

2024 COMMERCIAL/INDUSTRIAL RURAL LAI

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|----------------|-------------------------|-----------|------------|--------|------------------------------|--------------------|------------------|
| 02-019-020-00 | 911 AND 915 E MONROE RD | 05/16/23 | \$210,000 | WD | 03-ARM'S LENGTH | \$210,000 | \$129,000 |
| 02-030-001-10 | 950 E MONROE RD | 07/15/22 | \$128,000 | WD | 03-ARM'S LENGTH | \$128,000 | \$67,400 |
| 03-600-001-00 | | 06/17/21 | \$70,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$70,000 | \$25,000 |
| 04-007-026-05 | 4426 N STATE | 02/07/23 | \$400,000 | PTA | 03-ARM'S LENGTH | \$400,000 | \$0 |
| 05-017-003-00 | 4495 W CLEVELAND RD | 08/30/21 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$39,400 |
| 06-009-009-10 | 8421 E PIERCE | 02/27/23 | \$725,000 | WD | 03-ARM'S LENGTH | \$725,000 | \$205,000 |
| 12-021-019-10 | 3520 W MONROE RD | 01/21/22 | \$240,000 | WD | 03-ARM'S LENGTH | \$240,000 | \$72,300 |
| 14-600-045-00 | 10673 W ST CHARLES RD | 10/14/21 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$58,300 |
| 43-100-139-00 | 113 S ROBINSON ST | 03/24/23 | \$28,500 | WD | 03-ARM'S LENGTH | \$28,500 | \$7,600 |
| 12-022-029-01 | W MONROE/N BEGOLE RD | 08/16/21 | \$20,000 | WD | 03-ARM'S LENGTH | \$20,000 | \$14,800 |
| 01-001-006-00 | 239 W LINCOLN RD | 08/26/22 | \$30,000 | WD | 03-ARM'S LENGTH | \$30,000 | \$5,600 |
| 16-024-003-50 | 8150 N MASON ROAD | 05/11/22 | \$15,000 | WD | 03-ARM'S LENGTH | \$15,000 | \$8,900 |
| Totals: | | | | | | \$2,151,500 | \$633,300 |

Sale. Ratio =>
Std. Dev. =>

VD ANALYSIS (ARCADA TWP)

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Class |
|---------------|--------------------|------------------|------------------|----------------|----------------|--------------|-------|
| 61.43 | \$217,343 | \$42,508 | \$49,851 | 3.00 | 3.00 | \$14,169 | 201 |
| 52.66 | \$119,729 | \$41,839 | \$33,568 | 1.89 | 1.89 | \$22,137 | 201 |
| 35.71 | \$46,731 | \$29,930 | \$6,661 | 0.58 | 0.20 | \$51,962 | 201 |
| 0.00 | \$358,549 | \$118,043 | \$76,592 | 5.13 | 5.13 | \$23,010 | 201 |
| 60.62 | \$85,650 | \$16,174 | \$36,824 | 2.00 | 2.00 | \$8,087 | 201 |
| 28.28 | \$492,595 | \$298,125 | \$65,720 | 21.70 | 21.70 | \$13,738 | 201 |
| 30.13 | \$180,059 | \$94,905 | \$34,964 | 1.88 | 1.88 | \$50,481 | 201 |
| 26.50 | \$209,461 | \$17,190 | \$6,651 | 0.33 | 0.33 | \$52,730 | 201 |
| 26.67 | \$28,513 | \$1,211 | \$1,224 | 0.06 | 0.06 | \$20,183 | 201 |
| 74.00 | \$37,929 | \$20,000 | \$37,929 | 2.38 | 2.38 | \$8,403 | 201 |
| 18.67 | \$20,401 | \$30,000 | \$20,401 | 1.00 | 1.00 | \$30,000 | 201 |
| 59.33 | \$43,020 | \$15,000 | \$36,669 | 1.99 | 1.99 | \$7,538 | 201 |
| | \$1,839,980 | \$724,925 | \$407,054 | 41.93 | 41.56 | | |
| 29.44 | | | | Average | Average | | |
| 21.82 | | | | per Net Acre=> | per Net Acre=> | per SqFt=> | |
| | | | | | 17,288.11 | | |

USED 17,300