARKET ST	03/29/25	\$350,000	PTA	03-ARMS LENGTH	\$350,000	\$134,900	38.54	\$307,247	\$79,743	\$36,990	0.0	0.0	0.28	0.28		\$281,777	\$6.47	0.00	CDD C/I MARKET ST LAND RATES		201
05-11-11-327-044	116 GROVE PARK AVE	01/03/25	\$275,000	PTA	03-ARMS LENGTH	\$275,000	\$114,300	41.56	\$252,723	\$41,051	\$18,774	0.0	0.0	0.24	0.24		\$171,762	\$3.94	0.00	IOD C/I VARIOUS LOCATIONS		301
05-11-12-252-013	42950 N WALNUT ST	05/18/23	\$750,000	PTA	03-ARMS LENGTH	\$750,000	\$306,300	40.84	\$801,896	\$94,618	\$146,514	0.0	0.0	0.96	0.96		\$98,458	\$2.26	0.00	IOD C/I VARIOUS LOCATIONS		301
05-11-11-202-017	325 NORTH	10/05/23	\$450,000	PTA	03-ARMS LENGTH	\$450,000	\$186,600	41.47	\$457,097	\$54,148	\$61,245	0.0	0.0	0.70	0.70		\$77,024	\$1.77	0.00	CDD C/I VARIOUS LOCATIONS		201
05-11-11-488-005	PARK ST	08/17/23	\$30,000	PTA	03-ARMS LENGTH	\$30,000	\$14,600	48.67	\$29,246	\$30,000	\$29,246	0.0	0.0	0.37	0.37		\$80,429	\$1.85	0.00	CDD C/I VARIOUS LOCATIONS		202
05-11-13-101-005	PARK ST	04/04/24	\$82,600	PTA	03-ARMS LENGTH	\$82,600	\$41,800	50.36	\$83,002	\$82,600	\$72,545	0.0	0.0	1.11	1.11		\$74,414	\$1.71	0.00	CDD C/I VARIOUS LOCATIONS		202
																		\$3.10				

This Land Table was studied with other sales in surrounding land tables due to lake of sales.

Current Land Rate: \$ 2.50

Indicated Rate: \$3.10

Ladt Rate Used \$3.10