

Commercial Land Analysis 2024

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ |
|------------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|
| G -07-17-400-023 | 12721 E OLD US 12 | 02/01/22 | \$1,620,000 | WD | 03-ARM'S LENGTH | \$1,620,000 |
| G -07-18-400-032 | 13680 LUICK DR | 10/07/21 | \$100,000 | WD | 03-ARM'S LENGTH | \$100,000 |
| Totals: | | | \$1,720,000 | | | \$1,720,000 |

After Analysis, 10% Increase in Commercial Land Values for 2024 (Utilizing 102,000 per acre for 2024)

Used these sales from Chelsea coupled with the two sales in our township.

| | | | | | | |
|------------------|---------------------|----------|-----------|-----|-----------------|-----------|
| 06-06-12-249-003 | 620 E INDUSTRIAL DR | 12/28/21 | \$125,000 | PTA | 03-ARM'S LENGTH | \$125,000 |
| 06-06-12-360-008 | 414 WILKINSON ST | 09/09/21 | \$87,000 | WD | 03-ARM'S LENGTH | \$87,000 |

Chelsea Township Sales

| | | | | | | |
|------------------|--------------------------|----------|-------------|-----|------------------------------|-------------|
| 06-06-12-182-009 | 114 N MAIN ST | 12/15/21 | \$775,000 | PTA | 03-ARM'S LENGTH | \$775,000 |
| 06-06-12-183-010 | 110 E MIDDLE ST | 01/05/23 | \$250,000 | PTA | 03-ARM'S LENGTH | \$250,000 |
| 06-06-12-183-013 | 102 E MIDDLE ST | 04/17/20 | \$700,000 | WD | 03-ARM'S LENGTH | \$700,000 |
| 06-06-12-183-031 | 107 S MAIN ST | 09/21/21 | \$975,000 | WD | 03-ARM'S LENGTH | \$975,000 |
| 06-06-12-249-003 | 620 E INDUSTRIAL DR | 12/28/21 | \$125,000 | PTA | 03-ARM'S LENGTH | \$125,000 |
| 06-06-12-360-008 | 414 WILKINSON ST | 09/09/21 | \$87,000 | WD | 03-ARM'S LENGTH | \$87,000 |
| 06-06-12-430-045 | 114 S MAIN ST | 07/13/22 | \$1,500,000 | PTA | 20-MULTI PARCEL SALE REF | \$1,500,000 |
| 06-06-12-430-046 | 112 S MAIN ST | 07/13/22 | \$1,500,000 | PTA | 19-MULTI PARCEL ARM'S LENGTH | \$1,500,000 |
| 06-06-12-430-047 | 110 S MAIN ST | 10/14/22 | \$431,800 | PTA | 03-ARM'S LENGTH | \$431,800 |
| 06-06-12-475-010 | 128 VAN BUREN | 07/29/22 | \$775,000 | PTA | 03-ARM'S LENGTH | \$775,000 |
| 06-06-12-477-001 | 515 S MAIN ST | 06/01/23 | \$390,000 | PTA | 03-ARM'S LENGTH | \$390,000 |
| 06-06-13-150-017 | 1185 S OLD MANCHESTER RD | 02/01/22 | \$460,000 | PTA | 03-ARM'S LENGTH | \$460,000 |
| 06-06-13-380-004 | 1610 S MAIN ST | 07/07/21 | \$1,200,000 | WD | 03-ARM'S LENGTH | \$1,200,000 |
| 06-06-13-380-007 | 1630 S MAIN ST | 10/28/20 | \$2,450,000 | PTA | 03-ARM'S LENGTH | \$2,450,000 |
| 06-06-13-380-009 | 1603 S MAIN ST | 02/01/22 | \$3,920,000 | WD | 20-MULTI PARCEL SALE REF | \$3,920,000 |
| 06-06-13-380-015 | 1603 S MAIN ST | 02/01/22 | \$3,920,000 | PTA | 20-MULTI PARCEL SALE REF | \$3,920,000 |
| 06-06-13-385-002 | 1540 COMMERCE PARK DR | 05/24/22 | \$2,750,000 | PTA | 03-ARM'S LENGTH | \$2,750,000 |
| 06-06-13-450-010 | 1513 S MAIN ST | 09/15/21 | \$1,250,000 | WD | 03-ARM'S LENGTH | \$1,250,000 |

