

2022 Assessment Year Land Values

In this section you will find:

1. Land Table Description
2. Land Value Tables
3. Land Value Analysis
4. Abstraction Method Description

Code	Description	Comments
Unit 21-01 - LANSING CHARTER TWP		
02-00	02-00 SEC 2 OFF LK LANS	COMMERCIAL OFF LAKE LANSING
02-01	02-01 SEC.2 WOOD STREET	COMMERCIAL WOOD ST
02-02	02-02 LAKE LANSING COMM	COMMERCIAL LAKE LANSING & MALL
03-01	03-01 SEC 3 COMMERCIAL	COMMERCIAL L LANSING/WOOD NEAR LL
03-02	03-02 IDEAL GARDEN FARMS	RESIDENTIAL
03-03	03-03 PEPPER TREE CONDOS	RESIDENTIAL
03-04	03-04 SEC 3 COMM	COMMERCIAL WOOD/SIDE STREETS
03-20	03-20 EAST SIDE APTS	COMMERCIAL
07-01	07-01 DRYER FARMS/WAV & WILLOW	RESIDENTIAL
07-02	07-02 EDMONT PARK #1,#2	RESIDENTIAL
07-03	07-03 EDMONT PARK #4,#5,#6, #7	RESIDENTIAL
07-05	07-05 RAVENSWD, SHAVER & WILLOW HGTS	RESIDENTIAL
07-09	07-09 WESTFIELD HILLS #1,2,3,4,5,6	RESIDENTIAL
07-11	07-11 WEST SIDE APTS	COMMERCIAL
07-12	07-12 WEST SIDE COMMERCIAL	COMMERCIAL WAV/MICH/ ST JOE
07-13	07-13 WEST SIDE COMMERCIAL	COMMERCIAL SAGINAW
07-14	07-14 WEST SIDE COMMERCIAL	COMMERCIAL SIDE/LANS/MAIN/BUS CENT
11-01	11-01 DOVER CONDOMINIUMS	RESIDENTIAL
11-03	11-03 GROESBECK AREA	RESIDENTIAL
14-01	14-01 EAST COMM SEC 11 & 14 MICH	COMMERCIAL MICH/CLIPPERT/HOMER
14-02	14-02 URBANDALE #1,#2	RESIDENTIAL
14-03	14-03 EAST COMM MICH AVE	COMMERCIAL MICHIGAN AVE
14-04	14-04 EAST COM SAG/GR	COMMERCIAL SAGINAW/GRANDRIVER
14-05	14-05 EAST COM KAZOO/SIDE	COMMERCIAL KAZOO/SIDE STREETS
14-06	14-06 EAST COMM KAZOO URBANDALE	COMMERCIAL KAZOO URBANDALE
18-05	18-05 BAILEY/DURANT/IRMA GENE/W MI	RESIDENTIAL
18-07	18-07 BON AIR FARMS2	RESIDENTIAL
18-10	18-10 FARMINGTON #1, SUPERVR'S PLAT	RESIDENTIAL
18-14	18-14 MICHIGAN HEIGHTS	RESIDENTIAL
18-16	18-16 WESTWOOD VILLAGE #1,#2	RESIDENTIAL
18-17	18-17 WINDEMERE	RESIDENTIAL
19-02	19-02 WAVERLY HILLS	RESIDENTIAL
19-03	19-03 WAVERLY HILLS (RIVER FRONT)	RESIDENTIAL
301	301 INDUSTRIAL	INDUSTRIAL
51	251 351 551 PERSONAL PROPERTY	
90	90 EXEMPT PROPERTY	
99	99 REFERENCE ONLY	

Unit -

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 02-00.02-00 SEC 2 OFF LK LANS, Last Edited: 01/08/2020

Values for Square Footage Table: 'OFF LAKE LANS SEC2'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 02-01.02-01 SEC.2 WOOD STREET, Last Edited: 11/19/2014

Values for Acreage Table 1: 'WOOD STREET E.SIDE'

1 Acre: 275,000	3 Acre: 783,900	10 Acre: 2,613,000	30 Acre: 0
1.5 Acre: 425,000	4 Acre: 1,045,200	15 Acre: 3,919,500	40 Acre: 0
2 Acre: 550,000	5 Acre: 1,306,500	20 Acre: 5,226,000	50 Acre: 0
2.5 Acre: 650,000	7 Acre: 1,829,100	25 Acre: 6,532,500	100 Acre: 0

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 02-02.02-02 LAKE LANSING COMM, Last Edited: 09/08/2021

Values for Square Footage Table: 'LAKE LANSING SEC 2'

2,500 Sq Ft: 35,000	25,000 Sq Ft: 315,000	174,240 Sq Ft: 1,500,000
5,000 Sq Ft: 65,000	30,000 Sq Ft: 375,000	217,800 Sq Ft: 2,500,000
7,500 Sq Ft: 100,000	40,000 Sq Ft: 500,000	435,600 Sq Ft: 5,000,000
10,000 Sq Ft: 135,000	50,000 Sq Ft: 625,000	653,400 Sq Ft: 7,000,000
12,500 Sq Ft: 165,000	60,000 Sq Ft: 675,000	871,200 Sq Ft: 8,000,000
15,000 Sq Ft: 195,000	87,120 Sq Ft: 925,000	1,089,000 Sq Ft: 10,000,000
20,000 Sq Ft: 255,000	130,680 Sq Ft: 1,300,000	

Rates for Rate Table '', (SqFt)

MALL : 10.00
ROW : 0.00

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 03-01.03-01 SEC 3 COMMERCIAL, Last Edited: 01/08/2020

Values for Square Footage Table: 'LAKE LANS/WOOD NEAR '

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 03-02.03-02 IDEAL GARDEN FARMS, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: ' FF Rate: 220
Standard Frontage: 100 Standard Depth : 125

Values for Acreage Table 2: 'DAVID STREET REAR AC'

1 Acre: 9,900	3 Acre: 0	10 Acre: 0	30 Acre: 0
1.5 Acre: 9,900	4 Acre: 0	15 Acre: 0	40 Acre: 0
2 Acre: 9,900	5 Acre: 0	20 Acre: 0	50 Acre: 0
2.5 Acre: 9,900	7 Acre: 0	25 Acre: 0	100 Acre: 0

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 03-03.03-03 PEPPER TREE CONDOS, Last Edited: 01/05/2022

Sites:

Site 'A': Description: 'CONDO SITE' Value: 42,000

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-04.03-04 SEC 3 COMM, Last Edited: 01/08/2020

Values for Square Footage Table: 'WOOD/SIDE STS'

2,500 Sq Ft: 6,500	25,000 Sq Ft: 27,500	174,240 Sq Ft: 65,000
5,000 Sq Ft: 10,000	30,000 Sq Ft: 32,000	217,800 Sq Ft: 80,000
7,500 Sq Ft: 12,000	40,000 Sq Ft: 33,000	435,600 Sq Ft: 150,000
10,000 Sq Ft: 15,000	50,000 Sq Ft: 39,000	653,400 Sq Ft: 225,000
12,500 Sq Ft: 16,500	60,000 Sq Ft: 45,000	871,200 Sq Ft: 270,000
15,000 Sq Ft: 18,000	87,120 Sq Ft: 49,000	1,089,000 Sq Ft: 320,000
20,000 Sq Ft: 23,000	130,680 Sq Ft: 53,000	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 03-20.03-20 EAST SIDE APTS, Last Edited: 10/13/2021

Rates for Rate Table 'EAST SIDE APTS', (Units)

20 APTS & MORE : 5,500	(Not included in total acreage calculation)
15-19 APTS : 8,000	(Not included in total acreage calculation)
9-14 APTS : 8,500	(Not included in total acreage calculation)
7-8 APTS : 12,000	(Not included in total acreage calculation)
4-6 APTS : 12,500	(Not included in total acreage calculation)
ROW : 0	

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-01.07-01 DRYER FARMS/WAV & WILLOW, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: '	FF Rate: 480
Standard Frontage: 0	Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-02.07-02 EDMONT PARK #1,#2, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'STANDARD	FF Rate: 600
Standard Frontage: 60	Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-03.07-03 EDMONT PARK #4,#5,#6, #7, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'STANDARD	FF Rate: 600
Standard Frontage: 60	Standard Depth : 125
Frontage 'B': Description: 'WAVERLY RD.	FF Rate: 375
Standard Frontage: 60	Standard Depth : 125

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-05.07-05 RAVENSWD, SHAFER & WILLOW HGTS, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'STANDARD	FF Rate: 600
Standard Frontage: 65	Standard Depth : 130
Frontage 'B': Description: 'RIVERVIEW	FF Rate: 620
Standard Frontage: 65	Standard Depth : 130

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 07-09.07-09 WESTFIELD HILLS #1,2,3,4,5,6, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: '	FF Rate: 350
Standard Frontage: 60	Standard Depth : 150

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 07-11.07-11 WEST SIDE APTS, Last Edited: 10/13/2021

Rates for Rate Table 'WEST SIDE APTS', (Acres)

20 APTS & MORE	: 5,500	(Not included in total acreage calculation)
15-19 APTS	: 8,000	(Not included in total acreage calculation)
9-14 APTS	: 8,500	(Not included in total acreage calculation)
7-8 APTS	: 12,000	(Not included in total acreage calculation)
4-6 APTS	: 12,500	(Not included in total acreage calculation)
ROW	: 0	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 07-12.07-12 WEST SIDE COMMERCIAL, Last Edited: 01/08/2020

Values for Square Footage Table: 'WAV/MICH/ST JOE'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 07-13.07-13 WEST SIDE COMMERCIAL, Last Edited: 01/05/2022

Values for Square Footage Table: 'SAGINAW '

2,500 Sq Ft: 33,000	25,000 Sq Ft: 140,000	174,240 Sq Ft: 265,000
5,000 Sq Ft: 50,000	30,000 Sq Ft: 160,000	217,800 Sq Ft: 310,000
7,500 Sq Ft: 60,000	40,000 Sq Ft: 170,000	435,600 Sq Ft: 590,000
10,000 Sq Ft: 76,000	50,000 Sq Ft: 185,000	653,400 Sq Ft: 860,000
12,500 Sq Ft: 82,500	60,000 Sq Ft: 210,000	871,200 Sq Ft: 1,100,000
15,000 Sq Ft: 87,500	87,120 Sq Ft: 215,000	1,089,000 Sq Ft: 1,250,000
20,000 Sq Ft: 112,000	130,680 Sq Ft: 220,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 07-14.07-14 WEST SIDE COMMERCIAL, Last Edited: 01/08/2020

Values for Square Footage Table: 'SIDE/LANS/MAIN/BUS-C'

