

Industrial Acreage Chart

Acre	Value	Acreage Rate
1	\$39,000	\$39,000
1.5	\$44,250	\$29,500
2	\$49,500	\$24,750
2.5	\$54,750	\$21,900
3	\$60,000	\$20,000
4	\$65,250	\$16,313
5	\$70,500	\$14,100
7	\$81,000	\$11,571
10	\$96,750	\$9,675
15	\$124,250	\$8,283
20	\$151,750	\$7,588
25	\$179,250	\$7,170
30	\$206,750	\$6,892
40	\$250,000	\$6,250
50	\$265,000	\$5,300
100	\$500,000	\$5,000

Rate of Change Calculation used for extrapolation

1 acre rate	\$39,000
3 acre rate	\$60,000
difference:	\$21,000
	or \$5,250 per 1/2 acre

for 15 acres+, an acreage rate of \$5,500 was used for the acreage table
& validated with sales when possible

County-wide Vacant Industrial Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acreage	\$/acre	Class	Other Parcels in	
											Sale	Land Table
13-265-001-00	4203 MORREN ST	10/20/20	\$50,000	MLC	03-ARM'S LENGT	\$50,000	\$50,000	0.91	\$54,945	302		LEIGHTON TOWNSHIP IND
13-265-002-00	4209 MORREN ST	04/16/21	\$50,000	WD	03-ARM'S LENGT	\$50,000	\$50,000	0.93	\$53,763	302		LEIGHTON TOWNSHIP IND
52-700-009-00	353 E FIRST ST	12/30/21	\$965,000	WD	03-ARM'S LENGT	\$965,000	\$965,000	1.02	\$946,078	301		FENNVILLE CITY IND
13-265-016-00	4216 MORREN ST	03/24/21	\$89,000	WD	19-MULTI PARCEL	\$89,000	\$89,000	1.90	\$46,842	302	13-265-015-00	LEIGHTON TOWNSHIP IND
13-216-024-00	1129 ELECTRIC AVE	10/15/20	\$109,900	WD	03-ARM'S LENGT	\$109,900	\$109,900	1.95	\$56,359	302		LEIGHTON TOWNSHIP IND
13-265-012-00	1129 MORREN CT	01/13/22	\$79,500	WD	03-ARM'S LENGT	\$79,500	\$79,500	1.95	\$40,769	302		LEIGHTON TOWNSHIP IND
13-265-013-00	1133 MORREN CT	12/23/20	\$65,000	WD	03-ARM'S LENGT	\$65,000	\$65,000	1.96	\$33,231	302		LEIGHTON TOWNSHIP IND
13-216-037-00	4720 ELECTRON	01/21/21	\$133,000	WD	03-ARM'S LENGT	\$133,000	\$133,000	2.66	\$50,000	302		LEIGHTON TOWNSHIP IND
05-160-006-00	4259 DORR COMMERCE DR	11/13/20	\$95,000	WD	03-ARM'S LENGT	\$95,000	\$95,000	2.89	\$32,872	302		DORR TOWNSHIP IND
05-160-015-00	WALNUT DALE DR	07/06/21	\$106,000	WD	03-ARM'S LENGT	\$106,000	\$106,000	3.16	\$33,544	302		DORR TOWNSHIP IND
05-160-014-00	WALNUT DALE DR	03/31/21	\$155,000	WD	03-ARM'S LENGT	\$155,000	\$155,000	3.82	\$40,576	302		DORR TOWNSHIP IND
05-160-007-00	WALNUT DALE DR	01/29/21	\$130,000	WD	03-ARM'S LENGT	\$130,000	\$130,000	3.84	\$33,854	302		DORR TOWNSHIP IND
56-007-008-12	962 S MAIN ST	12/02/21	\$225,000	WD	03-ARM'S LENGT	\$225,000	\$225,000	4.81	\$46,768	301		WAYLAND CITY IND
13-006-005-40	147TH AVE	01/04/21	\$160,000	WD	03-ARM'S LENGT	\$160,000	\$160,000	4.91	\$32,600	302		LEIGHTON TOWNSHIP IND
05-160-011-00	1300 WALNUT DALE DR	04/16/21	\$206,500	WD	03-ARM'S LENGT	\$206,500	\$206,500	5.93	\$34,823	302		DORR TOWNSHIP IND
13-018-005-20	MORREN ST	12/30/20	\$189,000	WD	03-ARM'S LENGT	\$189,000	\$189,000	5.93	\$31,872	302		LEIGHTON TOWNSHIP IND
13-018-005-00	MORREN ST	03/19/21	\$160,000	WD	03-ARM'S LENGT	\$160,000	\$160,000	6.29	\$25,429	302		LEIGHTON TOWNSHIP IND
53-02-17-200-027	90 INDUSTRIAL PARK DR	08/05/21	\$325,000	WD	03-ARM'S LENGT	\$325,000	\$325,000	7.45	\$43,624	302		HOLLAND CITY IND
05-001-031-11	1263 146TH AVE	01/29/22	\$190,000	WD	03-ARM'S LENGT	\$190,000	\$190,000	12.56	\$15,131	302		DORR TOWNSHIP AG& RES ECF
09-026-007-00	126TH AVE	07/28/20	\$240,000	WD	03-ARM'S LENGT	\$240,000	\$240,000	38.36	\$6,257	302		HEATH TOWNSHIP AG& RES ECF
16-029-001-00	2772 32ND ST	09/03/21	\$975,000	WD	03-ARM'S LENGT	\$975,000	\$975,000	77.03	\$12,658	302		MONTEREY TOWNSHIP AG& RES ECF
Totals:			\$4,697,900			\$4,697,900	\$4,697,900	190.25				
							\$223,710	9.06				