06-06-13-450-017 1603 S MAIN ST

02/01/22 \$460,000 WD 03-ARM'S LENGTH

\$460,000

| Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth |
|--------------------------|---------------|------------------|--------------------|--------------------|----------------|-------|
| \$300,500 | 18.55 | \$696,227 | \$1,047,725 | \$123,952 | 0.0 | 0.0 |
| \$76,200 | 76.20 | \$162,289 | \$43,961 | \$106,250 | 0.0 | 0.0 |
| \$376,700 | | \$858,516 | \$1,091,686 | \$230,202 | 0.0 | |
| Sale. Ratio => | 21.90 | | | Average | | |
| Std. Dev. => | 40.77 | | | per FF=> | #DIV/0! | |

| | | | | | | |
|-------------|-------|-------------|-------------|------|---------|-----------------------------------|
| \$42,000 | 33.60 | \$91,814 | \$125,000 | 1.36 | 59,024 | 60010 IND CHELSEA IND PK |
| \$78,300 | 90.00 | \$170,019 | \$51,045 | 0.76 | 33,106 | 50050 MAIN ST COM |
| \$378,900 | 48.89 | \$869,484 | \$39,253 | 0.17 | 7,492 | 50050 MAIN ST COM |
| \$114,500 | 45.80 | \$239,393 | \$51,279 | 0.05 | 2,178 | 50050 MAIN ST COM |
| \$227,500 | 32.50 | \$519,115 | \$377,292 | 0.05 | 2,047 | 50050 MAIN ST COM |
| \$364,500 | 37.38 | \$856,839 | \$216,161 | 0.15 | 6,665 | 50050 MAIN ST COM |
| \$42,000 | 33.60 | \$91,814 | \$125,000 | 1.36 | 59,024 | 60010 IND CHELSEA IND PK |
| \$78,300 | 90.00 | \$170,019 | \$51,045 | 0.76 | 33,106 | 50050 MAIN ST COM |
| \$170,500 | 11.37 | \$407,112 | \$1,193,433 | 0.15 | 6,447 | 50050 MAIN ST COM |
| \$316,000 | 21.07 | \$653,359 | \$947,186 | 0.15 | 6,447 | 50050 MAIN ST COM |
| \$178,100 | 41.25 | \$400,928 | \$92,600 | 0.06 | 2,396 | 50050 MAIN ST COM |
| \$390,000 | 50.32 | \$825,175 | \$199,484 | 0.65 | 28,358 | 50101 COM 0-1 OFFICE |
| \$133,000 | 34.10 | \$273,903 | \$166,097 | 0.26 | 11,151 | MAIN ST COMM SITE |
| \$130,800 | 28.43 | \$274,744 | \$460,000 | 2.51 | 109,336 | 50050 MAIN ST COM |
| \$331,700 | 27.64 | \$1,162,314 | \$388,401 | 1.40 | 60,810 | 50050 MAIN ST COM |
| \$542,500 | 22.14 | \$1,252,674 | \$1,430,505 | 1.63 | 71,003 | 50050 MAIN ST COM |
| \$552,200 | 14.09 | \$1,265,242 | \$3,135,816 | 3.63 | 158,123 | 50050 MAIN ST COM |
| \$59,900 | 1.53 | \$119,832 | \$3,920,000 | 0.53 | 23,000 | 50050 MAIN ST COM |
| \$1,334,300 | 48.52 | \$2,826,528 | \$265,247 | 1.90 | 82,764 | 50909 CHELSEA COMMERCE PARK (201) |
| \$360,600 | 28.85 | \$828,556 | \$641,919 | 1.45 | 62,988 | 50050 MAIN ST COM |

| | | | | | | |
|-----------|-------|-----------|-----------|------|---------|-------------------|
| \$130,800 | 28.43 | \$274,744 | \$460,800 | 3.63 | 158,123 | 50050 MAIN ST COM |
|-----------|-------|-----------|-----------|------|---------|-------------------|

| Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page |
|--------------------------------------|-------------------|------------|----------------------------------|---------------|--------------|----------|------------|
| 5.62 | 5.62 | #DIV/0! | \$186,428 | \$4.28 | 0.00 | 200 | |
| 2.57 | 2.57 | #DIV/0! | \$17,105 | \$0.39 | 0.00 | 200 | 5451-666 |
| 8.19 | 8.19 | | | | | | |
| Average per Net Acre=> | 133,294.99 | | Average per SqFt=> | \$3.06 | | | |

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06-06-12-430-046

06-06-12-430-045

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06-06-13-380-015, 06-06-13-450-017

06-06-13-380-009, 06-06-13-380-017

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06-06-13-380-015, 06-06-13-380-009 COM

| Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date | Use Code | Class | Rate Group 1 | Rate Group 2 | Rate Group 3 |
|-----------------------|------------|--------|-------|----------------|----------|-------|--------------|--------------|--------------|
| | COMMERCIAL | 0 | 0 | NOT INSPECTED | | 201 | | | |
| | COMMERCIAL | 0 | 1 | 1/19/2009 | | 201 | | | |

Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfront

| Waterfront Name | Waterfront Ownership | Waterfront Influences | Bottom Character |
|-----------------|----------------------|-----------------------|------------------|
|-----------------|----------------------|-----------------------|------------------|