2,500 Sq Ft: 13,000	25,000 Sq Ft: 52,500	174,240 Sq Ft: 130,000
5,000 Sq Ft: 20,000	30,000 Sq Ft: 59,000	217,800 Sq Ft: 155,000
7,500 Sq Ft: 24,000	40,000 Sq Ft: 62,000	435,600 Sq Ft: 295,000
10,000 Sq Ft: 30,000	50,000 Sq Ft: 74,000	653,400 Sq Ft: 415,000
12,500 Sq Ft: 32,500	60,000 Sq Ft: 85,000	871,200 Sq Ft: 525,000
15,000 Sq Ft: 34,000	87,120 Sq Ft: 93,000	1,089,000 Sq Ft: 625,000
20,000 Sq Ft: 43,000	130,680 Sq Ft: 100,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 11-01.11-01 DOVER CONDOMINIUMS, Last Edited: 01/05/2022

Sites:

Site 'A':	Description: 'CONDO SITE	Value: 11,000
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Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 11-03.11-03 GROESBECK AREA, Last Edited: 01/05/2022

Frontages:

Frontage 'A':	Description: '	FF Rate: 610
	Standard Frontage: 70	Standard Depth : 125

Values for Acreage Table 1: 'MSU'

1 Acre: 38,500	3 Acre: 60,500	10 Acre: 137,500	30 Acre: 400,000
1.5 Acre: 44,000	4 Acre: 71,500	15 Acre: 192,500	40 Acre: 500,000
2 Acre: 49,500	5 Acre: 82,500	20 Acre: 300,000	50 Acre: 600,000
2.5 Acre: 55,000	7 Acre: 104,500	25 Acre: 350,000	100 Acre: 1,100,000

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 14-01.14-01 EAST COMM SEC 11 & 14 MICH , Last Edited: 01/08/2020

Frontages:

Frontage 'A':	Description: 'CLIPPERT/HOMER '	FF Rate: 650
	Standard Frontage: 0	Standard Depth : 140
Frontage 'B':	Description: 'SAGINAW/GRD RVR'	FF Rate: 1100
	Standard Frontage: 0	Standard Depth : 200
Frontage 'C':	Description: 'MICHIGAN AVE. '	FF Rate: 800
	Standard Frontage: 0	Standard Depth : 200
Frontage 'D':	Description: 'SIDE STREET '	FF Rate: 450
	Standard Frontage: 0	Standard Depth : 200
Frontage 'E':	Description: 'SAG/GR US127 '	FF Rate: 2500
	Standard Frontage: 0	Standard Depth : 200

Values for Square Footage Table: 'MICH/CLIPPERT/HOMER'

2,500 Sq Ft: 21,000	25,000 Sq Ft: 90,000	174,240 Sq Ft: 210,000
5,000 Sq Ft: 32,500	30,000 Sq Ft: 99,000	217,800 Sq Ft: 255,000
7,500 Sq Ft: 40,000	40,000 Sq Ft: 105,000	435,600 Sq Ft: 480,000
10,000 Sq Ft: 50,000	50,000 Sq Ft: 125,000	653,400 Sq Ft: 690,000
12,500 Sq Ft: 55,000	60,000 Sq Ft: 140,000	871,200 Sq Ft: 875,000
15,000 Sq Ft: 58,000	87,120 Sq Ft: 155,000	1,089,000 Sq Ft: 1,050,000
20,000 Sq Ft: 72,000	130,680 Sq Ft: 165,000	

Rates for Rate Table 'EAST SIDE COMMERCIAL', (SqFt)

<3000	: 8.00
3001-5000	: 6.25
5001-7000	: 6.25
7001-9000	: 5.00
9001-12000	: 4.75
12001-15000	: 4.25
15001-18000	: 3.75
18001-21000	: 3.75
21001-24000	: 3.50
24001-28000	: 3.50
28001-32000	: 3.45
32001-36000	: 3.25
36001-40000	: 2.75
40001-45000	: 2.50
45001-50000	: 2.50
50001-55000	: 2.50
55001-60000	: 2.50
60001-65000	: 2.30
65001-70000	: 2.30
70001-75000	: 2.30
75001-80000	: 1.90
80001-85000	: 1.70
85001-90000	: 1.50
90001-95000	: 1.50
95001-100000	: 1.45
100001-105000	: 1.40
105001-110000	: 1.35
110001-115000	: 1.30
115001-120000	: 1.25
120001-125000	: 1.20
125001-130000	: 1.15
130001-1350000	: 1.10
135001-140000	: 1.05
140000+	: 1.00
ROW	: 0.00

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 14-02.14-02 URBANDALE #1,#2, Last Edited: 01/05/2022

Frontages:

Frontage 'A':	Description: 'N OF KALAMZOO '	FF Rate: 200
	Standard Frontage: 40	Standard Depth : 144
Frontage 'B':	Description: 'S OF KALAMZOO '	FF Rate: 150
	Standard Frontage: 40	Standard Depth : 144
Frontage 'C':	Description: 'KAZOO E OFUS127'	FF Rate: 450
	Standard Frontage: 0	Standard Depth : 149

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 14-03.14-03 EAST COMM MICH AVE, Last Edited: 01/08/2020

Frontages:

Frontage 'A':	Description: 'SIDE N OF KZOO '	FF Rate: 250
	Standard Frontage: 0	Standard Depth : 144
Frontage 'B':	Description: 'SIDE S OF KZOO '	FF Rate: 150
	Standard Frontage: 40	Standard Depth : 144
Frontage 'C':	Description: 'KALAMAZOO ST. '	FF Rate: 450
	Standard Frontage: 0	Standard Depth : 140
Frontage 'D':	Description: 'MICHIGAN AVE '	FF Rate: 800
	Standard Frontage: 0	Standard Depth : 140

Values for Square Footage Table: 'michigan ave'

2,500 Sq Ft: 33,000	25,000 Sq Ft: 135,000	174,240 Sq Ft: 500,000
5,000 Sq Ft: 50,000	30,000 Sq Ft: 162,500	217,800 Sq Ft: 0
7,500 Sq Ft: 60,000	40,000 Sq Ft: 170,000	435,600 Sq Ft: 0
10,000 Sq Ft: 75,000	50,000 Sq Ft: 200,000	653,400 Sq Ft: 0
12,500 Sq Ft: 85,000	60,000 Sq Ft: 240,000	871,200 Sq Ft: 0
15,000 Sq Ft: 87,500	87,120 Sq Ft: 305,000	1,089,000 Sq Ft: 0
20,000 Sq Ft: 115,000	130,680 Sq Ft: 425,000	

Rates for Rate Table 'URBANDALE COMMERCIAL', (SqFt)

<3000	: 8.00
3001-5000	: 6.25
5001-7000	: 6.25
7001-9000	: 5.00
9001-12000	: 4.75
12001-15000	: 4.25
15001-18000	: 3.75
18001-21000	: 3.75
21001-24000	: 3.50
24001-28000	: 3.50
28001-32000	: 3.45
32001-36000	: 3.25
36001-40000	: 2.75
40001-45000	: 2.50
45001-50000	: 2.50
50001-55000	: 2.50
55001-60000	: 2.50
60001-65000	: 2.30
65001-70000	: 2.30
70001-75000	: 2.30
75001-80000	: 1.90
80001-85000	: 1.70
85001-90000	: 1.50
90001-95000	: 1.50
95001-100000	: 1.45
100001-105000	: 1.40
105001-110000	: 1.35
110001-115000	: 1.30
115001-120000	: 1.25
120001-125000	: 1.20
125001-130000	: 1.15
130001-1350000	: 1.10
135001-140000	: 1.05
140000+	: 1.00
ROW	: 0.00

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 14-04.14-04 EAST COM SAG/GR, Last Edited: 01/08/2020

Values for Square Footage Table: 'SAGINAW /GRD RIVER'

2,500 Sq Ft: 33,000	25,000 Sq Ft: 135,000	174,240 Sq Ft: 265,000
5,000 Sq Ft: 50,000	30,000 Sq Ft: 155,000	217,800 Sq Ft: 310,000
7,500 Sq Ft: 60,000	40,000 Sq Ft: 165,000	435,600 Sq Ft: 590,000
10,000 Sq Ft: 75,000	50,000 Sq Ft: 180,000	653,400 Sq Ft: 860,000
12,500 Sq Ft: 85,000	60,000 Sq Ft: 212,000	871,200 Sq Ft: 1,100,000
15,000 Sq Ft: 88,000	87,120 Sq Ft: 215,000	1,089,000 Sq Ft: 1,200,000
20,000 Sq Ft: 112,000	130,680 Sq Ft: 220,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 14-05.14-05 EAST COM KAZOO/SIDE, Last Edited: 01/08/2020

Values for Square Footage Table: 'KAZOO/SIDE STREETS'

2,500 Sq Ft: 13,000	25,000 Sq Ft: 55,000	174,240 Sq Ft: 130,000
5,000 Sq Ft: 19,500	30,000 Sq Ft: 60,000	217,800 Sq Ft: 155,000
7,500 Sq Ft: 24,000	40,000 Sq Ft: 65,000	435,600 Sq Ft: 290,000
10,000 Sq Ft: 30,000	50,000 Sq Ft: 75,000	653,400 Sq Ft: 425,000
12,500 Sq Ft: 33,000	60,000 Sq Ft: 85,000	871,200 Sq Ft: 550,000
15,000 Sq Ft: 35,000	87,120 Sq Ft: 95,000	1,089,000 Sq Ft: 650,000
20,000 Sq Ft: 45,000	130,680 Sq Ft: 100,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 14-06.14-06 EAST COMM KAZOO URBANDALE, Last Edited: 01/08/2020

Values for Square Footage Table: 'KAZOO URBANDALE'

2,500 Sq Ft: 6,500	25,000 Sq Ft: 27,500	174,240 Sq Ft: 65,000
5,000 Sq Ft: 10,000	30,000 Sq Ft: 32,000	217,800 Sq Ft: 80,000
7,500 Sq Ft: 12,000	40,000 Sq Ft: 33,000	435,600 Sq Ft: 150,000
10,000 Sq Ft: 15,000	50,000 Sq Ft: 39,000	653,400 Sq Ft: 225,000
12,500 Sq Ft: 16,500	60,000 Sq Ft: 45,000	871,200 Sq Ft: 270,000
15,000 Sq Ft: 18,000	87,120 Sq Ft: 49,000	1,089,000 Sq Ft: 320,000
20,000 Sq Ft: 23,000	130,680 Sq Ft: 53,000	

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 18-05.18-05 BAILEY/DURANT/IRMAGENE/W MI, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'Standard Frontage: 66	FF Rate: 370 Standard Depth : 140
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Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 18-07.18-07 BON AIR FARMS2, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'LARGE LOT Standard Frontage: 125	FF Rate: 280 Standard Depth : 300
Frontage 'B': Description: 'SMALL LOT Standard Frontage: 70	FF Rate: 280 Standard Depth : 125
Frontage 'C': Description: 'GOLF COURSE Standard Frontage: 125	FF Rate: 280 Standard Depth : 300

