

**COVERT 2022 COMMERCIAL/INDUSTRIAL LAND**

Grouping	Rate	Unit
Fair	\$7,100.00	Acre
Low End Average	\$15,300.00	Acre
Average	\$30,900.00	Acre
Better Than Average	\$42,400.00	Acre
Good	\$63,300.00	Acre
Very Good	\$81,850.00	Acre
Excellent	\$113,500.00	Acre
Excess	\$1,900.00	Acre

Out Year Start: 4/1/2019	In Year Start: 4/1/2019	New Sales Start: 4/1/2019
Out Year End: 3/31/2019	In Year End: 3/31/2020	New Sales End: 3/31/2020

TIME ADJUSTMENT TO 4/1/2019 0 PER MONTH

Weighted Abstracted Land Residual of Used Sales <Lac: \$0	Weighted sale price of Used Abstracted Sales <Lac: \$0
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NBHD	Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Building Value	Land Residual	Indicated LB Ratio	Residual Acre	Residual Sq Ft	Unadjusted \$ / Acre	Unadjusted \$ / Sq Ft	Days	Months	Time Adjustment	Adjusted Sale Price	Adjusted Price Per Acre	Adjusted Price Per Sq Ft	Adjusted Price Per Front Ft	Comments								
																											Prev LB Ratio	#DW/01						
Fair	Vacant	80-17-022-03-01	76th St South Haven	3/15/2019	\$10,000	No	1680/779	10.651	463,958	907.5	43211.52	\$0	\$110,000	N/A	8.66	420,746	\$11,388	\$0.26	16	1	0.00%	\$110,000	\$11,388	\$0.26	\$123.21									
Fair	Vacant	80-00-015-01-10	27478 348 Ave Mattawan	11/9/2019	\$50,000	No	1692/701	9.229	402,015	750	24762.08	\$0	\$50,000	N/A	8.66	377,273	\$5,773	\$0.13	213	7	0.00%	\$50,000	\$5,773	\$0.13	\$66.67									
Fair	Vacant	80-03-009-003-01	52861 28th St Bangor	4/9/2019	\$108,000	No	1683/76	20	871,200	660	21780	\$0	\$108,000	N/A	19.50	849,420	\$5,538	\$0.13	8	0	0.00%	\$108,000	\$5,538	\$0.13	\$163.64									
													2317.5			37.82	1,647,439							\$268,000	\$7,046.20	\$0.16	\$115.64							
																							Total		\$268,000		\$7,046.20		\$0.16		\$115.64			

Vacant Abstraction Allocation





Out Year Start: 4/1/2018	In Year Start: 4/1/2019
Out Year End: 3/31/2019	In Year End: 3/31/2020

Valuation		Address	
NBHD	Method		
Better than Avg	Vacant	80-47-600-011-00	280 CR 664 Paw Paw
Better than Avg	Vacant	80-13-022-029-01	60321 CR 365 N Lawrence
Better than Avg	Vacant	80-53-615-024-00	823 Aylworth South Haven

New Sales Start:	4/1/2019
New Sales End:	3/31/2020

Sale Date	Sale Price	Conf.	Liber/Page	Total Acre
2/21/2019	\$200,000	No	1680/112	4.66
11/26/2018	\$40,000	Yes	1676/732	1.18
10/18/2019	\$20,000	No	1701/289	0.442

**TIME ADJUSTMENT TO      4/1/2019                      0                      PER  
MONTH**

Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Building Value	Land Residual	Indicated LB Ratio
202,990	521.74	0	\$0	\$200,000	N/A
51,401	200	6600	\$0	\$40,000	N/A
19,254	65	0	\$0	\$20,000	N/A

**786.74**

Weighted Abstracted Land Residual of Used Sales (all ac ranges):	\$0	Weight of Used Abst r:
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LB Ratio

#DIV/0!

Prev LB Ratio:

Residual Acre	Residual Sq Ft	Unadjusted \$ / acre	Unadjusted \$ / Sq Ft	Days	Months
4.660	202,990	\$42,918	\$0.99	40	1
1.028	44,801	\$38,911	\$0.89	125	4
0.442	19,254	\$45,249	\$1.04	-197	-7

**6.130**

**267,044**



ed sale price racted Sales (all ac anges):	\$0
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Time Adjustment	Adjusted Sale Price	Adjusted Price Per Acre	Adjusted Price Per Sq Ft	Adjusted Price Per Front Ft
0.00%	\$200,000	\$42,918	\$0.99	\$383.33
0.00%	\$40,000	\$38,911	\$0.89	\$200.00
0.00%	\$20,000	\$45,249	\$1.04	\$307.69

**\$260,000**
**\$42,414.36**
**\$0.97**
**\$330.48**

**Use**
**\$42400 / Acre**

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Comments

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Vacant  
Abstraction

Allocation





Out Year Start: 4/1/2018	In Year Start: 4/1/2019	New Sales Start: 4/1/2019
Out Year End: 3/31/2019	In Year End: 3/31/2020	New Sales End: 3/31/2020

Valuation		Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/Page
NBHD	Method						
Excess	Vacant	80-01-015-005-50	27041 34th St Mattawan	8/22/2018	\$35,000	No	1673/256
Excess	Vacant	80-14-014-030-10	CR 665 Paw Paw	9/28/2018	\$160,000	No	1674/590

TIME ADJUSTMENT TO 4/1/2019 0.000000

PER MONTH

LB Ratio 0.28

Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Building Value	Land Residual	Indicated LB Ratio	Residual Acre	Residual Sq Ft
9.3	405,108	330	10890	\$2,276	\$32,724	N/A	9.05	394,218
92.589	4,033,177	1530.63	50486.04	\$0	\$160,000	N/A	91.43	3,982,691
		<b>1860.63</b>					<b>100.48</b>	<b>4,376,909</b>



Weighted Abstracted Land Residual of Used Sales:	\$0	Weighted sale price of Used Abstracted Sales:	\$0
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Unadjusted \$ / acre		Days	Months	Time Adjustment	Adjusted Sale Price	Adjusted Price Per Acre	Adjusted Price Per Sq Ft	Adjusted Price Per Front Ft
\$3,616	\$0.08	219	7	0.00%	\$32,724	\$3,616	\$0.08	\$99.16
\$1,750	\$0.04	183	6	0.00%	\$160,000	\$1,750	\$0.04	\$104.53

**\$192,724    \$1,918.03                    \$0.04                    \$103.58**

**Use    \$1900 / Acre**

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Comments

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80-14-023-015-00, 80-14-024-003-10, 80-14-023-018-00, 80-14-024-009-00

Vacant  
Abstraction

Allocation