1 acre: \$39,000/acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acreage	\$/acre	Class	Other Parcels in	
											Sale	Land Table
05-160-006-00	4259 DORR COMMERCE DR	11/13/20	\$95,000	WD	03-ARM'S LENGT	\$95,000	\$95,000	2.89	\$32,872	302		DORR TOWNSHIP IND
05-160-015-00	WALNUT DALE DR	07/06/21	\$106,000	WD	03-ARM'S LENGT	\$106,000	\$106,000	3.16	\$33,544	302		DORR TOWNSHIP IND
13-265-001-00	4203 MORREN ST	10/20/20	\$50,000	MLC	03-ARM'S LENGT	\$50,000	\$50,000	0.91	\$54,945	302		LEIGHTON TOWNSHIP IND
13-265-002-00	4209 MORREN ST	04/16/21	\$50,000	WD	03-ARM'S LENGT	\$50,000	\$50,000	0.93	\$53,763	302		LEIGHTON TOWNSHIP IND
13-265-012-00	1129 MORREN CT	01/13/22	\$79,500	WD	03-ARM'S LENGT	\$79,500	\$79,500	1.95	\$40,769	302		LEIGHTON TOWNSHIP IND
13-265-013-00	1133 MORREN CT	12/23/20	\$65,000	WD	03-ARM'S LENGT	\$65,000	\$65,000	1.96	\$33,231	302		LEIGHTON TOWNSHIP IND
13-265-016-00	4216 MORREN ST	03/24/21	\$89,000	WD	19-MULTI PARCEL	\$89,000	\$89,000	1.90	\$46,842	302	13-265-015-00	LEIGHTON TOWNSHIP IND
Totals:			\$534,500			\$534,500	\$534,500	13.70	42,281.03			
							\$76,357	1.96				
									39,026			

3 acre: \$20,000/acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acreage	\$/acre	Class	Land Table
05-160-006-00	4259 DORR COMMERCE DR	11/13/20	\$95,000	WD	03-ARM'S LENGT	\$95,000	\$95,000	2.89	\$32,872	302	DORR TOWNSHIP IND
011-003-018-10		03/01/21	\$25,000	WD	03-ARM'S LENGT	\$25,000	\$25,000	1.88	\$13,298	302	Mottville Township
016-012-055-11		12/01/15	\$30,000	WD	03-ARM'S LENGT	\$30,000	\$30,000	2.90	\$10,345	302	White Pigeon Township
Totals:			\$150,000			\$150,000	\$150,000	7.67	18,838.22		
						\$50,000		2.56	56,514.67		
									19,557		

40acre: \$6250/acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acreage	\$/acre	Class	Land Table
05-001-031-11	1263 146TH AVE	01/29/22	\$190,000	WD	03-ARM'S LENGT	\$190,000	\$190,000	12.56	\$15,131	302	DORR TOWNSHIP AG& RES ECF
09-026-007-00	126TH AVE	07/28/20	\$240,000	WD	03-ARM'S LENGT	\$240,000	\$240,000	38.36	\$6,257	302	HEATH TOWNSHIP AG& RES ECF
045-777-504-47		03/01/20	\$140,000	WD	03-ARM'S LENGT	\$140,000	\$140,000	25.20	\$5,556	302	White Pigeon Township
16-029-001-00	2772 32ND ST	09/03/21	\$975,000	WD	03-ARM'S LENGT	\$975,000	\$975,000	77.03	\$12,658	302	MONTEREY TOWNSHIP AG& RES ECF
Totals:			\$1,545,000			\$1,545,000	\$1,545,000	153.14	9,900.33		
						\$386,250		38.29	10,088.68		

