

2023 Commercial Industrial Land Calculation

Adrian Township

Parcel Number	Street Address	Class	Sale Date	Instr.	Total Acres	Terms of Sale	Adj. Sale \$	isd. when Sol	Asd/Adj. Sale	sq ft	Land Residual	Rate per Acre	1st acre rate	Cur. Appraisal	
CE	ADO-124-4680-00	3098 N ADRIAN HWY	201	02/02/21	LC	0.94	03-ARM'S LENGTH	\$119,000	\$74,400	62.52	40946.40	\$49,843	53,024.47	\$51,409	\$161,147
CE	CLO-106-3055-00	2703 W MICHIGAN AVE	201	12/15/21	WD	2.61	03-ARM'S LENGTH	\$150,000	\$75,000	50.00	113691.60	\$70,521	27,019.54	\$43,651	
CE	CLO-109-1540-00	11701 TEC-CLINTON HWY	201	11/05/20	WD	1.58	03-ARM'S LENGTH	\$260,000	\$121,900	46.88	68824.80	\$36,491	23,095.57	\$29,031	\$240,144
CE	RAO-109-1585-00	5651 OCCIDENTAL HWY	201	01/26/22	PTA	1.96	03-ARM'S LENGTH	\$369,000	\$174,000	47.15	85377.60	\$37,756	19,263.27	\$26,969	\$388,424
CE	RAO-680-0220-00	2401 OCCIDENTAL HWY	201	08/31/20	MLC	1.00	03-ARM'S LENGTH	\$300,000	\$143,500	47.83	43560.00	\$39,142	39,142.00	\$39,142	
CE	RAO-104-1360-00	6960 GREEN HWY	201	01/14/21	WD	2.10	03-ARM'S LENGTH	\$210,500	\$81,000	38.48	91476.00	\$103,357	49,217.62	\$71,323	\$160,901
														\$43,587	HWY
															used 43,000 COM HWY 211
RU	CAO-111-2900-00	8431 SPORTS PARK DR	201	03/31/21	WD	61.18	03-ARM'S LENGTH	\$505,000	\$183,100	36.26	2664826.56	\$147,856	2,416.90	\$18,904	
RU	RLO-105-1250-00	329 E MAIN ST	201	12/20/21	WD	5.90	19-MULTI PARCEL	\$200,000	\$93,100	46.55	256786.20	\$50,436	8,555.73	\$20,773	*
RU	RLO-122-1050-00		201	09/28/21	MLC	1.22	19-MULTI PARCEL	\$146,800	\$99,300	67.64	52925.40	\$23,161	19,062.55	\$21,012	*
RU	CAO-102-2555-00	200 CEDAR ST	202	08/13/21	WD	0.29	03-ARM'S LENGTH	\$12,000	\$3,900	32.50	12675.96	\$12,000	41,237.11	\$22,245	*
RU	SEO-470-0500-00	9000 MORENCI RD	201	01/11/22	WD	0.90	03-ARM'S LENGTH	\$200,000	\$87,000	43.50	39204.00	\$28,780	31,977.78	\$30,337	*
RU	RG0-104-2780-00	7482 RIGA HWY	201	12/14/20	LC	6.46	19-MULTI PARCEL	\$162,500	\$63,200	38.89	281397.60	\$91,546	14,171.21	\$36,018	*
RU	FRO-103-1100-00	12919 TIPTON HWY	201	06/08/20	WD	15.03	03-ARM'S LENGTH	#####	\$579,800	49.98	654706.80	\$149,578	9,951.96	\$38,582	*
														\$26,839	RURAL
															used 26,000 COM RURAL 215
CO	XMO-300-0375-00	128 N WASHINGTON ST	301	05/17/22	WD	0.45	03-ARM'S LENGTH	\$40,000	\$15,200	38.00	19602.00	\$20,644	45,875.56	\$30,774	\$30,462 *
CO	CLO-116-4105-00	10000 TEC-CLINTON HWY	302	07/16/21	WD	146.27	19-MULTI PARCEL	\$750,000	\$177,700	23.69	6371651.88	\$750,000	5,127.40	\$62,012	\$355,453
CO	XTO-325-0390-00	424 S MAUMEE ST	301	12/21/2020	LC	1.49	03-ARM'S LENGTH	\$300,000	105500.00	35.17	64904.40	\$11,987	8,044.97	\$9,820	*
CO	XMO-630-0130-00	235 SALISBURY ST	301	08/04/20	WD	2.06	03-ARM'S LENGTH	\$100,000	\$54,100	54.10	89559.36	\$19,841	9,650.29	\$13,837	\$100,166 *
														\$29,111	IND
															USED 29,000 IND 301

* - Outside units - reviewed