

Oregon Township Commercial Land Value 2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when		Cur.		Est. Land		Effic. Front	Depth	Net Acres	Total Acres	Dollars/		Dollars/S	Actual	Class
							Sold	Asd/Adj. Sale	Appraisal	Land Residual	Value	FF					Dollars/Acre	qFt			
001-009-013-22	BURGETT DR	03/31/22	\$127,500	WD	32-SPLIT VACANT	\$127,500	\$0	0.00	\$70,433	\$122,317	\$65,250	145.0	345.0	1.15	1.15	\$844	\$106,548	\$2.45	145.00	202	
001-034-013-06	VAN DYKE RD	03/09/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,800	61.33	\$74,250	\$60,000	\$74,250	165.0	495.0	2.00	2.00	\$364	\$30,000	\$0.69	165.00	201	
007-011-042-20	5075 DRYDEN RD	06/12/20	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$24,300	45.85	\$89,775	\$53,000	\$89,775	266.0	577.5	3.52	3.53	\$199	\$15,044	\$0.35	266.00	202	
008-011-045-30	TRADE CENTER WAY	09/01/21	\$33,900	WD	03-ARM'S LENGTH	\$33,900	\$71,000	209.44	\$72,875	\$33,900	\$72,875	583.0	266.0	3.56	3.56	\$58	\$9,522	\$0.22	583.00	202	
008-011-045-40	TRADE CENTER WAY	08/24/21	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$78,400	186.67	\$102,625	\$42,000	\$102,625	821.0	250.4	4.72	4.72	\$51	\$8,898	\$0.20	821.00	202	
008-011-045-70	TRADE CENTER WAY	05/14/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$52,000	94.55	\$41,250	\$55,000	\$41,250	110.0	2490.8	6.29	6.29	\$500	\$8,744	\$0.20	110.00	202	
012-003-033-30	IMLAY CITY RD	08/23/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,400	31.20	\$69,750	\$75,000	\$69,750	155.0	343.0	1.22	1.22	\$484	\$61,425	\$1.41	155.00	202	
012-003-039-00	IMLAY CITY RD	08/20/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$89,100	80.27	\$119,250	\$111,000	\$119,250	530.0	165.0	2.01	2.01	\$209	\$55,279	\$1.27	530.00	202	
012-012-010-10	IMLAY CITY RD	12/09/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$45,000	166.67	\$45,000	\$27,000	\$45,000	200.0	200.0	0.92	0.92	\$135	\$29,412	\$0.68	200.00	202	
012-029-044-20	2450 S LAPEER RD	11/05/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$26,900	128.10	\$27,225	\$21,000	\$27,225	242.0	217.0	1.21	1.21	\$87	\$17,413	\$0.40	242.00	202	
047-636-005-01	5630 OTTER LAKE	09/13/21	\$146,000	WD	32-SPLIT VACANT	\$146,000	\$0	0.00	\$56,250	\$146,000	\$56,250	225.0	337.0	1.91	1.91	\$649	\$76,440	\$1.75	225.00	201	
I19-83-207-100-20	S CEDAR ST	01/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$74,900	25.83	\$207,600	\$290,000	\$207,600	173.0	225.0	0.89	0.89	\$1,676	\$324,385	\$7.45	173.00	202	
L20-01-000-040-00	141 W NEPESSING ST	02/16/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$119,400	796.00	\$43,000	\$15,000	\$43,000	43.0	120.0	0.12	0.12	\$349	\$127,119	\$2.92	43.00	201	
L20-01-200-040-00	155 W NEPESSING ST	02/23/22	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$54,600	910.00	\$18,000	\$6,000	\$18,000	12.0	120.0	0.03	0.03	\$500	\$181,818	\$4.17	12.00	201	
L20-10-900-040-00	W NEPESSING ST	08/17/20	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$15,200	60.80	\$40,000	\$25,000	\$40,000	40.0	120.0	0.11	0.11	\$625	\$227,273	\$5.22	40.00	202	
L20-10-900-040-00	W NEPESSING ST	11/22/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$15,200	43.43	\$40,000	\$35,000	\$40,000	40.0	120.0	0.11	0.11	\$875	\$318,182	\$7.30	40.00	202	
L20-83-462-040-10	IMLAY CITY RD	03/18/21	\$375,000	WD	19-MULTI PARCEL /	\$375,000	\$179,500	47.87	\$383,400	\$375,000	\$383,400	550.0	1211.3	5.88	1.78	\$682	\$63,776	\$1.46	550.00	202	
Totals:			\$1,497,400			\$1,497,400	\$905,700		\$1,500,683	\$1,492,217	\$1,495,500	4,300.0		35.65	31.55	\$8,287	1740				
								Sale. Ratio =>	60.48		Average		Average				Average				
								Std. Dev. =>	265.14		per FF=>		\$347		per Net Ac		41,858.59		per SqFt=>		\$0.96

300 per front foot

Used Surrounding Sales
no sales. have
3 commercial properties