use 6250/acre per 38.36 land sale

Large acreage sales: \$6200-\$5000/acre

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acreage	\$/acre	Class	Land Table
09-026-007-00	126TH AVE	07/28/20	\$240,000	\$240,000	\$240,000	38.36	\$6,257	302	HEATH TOWNSHIP AG& RES ECF
07-030-003-01		06/01/20	\$850,000	\$850,000	\$850,000	152.90	\$5,559	302	Comstock Township
16-029-001-00	2772 32ND ST	09/03/21	\$975,000	\$975,000	\$975,000	77.03	\$12,658	302	MONTEREY TOWNSHIP AG& RES ECF
Totals:			\$2,065,000	\$2,065,000	\$2,065,000	268.29	8,157.98		
					\$688,333	89.43	7,697.04		

Commercial Land Rates

Front Foot Rates	
A FF 89	\$2,500
B FF 89	\$1,100
C Excess FF	\$500
D 12th St	\$500

Parcel Number	Street Address	Sale Date	Sale Price	Inf. Adj. Sale \$	Asd. when Solc	Asd/Adj. Sale	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqActual	Fron Liber/Page	Parcels in Land Table	Gravel	Paved	spected Da	Use Code	Class		
A Frontage																									
17-017-007-21	a ff 89	2058 FAIRVIEW	03/23/21	\$583,000	\$583,000	\$166,200	28.51	\$416,063	\$217,622	\$50,685	221.0	260.0	1.32	1.32	\$985	\$164,990	\$3.79	221.00	4598/370	2001 COMI	201	A- FF ON M 89			
17-024-077-00	a ff 89	1261 W M-89 H	12/29/20	\$990,000	\$990,000	\$298,100	30.11	\$596,150	\$465,773	\$71,923	173.0	275.5	3.13	1.04	\$2,692	\$148,619	\$3.41	173.00	4562/249	17-024-08	2001 COMI	201			
17-024-074-20	a ff 89	1271 M-89 HW	03/29/18	\$850,000	\$850,000	\$387,500	45.59	\$1,729,139	\$850,000	\$131,000	146.0	510.5	1.71	1.71	\$5,822	\$496,786	\$11.40	146.00	4238/513	2001 COMI	0	1	##### STORE RET	201	
17-024-087-10	a ff 89	1215 M-89 HW	08/06/18	\$1,580,000	\$1,580,000	\$510,600	32.32	\$1,273,006	\$837,394	\$530,400	204.0	265.0	1.24	1.24	\$4,105	\$674,774	\$15.49	204.00	4275/168	2001 COMI	0	1	##### RESTAURA	201	
17-025-005-00	a ff 89	1246 M-89 HW	09/24/18	\$970,000	\$970,000	\$415,300	42.81	\$1,054,621	\$297,579	\$382,200	147.0	268.4	0.91	0.91	\$2,024	\$328,454	\$7.54	147.00	4291/620	2001 COMI	0	1	##### REST FAST	201	
17-025-030-00	a ff 89	1320 M-89 HW	02/28/22	\$582,000	\$582,000	\$181,600	31.20	\$392,012	\$368,088	\$178,100	137.0	308.3	0.97	0.97	\$2,687	\$379,472	\$8.71	137.00	4740/567	2001 COMI	201	B-SET BK OFF M			
17-025-070-00	a ff 89	1360 E M-89 HV	11/13/17	\$1,630,000	\$1,630,000	\$1,044,200	64.06	\$2,100,998	\$669,722	\$1,140,720	343.0	3354	28.30	26.41	\$1,953	\$23,662	\$0.54	343.00	4197/247	17-025-07	2001 COMI	0	1	##### MOBILE HC	201
17-024-040-00	a front foot on 89	1309 M-89 HW	03/23/15	\$115,000	\$115,000	\$95,200	82.78	\$261,360	\$115,000	\$261,360	108.9	248.0	0.62	0.62	\$1,056	\$185,484	\$4.26	108.90	3916/131	2001 COMI	0	1	##### COM VAC	201	
													\$3,821,178												
													1,479.9					\$2,582							
B Frontage																									
																		8%							
17-022-009-00		1795 JEFFERSOI	11/08/21	\$340,000	\$340,000	\$94,700	27.85	\$205,333	\$175,634	\$40,967	158.0	387.2	1.40	1.40	\$1,112	\$125,095	\$2.87	158.00	4698/623	17-022-01	2001 COMI	001	D - S 12TH STR		
17-025-018-00	b ff 89	390 CROSS OAK	09/26/18	\$575,000	\$575,000	\$500,100	86.97	\$679,989	\$194,211	\$199,200	166.0	166.4	0.63	0.63	\$1,170	\$306,326	\$7.03	166.00	4313/471	2001 COMI	0	1	6/4/2019 BANK BRAI	201	
17-024-074-10	b set	1265 M-89 HW	02/08/19	\$270,000	\$270,000	\$223,600	82.81	\$295,428	\$146,172	\$171,600	143.0	198.1	0.65	0.65	\$1,022	\$224,880	\$5.16	143.00	4321/778	2001 COMI	0	1	##### OFFICE BUI	201	
													\$516,017					\$1,105							
C Frontage																									
																		18%							
17-024-038-00	excess frontage	1387 M-89 HW	07/31/15	\$350,000	\$350,000	\$143,200	40.91	\$451,602	\$133,598	\$235,200	294.0	357.3	2.41	2.41	\$454	\$55,412	\$1.27	294.00	3951/907	2001 COMI	0	1	##### OFFICE BUI	201	
17-024-049-00	excess frontage	1381 E M-89 HV	10/02/20	\$152,000	\$152,000	\$68,200	44.87	\$134,178	\$71,246	\$19,424	102.0	256.0	0.60	0.60	\$698	\$118,942	\$2.73	102.00	4525/169	2001 COMI	0	1	##### RES 1 FAM	401	
													\$204,844					\$517							

