

2024 Land Analysis - Hartland Township

Commercial Outlying Acreage

Land Analysis

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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2				
4708-22-300-055	ARENA DR	07/08/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0	0.00	\$160,800	\$80,000	\$160,800	0.0	0.0	1.93	1.93	#DIV/0!	\$41,451	\$0.95	0.00	2010F	2021R-029691	COMMERCIAL SF	202	acreage outlying					
4708-22-400-022	11750 HIGHLAND RD	10/13/22	\$1,598,000	WD	03-ARM'S LENGTH	\$1,598,000	\$499,900	31.28	\$1,582,642	\$214,776	\$199,418	0.0	0.0	15.63	15.63	#DIV/0!	\$13,741	\$0.32	0.00	2010F	2022R-027615	COMMERCIAL SF	201	acreage outlying					
Totals:						\$1,678,000	\$499,900		\$1,743,442	\$294,776	\$360,218	0.0		17.56	17.56														
								Sale. Ratio =>	29.79					Average				Average											
								Std. Dev. =>	23.30					per FF=>	#DIV/0!			per Net Acre=>	16,786.79			per SqFt=>	\$0.39						

Commercial w/in 1/2 Mile Freeway

Land Analysis

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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2				
4708-22-400-025	2760 BELLA VITA DR	04/30/21	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$129,300	49.92	\$426,303	\$259,000	\$217,800	0.0	0.0	1.25	1.25	#DIV/0!	\$207,200	\$4.76	0.00	201	2021R-020852	COMMERCIAL SF	201	comm 1/2 frw					
4708-29-100-016	9402 E HIGHLAND RD	03/28/22	\$1,325,000	CD	03-ARM'S LENGTH	\$1,325,000	\$263,400	19.88	\$521,368	\$1,073,696	\$270,064	0.0	0.0	1.76	1.76	#DIV/0!	\$610,055	\$14.00	0.00	201B	2022R-007369	COMMERCIAL SF	201	comm 1/2 frw					
4708-28-100-011	1515 OLD US 23	12/01/21	\$600,000	CD	03-ARM'S LENGTH	\$600,000	\$289,000	48.17	\$616,000	\$306,080	\$322,080	0.0	0.0	2.00	2.00	#DIV/0!	\$153,040	\$3.51	0.00	2010M	2021R-049124	COMMERCIAL SF	201	comm 1/2 frw					
4708-22-400-026	BELLA VITA DR	06/11/21	\$550,000	MLC	03-ARM'S LENGTH	\$550,000	\$301,100	54.75	\$507,040	\$550,000	\$507,040	0.0	0.0	2.91	2.91	#DIV/0!	\$189,003	\$4.34	0.00	201	2021R-027031	COMMERCIAL SF	202	comm 1/2 frw					
4708-28-100-014	E HIGHLAND RD	11/15/22	\$3,950,000	WD	03-ARM'S LENGTH	\$3,950,000	\$2,641,900	66.88	\$3,729,798	\$3,950,000	\$3,729,798	0.0	0.0	29.85	29.85	#DIV/0!	\$132,328	\$3.04	0.00	201	2022R-029835	COMMERCIAL SF	202	comm 1/2 frw wet areas					
Totals:						\$6,684,000	\$3,624,700		\$5,800,509	\$6,138,776	\$5,046,782	0.0		37.77	37.77														
								Sale. Ratio =>	54.23					Average				Average											
								Std. Dev. =>	23.30					per FF=>	#DIV/0!			per Net Acre=>	162,530.47			per SqFt=>	\$3.73						

General Commercial

Land Analysis

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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2				
4708-06-200-023	6043 LINDEN RD	05/27/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,900	38.32	\$168,893	\$45,183	\$29,076	0.0	0.0	0.47	0.47	#DIV/0!	\$96,134	\$2.21	0.00	201RS	2021R-025838	COMMERCIAL SF	201	gen comm					
4708-22-300-037	11200 HIGHLAND RD	05/27/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$400,800	46.34	\$799,469	\$230,842	\$165,311	0.0	0.0	1.38	1.38	#DIV/0!	\$167,277	\$3.84	0.00	2010M	2021R-024229	COMMERCIAL SF	201	gen comm					
4708-21-100-025	2835 N OLD US 23	11/01/21	\$620,000	LC	03-ARM'S LENGTH	\$620,000	\$194,300	31.34	\$430,969	\$389,080	\$200,049	0.0	0.0	1.67	1.67	#DIV/0!	\$232,982	\$5.35	0.00	201RS	2021R-044277	COMMERCIAL SF	201	gen comm					
4708-28-300-016	1010 OLD US 23	10/19/22	\$699,000	MLC	03-ARM'S LENGTH	\$680,000	\$187,800	27.62	\$532,072	\$442,972	\$295,044	0.0	0.0	1.97	1.97	#DIV/0!	\$224,859	\$5.16	0.00	201SA	2022R-027919	COMMERCIAL SF	201	gen comm					
4708-22-400-028	BELLA VITA DR	08/16/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$470,800	67.26	\$709,176	\$700,000	\$709,176	0.0	0.0	9.58	9.58	#DIV/0!	\$73,069	\$1.68	0.00	201	2022R-023175	COMMERCIAL SF	402	gen comm wetlands					
Totals:						\$3,069,000	\$3,050,000		\$2,640,579	\$1,808,077	\$1,398,656	#REF!		15.07	15.07														
								Sale. Ratio =>	43.43					Average				Average											
								Std. Dev. =>	#REF!					per FF=>	#REF!			per Net Acre=>	119,978.57			per SqFt=>	\$2.75						

Interchange 23/59

Land Analysis

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	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2				
4708-28-200-020	10440 HIGHLAND RD	12/19/22	\$2,755,000	WD	03-ARM'S LENGTH	\$2,655,000	\$676,700	25.49	\$1,231,093	\$2,331,730	\$907,823	0.0	0.0	1.71	1.71	#DIV/0!	\$1,363,585	\$31.30	0.00	201MG	2022R-031902	COMMERCIAL SF	201	interchg/M59					
Totals:						\$2,755,000	\$676,700		\$1,231,093	\$2,331,730	\$907,823	0.0		1.71	1.71														
								Sale. Ratio =>	25.49					Average				Average											
								Std. Dev. =>	#DIV/0!					per FF=>	#DIV/0!			per Net Acre=>	1,363,584.80			per SqFt=>	\$31.30						