

GRANT COMMERCIAL \$/FF 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
051-L20-003-011-55	3496 INDIAN LAKE RD	04/12/24	\$165,000	MLC	03-ARM'S LENGTH	\$165,000	\$74,500
051-S40-006-001-00	3949 SAGINAW ST	07/25/24	\$192,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$192,000	\$91,900
063-034-200-013-00	4720 F-41	08/22/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$44,200
070-014-200-005-10	3890 N M-65	05/08/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$160,200
070-015-400-028-00	N M-65	06/15/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$23,400
Totals:			\$922,000			\$922,000	\$394,200
							Sale. Ratio =>
							Std. Dev. =>

USING \$465/FF

DUE TO LACK OF SALES USING SALES FROM SURROUNDING AREA

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	ECF Area	Liber/Page
45.15	\$136,204	\$46,276	\$17,480	92.0	154.0	\$503	92.00	2	2024002508
47.86	\$183,826	\$89,684	\$81,510	282.0	397.0	\$318	282.00	2	2024003948
35.36	\$88,400	\$65,327	\$29,100	97.0		\$673	97.00	2	2024004514
40.05	\$374,891	\$176,751	\$87,600	292.0		\$605	292.00	2	2023002487
58.50	\$46,800	\$22,169	\$1,500	105.0		\$211	105.00	2	2023003157
	\$830,121	\$400,207	\$217,190	868.0					
42.75			Average						
6.58			per FF=>			\$461			

Other Parcels in Sale	Land Table
051-S40-999-101-00, 051-S40-003-001-00, 051-S40-006-003-00	COMMERCIAL
	COMMERCIAL
	COMMERCIAL
	COMMERCIAL