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 18-10.18-10 FARMINGTON #1, SUPERVR'S PLAT, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'STANDARD Standard Frontage: 83	FF Rate: 500 Standard Depth : 300
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Minimum Value for Frontages/Sites: 13,000

Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 18-14.18-14 MICHIGAN HEIGHTS, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'STANDARD Standard Frontage: 38	FF Rate: 400 Standard Depth : 132
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Unit: 21-01 - LANSING CHARTER TWP

Rates/Values for Neighborhood 18-16.18-16 WESTWOOD VILLAGE #1,#2, Last Edited: 01/05/2022

Frontages:

Frontage 'A': Description: 'Standard Frontage: 60	FF Rate: 440 Standard Depth : 158
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Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 18-17.18-17 WINDEMERE, Last Edited: 01/05/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 400
 Standard Frontage: 41 Standard Depth : 140

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 19-02.19-02 WAVERLY HILLS, Last Edited: 01/05/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 335
 Standard Frontage: 175 Standard Depth : 200
Frontage 'B': Description: 'S.WAVERLYHILL ' FF Rate: 335
 Standard Frontage: 175 Standard Depth : 200
Frontage 'C': Description: 'LANSING ROAD ' FF Rate: 335
 Standard Frontage: 175 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 19-03.19-03 WAVERLY HILLS (RIVER FRONT), Last Edited: 01/05/2022

Frontages:
Frontage 'A': Description: ' ' FF Rate: 495
 Standard Frontage: 200 Standard Depth : 200

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 301.301 INDUSTRIAL, Last Edited: 01/08/2020

Rates for Rate Table ' INDUST ', (SqFt)
ROW : 0.00
IND EAST > 10 A: 0.50
IND NO ROW : 0.25
IND WEST > 10 A: 0.50
SAGINAW FRONT : 2.35
MICHIGAN FRONT : 1.12
IND WEST < 10 A: 0.70
IND EAST < 10 A: 0.85
IND < 1 AC : 1.40
IND WEST > 80 A: 0.30
 : 0.00

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 51.251 351 551 PERSONAL PROPERTY, Last Edited: 11/19/2014

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 90.90 EXEMPT PROPERTY, Last Edited: 11/19/2014

Unit: 21-01 - LANSING CHARTER TWP
Rates/Values for Neighborhood 99.99 REFERENCE ONLY, Last Edited: 11/19/2014

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

Commercial/Industrial Land Value Analysis

LAND

**Ingham County
Lansing Charter Township Commercial Land Values**

<u>Parcel Number</u>	<u>Adjusted Sale Price</u>	<u>Sale Date</u>	<u>Estimated Land Sq. Ft.</u>	<u>Estimated Land Value per Sq. Ft.</u>	
Part of 18-101-001	\$ 810,000	07-20	64,367	\$ 12.58	3619 W Saginaw
14-452-009	\$ 8,900	05-20	5,924	\$ 1.50	435 S Detroit
14-407-009	\$ 700,000	09-15	5,976	\$ 117.14	521 N. Clippert
14-330-027	\$ 6,000	10-19	5,575	\$ 1.08	116 S Charles
18-101-001	\$ 2,200,000	09-19	5,248,109	\$ 0.42	3619 W Saginaw
02-100-035	\$ 800,000	06-19	156,816	\$ 5.10	3018 Wood
18-208-023	\$ 17,000	11-17	5,016	\$ 3.39	413 N Rosemary-Demo
18-451-089/70/71	\$ 60,000	03-17	64,693	\$ 0.93	Business Centre
19-201-006	\$ 400,000	07-16	320,602	\$ 1.25	2907 St. Joe
19-101-002	\$ 90,000	06-16	67,953	\$ 1.32	3621 St. Joe
18-481-002	\$ 130,000	05-16	140,699	\$ 0.92	2400 St. Joe
14-332-002	\$ 35,000	05-16	5,775	\$ 6.06	309 S Mifflin
14-205-037	\$ 107,500	09-15	5,976	\$ 17.99	521 N. Clippert
02-128-001	\$ 1,200,000	03-14	90,605	\$ 13.24	2401 Showtime
11-453-007	\$ 65,000	11-13	22,980	\$ 2.83	Clippert
03-427-026	\$ 585,000	06-13	49,876	\$ 11.73	1824 Lake Lansing
14-332-002	\$ 10,000	01-13	5,569	\$ 1.80	307 S. Mifflin
14-402-025*	\$ 630,001	12-09	91,041	\$ 6.92	MICHIGAN & HOWARD
03-426-012	\$ 1,290,000	08-09	24,393	\$ 52.88	2723 WOOD/ HOUSE
19-177-003	\$ 92,000	07-08	56,192	\$ 1.64	3300 Old Lake Lansing
14-452-007	\$ 4,000	05-08	5,759	\$ 0.69	429 s. Detroit
14-330-032	\$ 20,000	01-08	5,567	\$ 3.59	216 s.charles
18-451-061	\$ 60,000	10-06	14,328	\$ 4.19	601 business centre
02-100-033	\$ 932,851	05-06	43,255	\$ 21.57	2500 Showtime
02-100-026	\$ 2,132,820	05-06	262,231	\$ 8.13	2500 Showtime
14-205-016	\$ 370,000	11-05	18,295	\$ 20.22	3020 saginaw/demolished after
	\$ 369,999	10-05	18,294	\$ 20.23	3019 saginaw/demolished after
02-100-029*	\$ 1,625,840	04-05	148,975	\$ 10.91	2500 Showtime
18-203-004	\$ 101,000	03-05	27,007	\$ 3.74	2905 W. Saginaw
03-451-009	\$ 1,148,400	01-04	456,073	\$ 2.52	1530 Lake Lansing

\$ 9.74
\$ 5.12

*WITH OTHERS

Ingham County
Delhi Township Charter Commercial Land Values

<u>Parcel #</u>	<u>Adjusted Sale Price</u>	<u>Sale Date</u>	<u>Estimated Land Sq. Ft.</u>	<u>Estimated Land Value per Sq. Ft.</u>	
33-25-05-					
07-326-020	165,000	Feb-20	84,986	1.94	2695 Eaton Rapids
24-100-022	1,200,000	Jan-20	993,168	1.21	1961 Holloway
23-400-040	989,700	Jul-19	1,437,523	0.69	Holbrook Dr
01-100-017	130,000	May-19	42,719	3.04	Pine Tree
15-253-019	45,000	Feb-19	30,056	1.50	2361 Cedar
24-200-013	95,000	Jan-19	82,982	1.14	Holloway Dr
25-102-007	38,000	Jul-18	52,490	0.72	N. Cedar
07-326-020	81,000	Mar-18	84,986	0.95	2695 Eaton Rapids
24-351-001	15,000	Jan-18	30,928	0.48	1532 N. Edgar
01-301-	140,000	Nov-17	213,008	0.66	3110 Pine Tree 6 parcl
25-101-020	75,000	Apr-17	18,034	4.16	N. Cedar
11-126-001	225,000	Jan-17	609,840	0.37	Aurelius
26-200-016	59,500	Dec-16	75,857	0.78	Cedar St.
25-453-004	125,000	May-16	334,149	0.37	Hogsback
25-152-008	299,900	Apr-16	75,794	3.96	N. Cedar
25-453-006	22,000	Mar-16	90,343	0.24	N. Cedar
14-353-027	20,000	Dec-14	17,424	1.15	Holt Rd.
02-200-022	650,000	Oct-14	311,889	2.08	Jolly Rd (near Duncke
24-351-004	50,000	Jul-14	11,586	4.32	Cedar St.
02-200-033	325,000	Nov-12	261,360	1.24	Pine Tree
23-400-031	250,000	Nov-12	343,252	0.73	N Cedar
25-451-003	28,600	Jun-13	148,529	0.19	N Cedar
07-401-022	340,000	Apr-08	61,855	5.50	Bishop Road
15-277-024	458,000	Oct-07	637,082	0.72	2350 Cedar (Brownfiel
02-126-006	475,000	Jul-07	40,510	11.73	2540 Jolly Rd
04-426-023	450,000	Jul-07	49,062	9.17	5645 S. Cedar
23-135-011	50,000	May-07	19,602	2.55	1953 Cedar St.
23-135-011	50,000	May-07	19,800	2.53	1953 Cedar
07-376-001	42,000	Nov-06	45,520	0.92	2616 Eaton Rapids Rd
02-403-004	269,100	May-06	179,467	1.50	4167 English Oak
15-277-024	265,000	Jun-05	67,082	3.95	2350 Cedar
02-200-038	\$215,000	May-05	90,648	2.37	3475 Belle Chase
15-201-015	\$600,000	Feb-05	375,052	1.60	2385 Cedar Park
TOTAL:	Average			\$ 2.64	
	Median			\$ 1.55	