*Used \$500

D Frontage																									
17-022-009-00		1795 JEFFERSOI	11/08/21	\$340,000	\$340,000	\$94,700	27.85	\$205,333	\$175,634	\$40,967	158.0	387.2	1.40	1.40	\$1,112	\$125,095	\$2.87	158.00	4698/623	17-022-01	2001 COMI	001	D - S 12TH STR		
17-024-066-00	12th st	433 12TH ST	09/24/21	\$149,000	\$149,000	\$82,000	55.03	\$169,694	\$34,072	\$34,400	86.0	330.1	0.65	0.65	\$396	\$52,258	\$1.20	86.00	4680/869	2001 COMI	0	1	#####	201	
													\$209,706					\$503							
													244					\$	859 weighted average						

*Used \$500 average of increases for A and B front footages

Commercial Acreage

10 acres

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessee	Prev. Assessed	Land Residual	Net Acreage	\$/Acres	Gov. Unit	Class	Neigh.	Liber/Page:r	Parcels in
07-002-004-00	124TH AVE	07/08/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$64,400	28.62	\$206,535	\$103,300	\$99,200	\$225,000	9.47	23,754	7	202	GAN-C	4654/111	
17-029-008-10	21ST ST	09/15/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$52,700	7.98	\$532,348	\$660,000	\$532,348	\$660,000	60.33	10,939	\$17			4676/578	
12-027-010-02	5357 103RD AVE	07/17/20	\$47,500	LC	03-ARM'S LENGTH	\$47,500	\$15,600	32.84	\$89,073	\$44,500	\$15,600	\$47,500	19.16	2,479	12	201	LEE-C	4490/349	
Totals:			\$932,500			\$932,500	\$132,700		\$827,956	\$807,800	\$647,148	\$932,500	88.97	10,481.30					
								Sale. Ratio =>	14.23	\$269,267	\$215,716	\$310,833	29.66	12,390.73					
								Std. Dev. =>	13.30					123,907.3	use \$10,500 for 15-20 acre				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessee	Prev. Assessed	Land Residual	Net Acreage	\$/Acres	Gov. Unit	Class	Neigh.	Liber/Page:r	Parcels in
17-029-008-10	21ST ST	09/15/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$52,700	7.98	\$532,348	\$660,000	\$532,348	\$660,000	60.33	10,939	\$17			4676/578	
12-027-010-02	5357 103RD AVE	07/17/20	\$47,500	LC	03-ARM'S LENGTH	\$47,500	\$15,600	32.84	\$89,073	\$44,500	\$15,600	\$47,500	19.16	2,479	12	201	LEE-C	4490/349	
Totals:			\$707,500			\$707,500	\$68,300		\$621,421	\$704,500	\$547,948	\$707,500	79.50	8,899.82					
								Sale. Ratio =>	9.65	\$352,250	\$273,974	\$353,750	39.75	6,708.99	use \$8900 for 25-30 acre				
								Std. Dev. =>	17.58					88,998.2					