

2023 VAN BUREN TOWNSHIP COMMERCIAL LAND VALUE SUMMARY							
TABLE	2022 \$/Sq Ft	Mean Average per Sq Ft	Lowest Sale	Highest Sale	2023 \$/Sq Ft	# of Sales	COMMENTS?
<b>83200. 83 COMMERCIAL</b>							
GEN COMMERCIAL	\$ 3.25	\$ 4.09	\$ 2.20	\$ 6.09	\$ 3.25	5	
NW and S	\$ 2.00	\$ 1.78	\$ 0.47	\$ 4.16	\$ 2.00	4	
BELLEVILLE RD	\$ 9.50	\$ 8.32	\$ 3.24	\$ 11.13	\$ 9.50	3	
MULTIPLE RES	\$ 2.10	\$ 1.78	\$ 0.47	\$ 4.16	\$ 2.10	4	No sales of Mutli Res to review. Similar to Com in NW and S

2023 VAN BUREN TOWNSHIP COMMERCIAL LAND VALUE ANALYSIS

GEN COMMERCIAL

Community	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF Area	Other Parcels in Sale
Van Buren	83 081 99 0004 708	45655 S INTERSTATE 94 SERVICE DR	01/06/20	\$400,000	\$188,700	47.18	\$363,290	\$400,000	4.17	181,645.20	\$ 2.20		VB
Van Buren	83 002 99 0014 001	41375 VAN BORN RD	09/04/20	\$445,000	\$200,800	45.12	\$326,855	\$283,674	1.52	66,211.20	\$ 4.28		VB 83 002 99 0015 001, 83 002 99 0015 002, 83 002 99 0016 001
Van Buren	83 081 99 0013 710	45945 S INTERSTATE 94 SERVICE DR	12/23/19	\$2,650,000	\$850,000	32.08	\$2,579,459	\$303,151	2.67	116,305.20	\$ 2.61		VB
BELLEVILLE	31 107 99 0008 001	955 SUMPTER	05/02/18	\$10,000,000	\$2,924,900	29.25	\$5,747,742	\$10,000,000	37.70	1,642,212.00	\$ 6.09		BELL
BELLEVILLE	31 084 03 0187 000	307 CHARLES	01/15/19	\$55,000	\$11,300	20.55	\$26,540	\$55,000	0.24	10,454.40	\$ 5.26		BELL

5	\$ 11,041,825	2,016,828.00	WEIGHTED
			5.47 AVG
			4.09 MEAN AVG
			3.73 MEDIAN

Com in NW and S

Community	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF Area	Other Parcels in Sale
Van Buren	83 105 99 0018 000	14090 MARTINSVILLE RD	01/16/19	\$55,000	\$84,500	153.64	\$175,765	\$55,000	2.69	117,176.40	\$ 0.47		VB
SUMPTER	81 071 99 0005 701	10825 RAWSONVILLE	08/21/18	\$13,750,000	\$3,501,700	25.47	\$3,302,719	\$13,750,000	75.82	3,302,719.20	\$ 4.16		SUMPTER
HURON	75 041 99 0002 000	19110 MIDDLEBELT RD	02/10/20	\$165,000	\$82,500	50.00	\$165,765	\$30,598	0.72	31,363.20	\$ 0.98		HURON
HURON	75 025 01 0074 000	19270 HANNAN	07/31/19	\$200,000	\$54,000	27.00	\$185,274	\$42,604	0.64	27,878.40	\$ 1.53		HURON

4	\$ 13,878,202	3,479,137.20	WEIGHTED
			3.99 AVG
			1.78 MEAN AVG
			1.00 MEDIAN

BELLEVILLE RD

Community	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF Area	Other Parcels in Sale
Van Buren	83 039 99 0009 010	8705 BELLEVILLE RD	03/08/19	\$380,000	\$192,900	50.76	\$500,505	\$380,000	2.69	117,176.40	\$ 3.24		VB
ROMULUS	80 065 99 0049 702	9960 WAYNE	06/25/19	\$21,125,000	\$5,726,300	27.11	\$13,269,762	\$8,674,602	18.81	819,363.60	\$ 10.59		ROM
BELLEVILLE	31 084 03 0138 305	105 MAIN	04/17/19	\$1,167,000	\$484,800	41.54	\$1,045,377	\$329,579	0.68	29,620.80	\$ 11.13		BELL

3	\$ 9,384,181	966,160.80	WEIGHTED
			9.71 AVG
			8.32 MEAN AVG
			7.18 MEDIAN

MULTIPLE RES

Community	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	ECF Area	Other Parcels in Sale
Van Buren	83 105 99 0018 000	14090 MARTINSVILLE RD	01/16/19	\$55,000	\$84,500	153.64	\$175,765	\$55,000	2.69	117,176.40	\$ 0.47		VB
SUMPTER	81 071 99 0005 701	10825 RAWSONVILLE	08/21/18	\$13,750,000	\$3,501,700	25.47	\$3,302,719	\$13,750,000	75.82	3,302,719.20	\$ 4.16		SUMPTER
HURON	75 041 99 0002 000	19110 MIDDLEBELT RD	02/10/20	\$165,000	\$82,500	50.00	\$165,765	\$30,598	0.72	31,363.20	\$ 0.98		HURON
HURON	75 025 01 0074 000	19270 HANNAN	07/31/19	\$200,000	\$54,000	27.00	\$185,274	\$42,604	0.64	27,878.40	\$ 1.53		HURON

4	\$ 13,878,202	3,479,137.20	WEIGHTED
			3.99 AVG
			1.78 MEAN AVG
			1.00 MEDIAN