**Ingham County
City of Lansing Commercial Land Values**

<u>Parcel Number</u>	<u>Adjusted Sale Price</u>	<u>Sale Date</u>	<u>Estimated Land Sq. Ft.</u>	<u>Estimated Land Value per Sq. Ft.</u>		
33-01-05-05-227-391	\$31,000	Dec-19	12,415	\$ 2.50	W. Jolly	ofc
33-01-05-10-328-007	\$36,500	Oct-19	21,405	\$ 1.71	Roth Dr	ofc
33-01-05-10-176-002	\$500,000	Jul-19	44,126	\$ 11.33	6425 S. Pennsylvannia	retail
01-01-09-408-132+	\$90,000	Jul-19	23,043	\$ 3.91	Grand Ct/Oakland	Ofc
01-01-09-254-031+	\$60,400	Apr-19	12,448	\$ 4.85	Turner	retail
33-01-01-06-104-067	\$15,500	Mar-19	23,610	\$ 0.66	Bardaville	
33-01-01-05-402-151	\$21,000	Mar-19	24,306	\$ 0.86	2706 N. Grand River	
33-01-01-30-480-082	\$80,000	Feb-19	7,144	\$ 11.20	Pleasant Grove	
19-05-31-30-035-000	\$114,665	Sep-18	54,886	\$ 2.09	N. Grand River	
33-01-01-31-226-085	\$6,000	Sep-18	5,097	\$ 1.18	3418 Pleasant Grove	
33-01-01-10-378-103	\$97,500	Jun-18	19,122	\$ 5.10	E. Saginaw	
33-01-01-05-451-051	\$48,000	May-18	172,933	\$ 0.28	N. Grand River	
33-01-01-16-428-002	\$1,000,000	May-18	79,279	\$ 12.61	636 E. Michigan	
33-01-01-18-457-202	\$385,000	May-18	78,887	\$ 4.88	River	
33-01-01-03-305-011	\$100,000	Apr-18	6,273	\$ 15.94	N. East	
33-01-05-10-126-083	\$150,000	Apr-18	114,824	\$ 1.31	E. Miller	
33-01-01-16-428-002	\$1,000,000	May-18	79,279	\$ 12.61	636 E Michigan	
33-01-01-21-401-080	\$105,000	Dec-17	87,120	\$ 1.21	Diamond REO	
33-01-01-33-407-245	\$75,000	Nov-17	27,922	\$ 2.69	S Cedar	
33-01-01-28-287-132	\$25,000	Jul-17	8,580	\$ 2.91	Lincoln	
33-01-05-10-101-009	\$485,918	Jul-17	52,863	\$ 9.19	6280 S. Pennsylvania	
33-01-05-03-426-035	\$69,900	Jun-17	140,089	\$ 0.50	Enterprise	
33-01-01-09-228-135	\$252,709	Feb-17	87,120	\$ 2.90	Benjamin	
33-01-01-16-383-054	\$185,000	Nov-16	10,890	\$ 16.99	S. Capitol	
33-01-01-09-205-061	\$30,000	Apr-16	1,612	\$ 18.61	Turner	
33-01-01-21-451-001	\$50,000	May-16	16,000	\$ 3.13	S. Washington	
19-05-31-30-035-000	\$30,000	May-16	54,050	\$ 0.56	N. Grand River	
33-01-01-05-476-071	\$235,000	Apr-16	68,697	\$ 3.42	N Grand River	
33-01-05-10-328-005	\$37,500	Mar-16	13,285	\$ 2.82	Roth	
33-01-01-08-379-151	\$67,000	Feb-16	7,367	\$ 9.09	W. Saginaw	
33-01-01-33-402-143	\$137,000	Jan-16	38,174	\$ 3.59	S. Cedar	
33-01-05-07-201-015	\$50,000	Sep-15	196,064	\$ 0.26	W Miller	
33-01-05-04-201-092	\$210,000	Jun-15	66,132	\$ 3.18	Jolly Cedar	
01-05-04-479-041+	\$135,000	Jun-15	21,997	\$ 6.14	S Cedar	
33-01-01-16-455-102	\$30,000	Apr-15	14,663	\$ 2.05	Center/Saginaw	
33-01-01-16-455-102	\$10,000	Dec-15	2,004	\$ 4.99	E. Lenawee	
33-01-01-16-456-101	\$400,000	Nov-15	43,395	\$ 9.22	Cherry	
33-01-05-07-201-015	\$50,000	Sep-15	196,070	\$ 0.26	W. Miller	
33-01-05-10-126-011	\$910,000	Jul-15	182,667	\$ 4.98	Ramada Dr	

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33-01-01-32-402-191	\$60,000	Apr-15	18,467	\$	3.25	S MLK
33-01-05-10-376-311	\$345,000	Dec-14	65,430	\$	5.27	S. Cedar St.
33-01-05-06-455-180	\$20,000	Mar-14	62,726	\$	0.32	W Miller
33-01-01-34-276-404	\$100,000	Nov-12	116,740	\$	0.86	Aurelius/Cavanaugh
33-01-01-15-432-191	\$75,000	Sep-11	4,356	\$	17.22	319 Shepard
33-01-05-04-202-042	\$75,000	Jan-12	155,509	\$	0.48	Jolly Cedar
33-01-01-05-402-151	\$22,400	Jan-12	24,304	\$	0.92	2706 Grand River
33-01-01-09-331-001	\$ 23,000	Feb-09	4,207	\$	5.47	127 w Grand River
33-01-01-29-477-021	\$ 132,000	Oct-08	145,000	\$	0.91	3333 S. MLK
33-01-01-29-477-021	\$145,000	Oct-08	22,500	\$	6.44	3325 S MLK
33-01-05-03-376-004	\$ 825,000	Jul-08	130,975	\$	6.30	5737 S Pennsylvania
33-01-05-03-485-004	\$150,000	Feb-08	54,879	\$	2.73	E. MILLER
33-01-01-32-451-112	\$120,000	Oct-07	130,244	\$	0.92	W. Jolly
33-01-01-32-201-232	\$44,000	Aug-07	38,929	\$	1.13	S. MLK
33-01-01-16-430-042	\$120,000	Mar-07	17,671	\$	6.79	PARK PLACE
33-01-01-14-135-232	\$650,000	Jun-06	149,351	\$	4.35	N Howard
33-01-01-16-378-163	\$11,500	May-06	880	\$	13.07	W Kalamazoo
33-01-05-10-379-042	\$50,000	Jan-06	11,809	\$	4.23	S. Cedar
* 33-01-05-05-126-053	\$125,000	Sep-05	40,200	\$	3.11	S MLK (\$ STORE)
* 33-01-05-03-401-012	\$420,000	Aug-05	50,965	\$	8.24	134 E. Edgewood
33-01-01-08-360-041	\$96,200	Jun-05	19,247	\$	5.00	1920 W SAGINAW
33-01-01-08-360-041	\$96,200	Jun-05	19,247	\$	5.00	1920 W. Saginaw
33-01-01-16-451-010	\$200,000	Jun-04	11,443	\$	17.48	S. Washington
33-01-05-03-326-122	\$65,000	May-04	51,720	\$	1.26	Lamone
33-01-01-32-276-011	\$250,000	Mar-04	49,500	\$	5.05	3825 S. MLK Demo
TOTAL:		Average		\$	5.08	
		Median		\$	3.59	

