

Parcel Number	Street Address	Sale Date
022-004-400-060-00	E SPRUCE RD	07/22/21
044-023-000-004-04		07/10/20
044-024-000-001-03	430 E THIRD ST	10/24/20
044-024-000-014-00		10/24/20

Totals:

Caledonia Comm Land \$92 Front foot

Do to lack of sales within the Township, in the Commercial Class, Assessor used sale from Hillman Township in Montmorency County to calculate the per Front Foot values for the Comm Class

Assessor used the following perimeters for calculation of Land Values

Sale Date	>= 4/1/2019 AND <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= COMMERCIAL-IMPROVED OR COMMERCIAL-VACANT OR INDUSTRIAL-IMPROVED OR INDUSTRIAL-VACANT	AND
Neighborhood	= 21COMMERCIAL OR INDUSTRIAL	AND
Land Tables	= COMMERCIAL& INDUSTRIAL OR INDUSTRIAL ACRES	AND
Sale Type	= Conventional	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$5,300	88.33	\$10,530
\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$4,400	16.00	\$8,774
\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$2,200	24.44	\$24,682
\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$13,500	150.00	\$27,061
\$51,500			\$51,500	\$25,400		\$71,047
				Sale. Ratio =>	49.32	
				Std. Dev. =>	62.52	

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$6,000	\$10,530	175.5	200.0	0.81	0.81	\$34
\$25,707	\$6,981	145.4	349.6	0.88	0.88	\$177
\$9,000	\$24,682	61.5	150.0	0.52	0.24	\$146
\$6,621	\$24,682	129.9	150.0	0.52	0.52	\$51
\$47,328	\$66,875	512.3		2.72	2.45	
	Average			Average		
	per FF=>	\$92		per Net Acre=>	17,380.83	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$7,444	\$0.17	175.50	21COM	2.021E+11
\$29,113	\$0.67	110.00	201 611/612	
\$17,408	\$0.40	71.00	201 569/055	
\$12,807	\$0.29	150.00	201 569/055	

**Average
per SqFt=>**

\$0.40

Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date
	COMMERCIAL& INI	0	0	NOT INSPECTED
		0	0	10/1/2020
044-024-000-014-00		0	0	10/1/2020
044-024-000-001-03		0	0	10/1/2020

Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
202		SPRUCE RD		
201		200STD		
202		200STD		
201		200STD		
