

Industrial Land Analysis 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
G -07-18-400-033	13600 LUICK DR	12/13/19	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$151,800
Totals:			\$500,000			\$500,000	\$151,800
							Sale. Ratio =>
							Std. Dev. =>

2023 Webster Township Industrial Land Study

Parcel ID	Sale Date	iber/Pag	Class	le Pri	Land Value	Acres
K -11-13-382-004	10/8/2020	5385 977	302	###	\$300,000	5.85
C -03-32-300-020	9/29/2021	5448 90	301	###	\$222,313	7.09
Totals						Industrial

2023 Dexter Township Industrial Commercial Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D -04-02-400-011	9615 DEXTER PINI	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000
D -04-02-402-025	9682 DEXTER PINI	10/30/17	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$175,600
D -04-14-400-001	9500 N TERRITOR	12/31/20	\$470,000	LC	03-ARM'S LENGTH	\$470,000	\$389,000
D -04-24-300-007	6100 DEXTER PINI	03/30/18	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$145,500
Totals:			#####			\$1,796,000	\$898,100
							Sale. Ratio =>
							Std. Dev. =>

After Analysis, Not enough Industrial Sales utilized Commercial decrease of 8% in Land for 2023

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
30.36	\$390,363	\$142,751	\$33,114	0.0	0.0	2.51	2.16	#DIV/0!
	\$390,363	\$142,751	\$33,114	0.0		2.51	2.16	
30.36			Average			Average		
#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	56,872.91	

\$/Acre
\$54,282
\$49,511
\$51,897
\$52,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
28.23	\$377,064	\$509,549	\$220,613	0.0	0.0	1.60	0.19	#DIV/0!
42.83	\$388,914	\$181,048	\$159,962	0.0	0.0	6.48	6.48	#DIV/0!
82.77	\$760,212	\$181,832	\$472,044	0.0	0.0	9.37	9.37	#DIV/0!
58.20	\$412,117	(\$19,286)	\$142,831	0.0	0.0	2.00	2.00	#DIV/0!
	\$1,938,307	\$853,143	\$995,450	0.0		19.45	18.03	
50.01			Average			Average		
23.31			per FF=>	#DIV/0!		per Net Acre=>	43,861.14	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$56,873	\$1.31	0.00	301	5335/245		INDUSTRIAL	0	1	1/25/2009

Average
per SqFt=> \$1.31

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
\$317,674	\$7.29	0.00	00201	5416/0563	D -04-02-400-010, D -04	DEXTER COMI	0	1	8/25/2015
\$27,940	\$0.64	0.00	00201	5232/0346		DEXTER COMI	0	1	8/25/2015
\$19,416	\$0.45	0.00	00201	5396/0794	D -04-14-400-030	DEXTER COMI	0	1	1/16/2008
(\$9,633)	(\$0.22)	0.00	00201	5253/0052		DEXTER COMI	0	1	11/9/2010

Average
per SqFt=> \$1.01

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	301			

Use Code	Class
	202
	201
	201
	201