Includes estimated cost of demolition

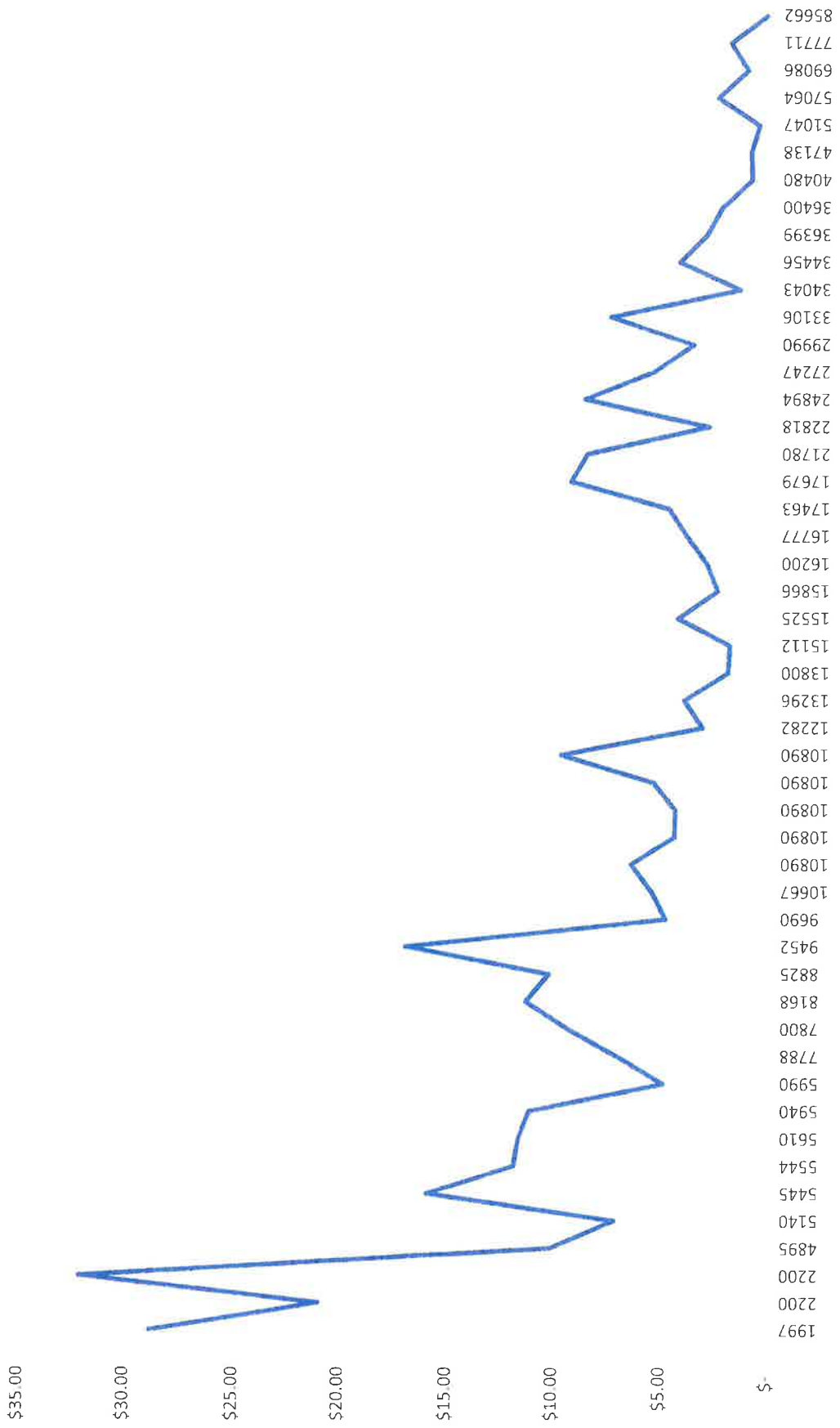
Office Land Extraction Analysis 2021

Lansing/Lansing Twp/Delhi

Parcel No.	Address	Sale Date	Sale Price	Land Imp		Building		Land	
				Value	Value	Value	Value	Sq Feet	\$/Sq Ft
33-01-01- 16-378-031	118 W Lenawee	7/2/2018	\$ 160,000	0	0	102540	57,460	1997	\$ 28.77
33-01-01- 16-277-181	603 E Michigan	12/5/2019	\$ 290,000	0	0	243986	46,014	2200	\$ 20.92
33-01-01- 16-277-181	603 E Michigan	10/22/2020	\$ 330,000	0	0	259432	70,568	2200	\$ 32.08
33-01-01- 16-158-051	426 W Ottawa	8/29/2018	\$ 260,000	0	0	210728	49,272	4895	\$ 10.07
33-01-01- 10-158-010	711 E Cesar Chavez	8/8/2019	\$ 125,000	5940	0	82673	36,387	5140	\$ 7.08
33-01-01- 16-329-011	325 S Walnut	12/10/2018	\$ 240,500	0	0	154198	86,302	5445	\$ 15.85
33-01-01- 16-455-081	117 E Hillsdale	10/21/2019	\$ 155,000	0	0	89584	65,416	5544	\$ 11.80
33-01-01- 16-384-071	105 W Hillsdale	8/29/2018	\$ 165,000	0	0	100042	64,958	5610	\$ 11.58
33-01-01- 15-281-071	1909 E Michigan	3/9/2018	\$ 155,000	0	0	89158	65,842	5940	\$ 11.08
33-01-01- 09-331-111	1103 N Washington	1/7/2021	\$ 100,000	0	0	71071	28,929	5990	\$ 4.83
33-01-01- 16-405-181	125 E Kalamazoo	2/13/2018	\$ 200,000	2745	0	143158	54,097	7788	\$ 6.95
33-01-01- 16-328-001	123 W Allegan	4/11/2019	\$ 4,500,000	0	0	4427817	72,183	7800	\$ 9.25
33-01-01- 16-127-011	614 N Seymour	2/15/2019	\$ 265,000	5981	0	167147	91,872	8168	\$ 11.25
33-01-01- 09-381-153	819 N Washington	2/23/2018	\$ 275,000	4241	0	181130	89,629	8825	\$ 10.16
33-25-05 01-152-006	3937 Patient Care	2/28/2020	\$ 780,000	11385	0	609524	159,091	9452	\$ 16.83
33-01-01- 27-127-002	1102 E Mt Hope	1/29/2019	\$ 125,000	3564	0	75646	45,790	9690	\$ 4.73
33-01-01- 16-276-182	532 E Shiawassee	4/30/2019	\$ 220,000	1180	0	161657	57,163	10667	\$ 5.36
33-01-01- 16-176-095	335 N Seymour	6/27/2019	\$ 264,500	8260	0	187266	68,974	10890	\$ 6.33
33-01-01- 09-378-101	901 Washington	3/20/2019	\$ 155,000	0	0	107779	47,221	10890	\$ 4.34
33-01-01- 09-381-021	820 N Capitol	12/14/2020	\$ 215,000	6664	0	161565	46,771	10890	\$ 4.29
33-01-01- 09-381-171	831 N Washington	7/16/2020	\$ 240,000	2280	0	179936	57,784	10890	\$ 5.31
33-01-01- 16-158-121	215 N Walnut	3/8/2018	\$ 250,000	0	0	145348	104,652	10890	\$ 9.61
33-01-01- 34-179-042	4201 S Pennsylvania	11/20/2018	\$ 172,000	4704	0	129835	37,461	12282	\$ 3.05
33-01-01- 06-104-063	3711 Plaza	11/6/2019	\$ 225,000	3083	0	170005	51,912	13296	\$ 3.90
33-01-01- 29-126-132	1515 W Mt Hope	4/14/2019	\$ 151,900	3967	0	121912	26,021	13800	\$ 1.89
33-01-01- 27-127-371	1114 E Mt Hope	7/22/2020	\$ 210,000	1428	0	181273	27,299	15112	\$ 1.81
33-01-05- 04-226-065	5325 S Cedar	2/22/2021	\$ 160,000	3332	0	91593	65,075	15525	\$ 4.19
33-01-01- 10-379-193	1219 E Saginaw	2/12/2018	\$ 185,000	6413	0	140826	37,761	15866	\$ 2.38

33-01-01-	28-202-461	208 E Mt Hope	1/31/2019	\$ 140,000	0	93422	46,578	16200	\$	2.88
33-01-01-	09-257-232	1235 Center	2/5/2020	\$ 468,000	5522	398866	63,612	16777	\$	3.79
33-01-01-	05-330-111	2930 N Grand River	3/9/2018	\$ 135,000	2809	51715	80,476	17463	\$	4.61
33-01-01-	21-177-013	1000 S Washington	9/10/2019	\$ 1,115,000	8976	943711	162,313	17679	\$	9.18
33-25-05	02-201-002	4136 Legacy pkwy	7/9/2019	\$ 875,000	9404	682427	183,169	21780	\$	8.41
33-01-01-	29-451-032	3316 S ML King	12/11/2020	\$ 150,000	3213	83049	63,738	22818	\$	2.79
33-01-01	21-180-082	1146 S Washington	4/30/2019	\$ 1,035,000	17405	805139	212,456	24894	\$	8.53
33-01-01-	16-277-311 & 383	119 Pere Marquette	4/16/2019	\$ 788,000	9287	633378	145,335	27247	\$	5.33
33-01-01-	16-381-007	520 S Washington	6/23/2020	\$ 500,000	10170	384736	105,094	29990	\$	3.50
33-21-01	03-426-025	1627 Lake Lansing	9/14/2018	\$ 590,000	12656	335045	242,299	33106	\$	7.32
33-21-01	18-376-027	3238 W St Joseph	1/19/2018	\$ 240,000	5251	188412	46,337	34043	\$	1.36
33-25-05-	23-252-003	1836 Cedar	9/30/2020	\$ 360,000	16340	200519	143,141	34456	\$	4.15
33-01-01-	34-454-014	4915 Contec	4/29/2019	\$ 400,000	5800	288285	105,915	36399	\$	2.91
33-01-01-	34-476-119	1975 E Jolly	5/22/2019	\$ 300,000	9735	209327	80,938	36400	\$	2.22
33-01-01-	06-201-071	3301 Capital City	12/9/2019	\$ 110,000	17140	58931	33,929	40480	\$	0.84
33-01-01-	28-256-082	2508 S Cedar	3/14/2019	\$ 550,000	976	508011	41,013	47138	\$	0.87
33-01-01-	10-484-101	1801 E Saginaw	12/26/2019	\$ 142,000	11276	105852	24,872	51047	\$	0.49
33-25-05-	14-353-035	4378 Holt	12/9/2020	\$ 420,000	9977	271649	138,374	57064	\$	2.42
33-25-05-	15-202-029	2385 Delhi Commerce	9/2/2020	\$ 758,000	22348	664516	71,136	69086	\$	1.03
33-25-05-	02-200-039	3276 E Jolly	4/24/2020	\$ 510,000	10987	355720	143,293	77711	\$	1.84
33-01-01-	03-377-021	5829 Executive	2/23/2018	\$ 582,000	5798	563758	12,444	85662	\$	0.15

\$ per Sq Feet



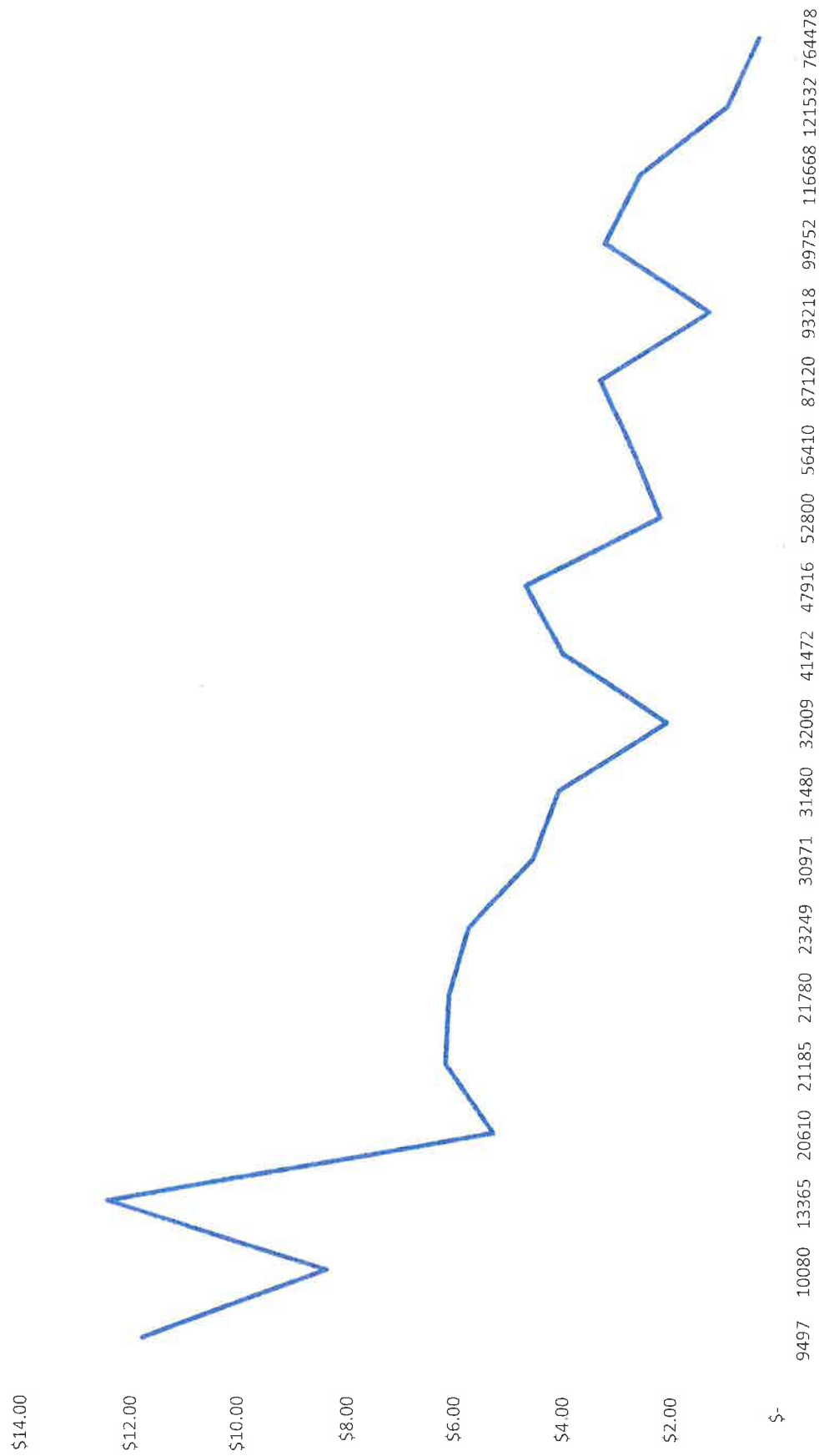
Average	
<u>SQ FT</u>	<u>\$/SF</u>
2000	\$ 22.96
5000	\$ 10.33
7500	\$ 8.49
10000	\$ 7.00
15000	\$ 4.35
25000	\$ 5.50
35000	\$ 3.19
50000	\$ 1.16
>50000	\$ 1.19

Office Land Extraction Analysis 2021

East Lansing/Meridian/Alaiedon

Parcel No.	Address	Sale Date	Sale Price	Land Imp		Building		Land	
				Value	Residual	Value	Sq Feet	\$/Sq Ft	
33-02-02	21-204-013	11/15/2019	\$ 275,000	5043	158065	111,892	9497	\$ 11.78	
33-02-02	21-251-002	1/14/2021	\$ 147,500	5398	57672	84,430	10080	\$ 8.38	
33-02-02	21-429-003	7/1/2020	\$ 289,000	3652	119009	166,339	13365	\$ 12.45	
33-02-02	09-402-028	6/19/2019	\$ 200,000	2858	88356	108,786	20610	\$ 5.28	
33-02-02	22-405-003	12/16/2020	\$ 350,000	7136	211910	130,954	21185	\$ 6.18	
33-02-02	21-405-008	11/24/2020	\$ 470,000	14212	322373	133,415	21780	\$ 6.13	
33-02-02	21-176-013	7/16/2020	\$ 200,000	3815	62235	133,950	23249	\$ 5.76	
33-20-02	08-251-010	4/22/2019	\$ 450,000	19798	288607	141,595	30971	\$ 4.57	
33-02-02	20-204-006	12/11/2020	\$ 325,000	3746	192001	129,253	31480	\$ 4.11	
33-02-02	33-376-019	9/25/2020	\$ 200,000	0	131739	68,261	32009	\$ 2.13	
33-06-06	05-101-005	5/10/2019	\$ 797,000	16974	612403	167,623	41472	\$ 4.04	
33-06-06	04-227-003	9/15/2019	\$ 1,300,000	23813	1049502	226,685	47916	\$ 4.73	
33-20-01	01-408-018	2/1/2019	\$ 550,000	19214	411014	119,772	52800	\$ 2.27	
33-02-02	28-327-001	5/24/2019	\$ 490,000	11891	320102	158,007	56410	\$ 2.80	
33-02-02	33-453-006 & 005	9/17/2019	\$ 850,000	12875	540984	296,141	87120	\$ 3.40	
33-20-01	12-306-012	12/18/2019	\$ 500,000	7380	364711	127,909	93218	\$ 1.37	
33-06-06	05-200-030	12/30/2019	\$ 1,700,000	36502	1332022	331,476	99752	\$ 3.32	
33-02-02	28-177-001	10/2/2020	\$ 800,000	7861	478622	313,517	116668	\$ 2.69	
33-20-01	01-408-025	10/2/2020	\$ 425,000	18235	279116	127,649	121532	\$ 1.05	
33-06-06	31-400-040	3/20/2019	\$ 900,000	36462	507474	356,064	764478	\$ 0.47	
33-20-01	01-408-104	8/31/2020	\$ 60,000	0	36721	23,279	1	\$ 23,279	condos
33-02-02	28-377-009 & 010	1/15/2020	\$ 127,000	6150	61658	59,192	1	\$ 59,192	condos
33-20-01	01-408-104	8/16/2019	\$ 381,000	0	348098	32,902	1	\$ 32,902	condos
33-20-01	02-476-301	5/19/2019	\$ 315,000	0	280883	34,117	1	\$ 34,117	condos
33-20-01	08-178-118	10/24/2019	\$ 41,500	0	19907	21,593	1	\$ 21,593	condos

\$ per Sq Ft

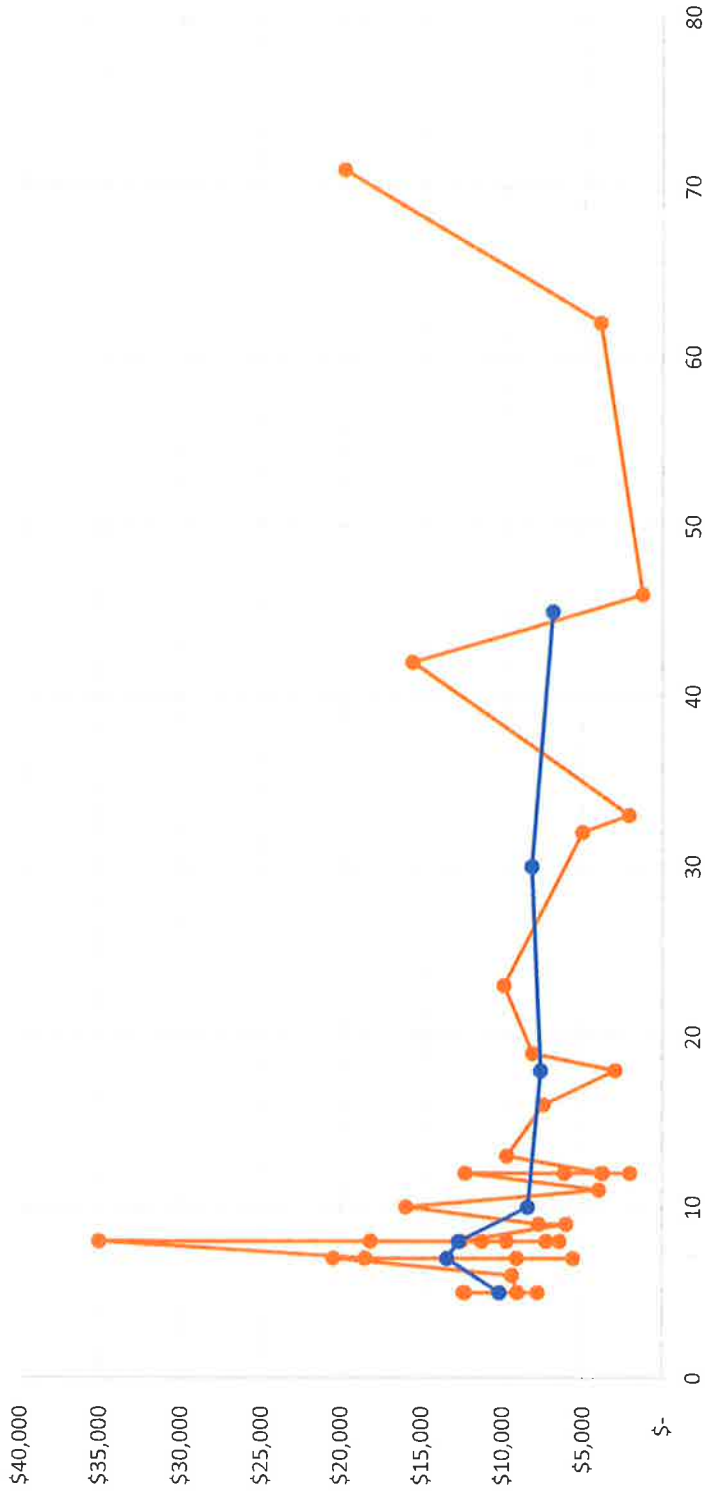


Average	
<u>SQ FT</u>	<u>\$/SF</u>
10000	\$ 10.87
20000	\$ 5.84
30000	\$ 4.14
40000	\$ 3.68
50000	\$ 3.46
80000	\$ 2.52
100000	\$ 2.70
>100000	\$ 0.76

Multi- Family Land Extraction Analysis 2021
Lansing/Lansing Twp/Delhi

Parcel No.	Address	Sale Date	Sale Price	Land Imp Value	Building Value	Land Residual	Units	\$/Unit
33-21-01 11-326-012	1235 Weber	11/19/2019	\$ 220,000	1207	156501	62,292	5	\$ 12,458
33-01-01- 16-152-031	314 N Sycamore	11/7/2018	\$ 195,000	0	155636	39,364	5	\$ 7,873
33-01-01- 17-258-241	233 N ML King	9/21/2020	\$ 129,900	0	68035	61,865	5	\$ 12,373
33-01-01- 15-329-021	209 S Pennsylvania	8/7/2020	\$ 88,500	0	42921	45,579	5	\$ 9,116
33-21-01 18-403-011	116 S Rosemary	10/8/2018	\$ 220,000	6236	156999	56,765	6	\$ 9,461
33-21-01 07-407-008	2827 Harwick	5/31/2019	\$ 360,000	4492	211678	143,830	7	\$ 20,547
33-21-01 07-407-012	914 Westfield	2/15/2019	\$ 275,000	11143	199695	64,162	7	\$ 9,166
33-01-01- 16-354-151	400 S Walnut	6/13/2018	\$ 250,000	0	210460	39,540	7	\$ 5,649
33-01-01- 16-157-061	227 N Chestnut	1/11/2021	\$ 403,000	1140	272154	129,706	7	\$ 18,529
33-01-01- 15-305-221	812 Eureka	2/5/2021	\$ 300,000	1904	17080	281,016	8	\$ 35,127
33-01-01- 15-104-111	821 E Shiawassee	8/11/2020	\$ 208,000	2044	127507	78,449	8	\$ 9,806
33-01-01- 31-351-131	3530 W Jolly	6/18/2020	\$ 350,000	0	259369	90,631	8	\$ 11,329
33-01-01- 32-476-003	4601 S M L King	1/22/2019	\$ 270,000	0	217989	52,011	8	\$ 6,501
33-01-01- 21-180-130	124 W South	12/10/2018	\$ 330,000	0	184420	145,580	8	\$ 18,198
33-25-05 14-101-013	2404 Aurelius	2/19/2018	\$ 383,150	12686	311917	58,547	8	\$ 7,318
33-21-01 07-351-030	824 Edgemont	1/18/2018	\$ 320,000	5660	213542	100,798	8	\$ 12,600
33-01-01- 34-376-061	4823 S Pennsylvania	2/26/2019	\$ 335,000	1748	278481	54,771	9	\$ 6,086
33-01-01- 09-363-191	517 W Madison	2/15/2018	\$ 248,000	6900	170810	70,290	9	\$ 7,810
33-21-01 07-351-029	838 Edgemont	1/10/2019	\$ 400,000	2725	237230	160,045	10	\$ 16,005
33-21-01 07-407-006	2911 Harwick	7/16/2018	\$ 415,000	3892	366856	44,252	11	\$ 4,023
33-01-01 27-126-031	1920 Alpha	5/22/2019	\$ 470,000	4002	318117	147,881	12	\$ 12,323
33-01-01- 06-252-251	4233 N Grand River	3/27/2019	\$ 330,000	8855	274657	46,488	12	\$ 3,874
33-01-01- 08-102-189	1310 Sunset	2/4/2019	\$ 355,000	8280	322080	24,640	12	\$ 2,053
33-01-05 04-277-043	5550 Kaynorth	11/12/2020	\$ 372,000	7980	289906	74,114	12	\$ 6,176
33-01-01- 06-252-251	4233 N Grand River	4/30/2020	\$ 330,000	4417	280215	45,368	12	\$ 3,781
33-01-01- 15-104-121	829 E Shiawassee	8/11/2020	\$ 376,000	1140	247540	127,320	13	\$ 9,794
33-01-01- 33-484-001	645 E Jolly	4/24/2018	\$ 390,000	4830	264976	120,194	16	\$ 7,512
33-01-01 09-361-022	818 N Chestnut	11/6/2019	\$ 450,000	3162	392937	53,901	18	\$ 2,995
33-25-05 14-151-003	2342 Aurelius	6/21/2018	\$ 733,000	5043	572570	155,387	19	\$ 8,178
33-21-01 11-334-002	1110 Blake	1/18/2018	\$ 1,050,000	28046	792835	229,119	23	\$ 9,962

33-01-01-	35-101-030	2115 Provincial Hse	7/19/2018	\$	1,875,000	12420	1700987	161,593	32	\$	5,050
33-01-05	03-301-142	828 Fred	10/9/2019	\$	837,900	35613	732671	69,616	33	\$	2,110
33-01-01-	30-303-001	3811 Sandhurst	10/29/2020	\$	1,700,000	28865	1015642	655,493	42	\$	15,607
33-01-01-	03-301-150	800 Fred	5/8/2018	\$	1,345,000	5520	1281314	58,166	46	\$	1,264
33-01-05-	04-277-051	5500 Kaynorth	11/3/2020	\$	1,922,000	22857	1653930	245,213	62	\$	3,955
33-21-01	07-276-011	2412 W Willow	10/29/2020	\$	3,500,000	33069	2054474	1,412,457	71	\$	19,894



AVERAGE	
Units	\$/Unit
5	\$ 10,256
7	\$ 13,473
8	\$ 12,753
10	\$ 8,481
18	\$ 7,688
30	\$ 8,252
45	\$ 6,942

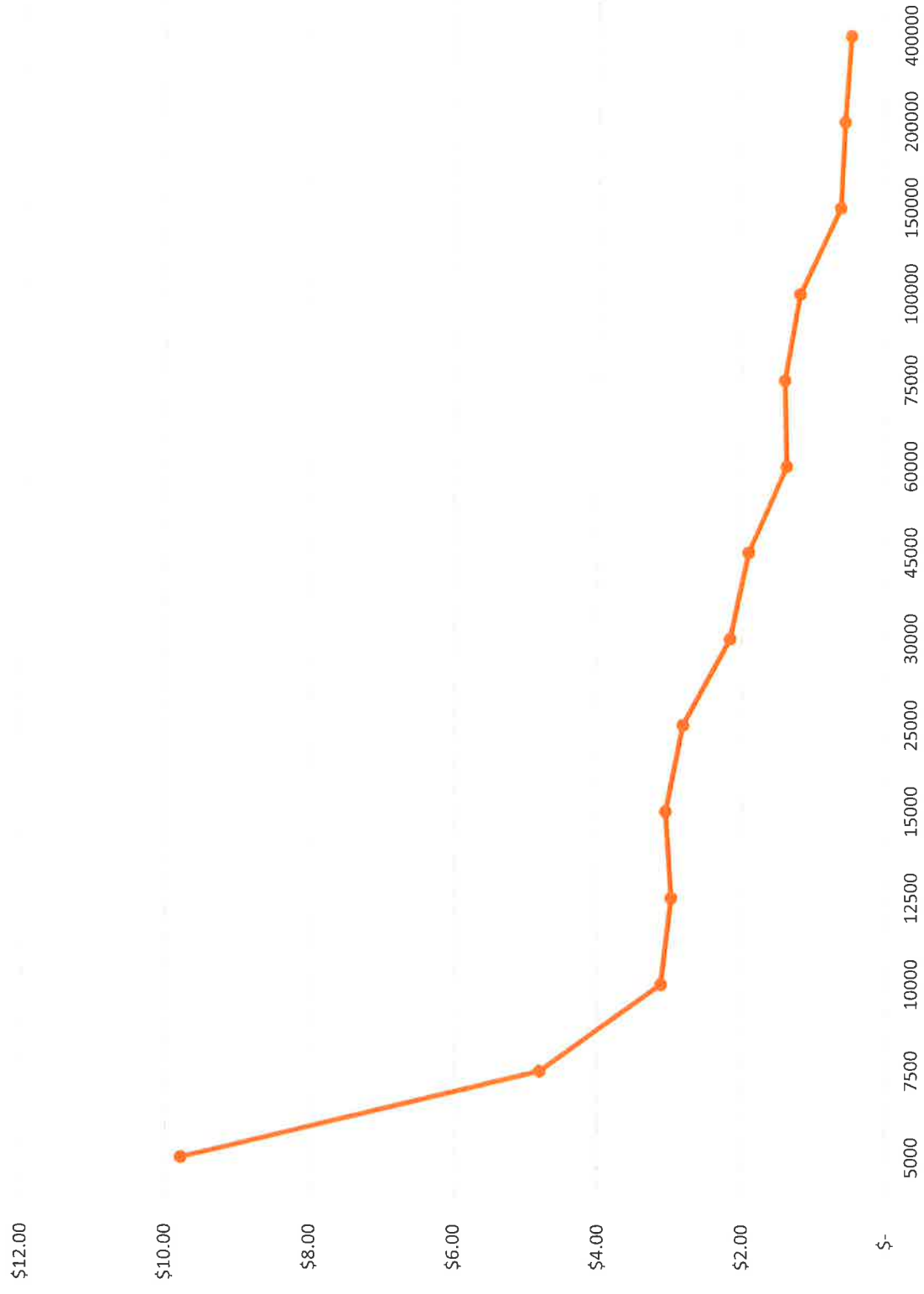
Warehouse Land Extraction Analysis 2021

Lansing/Lansing Twp/Delhi

Parcel No.	Address	Sale Date	Sale Price	Land Imp Building		Land Residual	Sq Feet		\$/Sq Ft
				Value	Value				
33-01-01- 15-309-012	300 S hosmer	12/28/2020	\$ 230,000	320	165358	64322	5181	\$ 12.41	
33-01-01- 15-401-253	15430 E Michigan	12/11/2020	\$ 157,000	0	105782	51218	7149	\$ 7.16	
33-21-01- 14-386-012	626 S Charles	12/27/2019	\$ 55,000	0	0	55,000	7420	\$ 7.41	
33-21-01- 23-129-012	628 S Charles	12/27/2019	\$ 55,000	5759	32828	16,413	8540	\$ 1.92	
33-01-01- 14-102-431	2032 E Saginaw	5/12/2018	\$ 75,000	3540	47535	23,925	8712	\$ 2.75	
33-01-01- 03-354-061	2311 N High	5/11/2018	\$ 129,900	2995	99661	27,244	9040	\$ 3.01	
33-21-01- 14-459-011	2720 E Kalamazoo	10/8/2019	\$ 130,000	5900	63274	60,826	9320	\$ 6.53	
33-01-01- 29-426-030	2915 S M L King Jr	5/18/2018	\$ 83,000	2643	61026	19,331	10332	\$ 1.87	
33-01-01- 03-103-021	3322 N East	10/8/2020	\$ 120,000	2670	87742	29588	11040	\$ 2.68	
33-01-01- 28-405-251	2910 S Cedar	8/13/2020	\$ 150,000	4712	104715	40573	11605	\$ 3.50	
33-01-01- 21-430-075	1523 S Cedar	6/30/2020	\$ 80,000	1190	55084	23726	12553	\$ 1.89	
33-01-01- 09-378-131	921 N Washington	9/14/2020	\$ 235,000	0	166208	68792	13068	\$ 5.26	
33-01-01- 29-451-041	3216 S M L King Jr	1/10/2020	\$ 150,000	6443	121811	21,746	13223	\$ 1.64	
33-01-01- 10-377-162	1117 May	11/1/2018	\$ 142,200	5900	96764	39,536	13528	\$ 2.92	
33-01-01- 28-476-021	3133 S Cedar	8/1/2018	\$ 91,500	13656	20460	57,384	15681	\$ 3.66	
33-21-01- 19-228-001	2607 W Main	4/10/2019	\$ 111,200	0	69508	41,692	15682	\$ 2.66	
33-01-01- 14-377-161	2516 E Kalamazoo	3/18/2020	\$ 80,000	11394	28696	39,910	16001	\$ 2.49	
33-01-01- 09-257-232	1235 Center	2/5/2020	\$ 468,000	14632	387219	66,149	16777	\$ 3.94	
33-01-01- 16-276-151	317 N Larch	11/1/2018	\$ 125,000	5990	71023	47,987	17696	\$ 2.71	
33-01-01- 09-102-061	1811 N Grand River	2/5/2021	\$ 165,000	6541	106730	51729	17730	\$ 2.92	
33-01-01- 22-102-004	801 S Hosmer	1/31/2019	\$ 109,115	185	73530	35,400	18571	\$ 1.91	
33-01-01- 15-352-322	826 E Kalamazoo	10/19/2018	\$ 300,000	9676	264013	26,311	18960	\$ 1.39	
33-01-01- 28-205-162	2200 S Cedar	10/12/2020	\$ 300,000	9710	173111	117179	25717	\$ 4.56	
33-21-01- 03-402-010	1408 Lake Lansing	8/15/2019	\$ 315,000	16928	200578	97,494	24002	\$ 4.06	
33-01-05- 05-356-192	6071 S M L King Jr	1/30/2019	\$ 195,000	0	139398	55,602	25215	\$ 2.21	
33-01-01- 29-477-072	1011 Southland	4/28/2018	\$ 105,000	10240	71569	23,191	27224	\$ 0.85	
33-21-01- 03-401-006	1403 Lake Lansing	2/6/2019	\$ 200,000	3480	97947	98,573	28314	\$ 3.48	
33-01-01- 05-276-142	712 Terminal	7/31/2018	\$ 215,000	9628	148759	56,613	30700	\$ 1.84	

33-01-05-	10-328-060	1235 Roth	6/27/2019	\$ 300,000	17875	218278	63,847	31291	\$	2.04
33-01-01-	06-102-018	3375 N Waverly	2/1/2019	\$ 399,000	12282	299871	86,847	32711	\$	2.65
33-01-01-	21-181-122	1214 S Washington	12/11/2020	\$ 700,000	0	614472	85528	40480	\$	2.11
33-25-05-	07-301-021	2641 Eaton Rapids	10/24/2019	\$ 140,000	13890	118601	7,509	40708	\$	0.18
33-25-05-	14-252-008	4160 Keller	6/30/2020	\$ 280,000	2290	156840	120870	42523	\$	2.84
33-25-05-	02-127-006	4255 Five Oaks	2/28/2020	\$ 925,000	35917	751082	138001	48134	\$	2.87
33-25-05-	14-427-011	2200 Depot	1/19/2018	\$ 290,000	11437	197939	80,624	51227	\$	1.57
33-01-01-	09-203-011	1600 Turner	4/5/2018	\$ 350,000	13018	280789	56,193	56748	\$	0.99
33-01-05-	03-177-101	5445 S Pennsylvania	9/29/2020	\$ 585,000	39300	383781	161,919	65340	\$	2.48
33-25-05-	25-176-001	1248 N Cedar	12/20/2019	\$ 270,000	0	195998	74,002	68173	\$	1.09
33-01-01-	05-451-127	2415 N M L King Jr	6/24/2019	\$ 150,000	2808	89251	57,941	71874	\$	0.81
33-01-01-	05-276-402	611 Terminal	11/13/2020	\$ 316,500	1111	231759	83630	76232	\$	1.10
33-25-05-	24-200-015	1868 Holloway	7/9/2019	\$ 850,000	24390	657717	167,893	82590	\$	2.03
33-25-05-	24-200-013	Holloway	1/24/2019	\$ 95,000	0	0	95,000	82982	\$	1.14
33-21-01-	19-177-005	3400 Old Lansing	8/30/2018	\$ 625,000	24294	401265	199,441	85815	\$	2.32
33-01-01-	04-380-010	1700 N Grand River	9/28/2018	\$ 826,000	81190	613767	131,043	162723	\$	0.81
33-01-05-	07-126-020	3237 W Miller	1/15/2019	\$ 400,000	34340	237952	127,708	270072	\$	0.47
33-01-01-	28-151-011	2200 S Washington	3/18/2019	\$ 450,000	148523	135480	165,997	326700	\$	0.51
33-01-01-	28-151-011	2200 S Washington	6/19/2020	\$ 525,000	148523	135480	240,997	326700	\$	0.74
33-25-05-	22-351-016	1560 Eifert	5/16/2019	\$ 675,000	2266	369151	303,583	770899	\$	0.39
33-01-05-	04-202-021	5400 S Cedar	12/23/2020	\$ 2,400,000	26809	2136170	237,021	408593	\$	0.58

\$ per Sq Feet



Average		
Sq Feet	\$/SF	
5000	\$ 9.79	
7500	\$ 4.81	
10000	\$ 3.13	
12500	\$ 2.98	
15000	\$ 3.06	
25000	\$ 2.82	
30000	\$ 2.17	
45000	\$ 1.92	
60000	\$ 1.39	
75000	\$ 1.42	
100000	\$ 1.20	
150000	\$ 0.63	
200000	\$ 0.57	
400000	\$ 0.49	

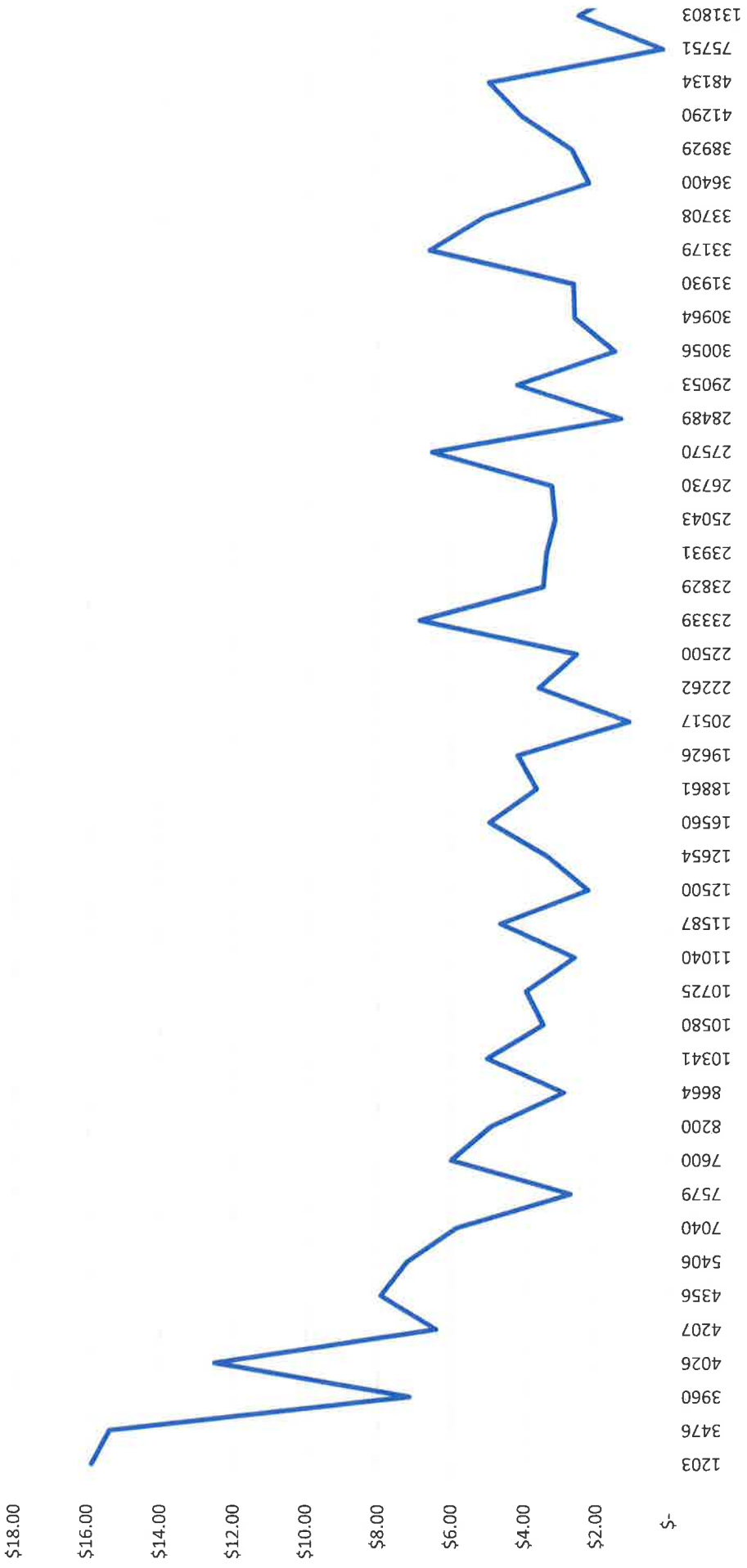
Retail Land Extraction Analysis 2021

Lansing/Lansing Twp/Delhi

Parcel No.	Address	Sale Date	Sale Price	Land Imp Value	Building Value	Land Residual	Sq Feet	\$/Sq Ft
33-01-01-21-257-085	1145 S Washington	9/5/2018	\$ 135,000	0	115888	19,112	1203	\$ 15.89
33-01-01-16-401-043	113 S Washington	9/10/2020	\$ 450,000	0	396521	53,479	3476	\$ 15.39
33-01-01-10-303-271	916 E Cesar Chavez	8/16/2018	\$ 70,000	1369	40332	28,299	3960	\$ 7.15
33-01-01-14-301-001	1910 E Michigan	6/26/2020	\$ 230,000	2380	177189	50,431	4026	\$ 12.53
33-01-01-09-331-001	127 W Cesar Chavez	3/13/2020	\$ 45,000	2731	15285	26,984	4207	\$ 6.41
33-01-01-16-404-011	203 S Washington	7/24/2020	\$ 350,000	0	315450	34,550	4356	\$ 7.93
33-01-01-27-358-011	3135 S Pennsylvania	2/4/2021	\$ 125,000	0	86008	38,992	5406	\$ 7.21
33-01-01-16-378-112	406 S Washington	11/24/2020	\$ 500,000	0	458784	41,216	7040	\$ 5.85
33-01-01-21-181-010	121 W South	10/29/2019	\$ 125,000	0	104411	20,589	7579	\$ 2.72
33-01-01-08-255-131	1200 W Willow	6/14/2019	\$ 135,000	7147	82199	45,654	7600	\$ 6.01
33-01-01-08-380-131	1712 W Saginaw	7/12/2018	\$ 79,000	2974	35737	40,289	8200	\$ 4.91
33-01-01-21-455-015	1923 S Washington	9/5/2018	\$ 64,000	4257	34576	25,167	8664	\$ 2.90
33-01-01-15-311-112	925 E Kalamazoo	1/15/2020	\$ 150,000	3977	94082	51,941	10341	\$ 5.02
33-01-01-03-101-011	3520 N. East	10/14/2020	\$ 100,000	0	63180	36,820	10580	\$ 3.48
33-01-01-10-304-002	924 E Cesar Chavez	4/1/2019	\$ 170,000	2467	125146	42,387	10725	\$ 3.95
33-01-01-03-103-002	3330 N East	7/11/2019	\$ 65,000	6127	30091	28,782	11040	\$ 2.61
33-25-05-23-128-011	1960 Cedar	4/10/2018	\$ 350,000	5566	290423	54,011	11587	\$ 4.66
33-01-01-21-378-131	1600 S Washington	3/26/2019	\$ 154,000	4285	121798	27,917	12500	\$ 2.23
33-01-01-03-305-001	2622 N East	4/25/2018	\$ 100,000	1888	55368	42,744	12654	\$ 3.38
33-01-01-03-103-031	3306 N East	7/12/2019	\$ 350,000	23114	244665	82,221	16560	\$ 4.97
33-25-05-23-251-039	4218 Charlar	10/28/2020	\$ 300,000	9657	221044	69,299	18861	\$ 3.67
33-01-01-10-376-002	838 N Pennsylvania	10/10/2020	\$ 350,000	3561	264174	82,265	19626	\$ 4.19
33-25-05-14-303-028	2068 Cedar	10/11/2019	\$ 149,400	8204	118650	22,546	20517	\$ 1.10
33-01-01-28-287-054	2521 S Cedar	5/2/2019	\$ 175,000	1062	93465	80,473	22262	\$ 3.61
33-01-01-33-482-003	4929 S Cedar	10/19/2018	\$ 383,000	8816	316725	57,459	22500	\$ 2.55
33-21-01-14-206-017	402 N Homer	2/27/2019	\$ 450,000	24214	265177	160,609	23339	\$ 6.88
33-21-01-18-201-015	3105 W Saginaw	9/19/2018	\$ 200,000	2926	113925	83,149	23829	\$ 3.49
33-01-01-35-154-057	4221 Aurelius	10/21/2020	\$ 214,000	10100	122444	81,456	23931	\$ 3.40
33-01-01-29-451-062	3208 S M L King Jr	5/14/2019	\$ 200,000	7198	113594	79,208	25043	\$ 3.16

33-01-01-	31-226-070	2201 W Holmes	10/3/2018	\$	200,000	4400	108517	87,083	26730	\$	3.26
33-01-05-	03-378-002	6001 S Pennsylvania	9/3/2020	\$	585,000	15048	389398	180,554	27570	\$	6.55
33-25-05-	25-102-007	N Cedar	7/26/2018	\$	38,000	0	0	38,000	28489	\$	1.33
33-01-01-	28-230-032	2117 S Cedar	3/13/2020	\$	300,000	9901	167516	122,583	29053	\$	4.22
33-25-05-	15-253-019	2361 Cedar	2/13/2019	\$	45,000	0	0	45,000	30056	\$	1.50
33-01-01-	35-377-012	2505 E Jolly	11/20/2020	\$	156,500	3204	72086	81,210	30964	\$	2.62
33-01-01-	28-452-182	3130 S Cedar	6/21/2019	\$	360,000	17110	258347	84,543	31930	\$	2.65
33-01-05-	10-301-025	920 American	3/4/2021	\$	500,000	25341	254802	219,857	33179	\$	6.63
33-01-05-	07-225-012	6272 S M L King Jr	5/30/2019	\$	245,000	23588	48858	172,554	33708	\$	5.12
33-01-01-	34-476-119	1975 E Jolly	5/22/2019	\$	300,000	9735	209327	80,938	36400	\$	2.22
33-01-01-	32-201-232	3500 S M L King Jr	4/15/2019	\$	340,000	23401	211301	105,298	38929	\$	2.70
33-25-05-	15-226-016	4509 Willoughby	4/26/2018	\$	500,000	39337	291243	169,420	41290	\$	4.10
33-25-05-	02-127-006	4255 Five Oaks	2/28/2020	\$	925,000	57023	627306	240,671	48134	\$	5.00
33-25-05-	02-126-003	2520 E Jolly	2/7/2020	\$	600,000	45464	540978	13,558	75751	\$	0.18
33-01-05-	03-376-022	5901 S Pennsylvania	6/1/2020	\$	2,951,250	123345	2496481	331,424	131803	\$	2.51
33-01-05-	05-126-101	5528 S M L King Jr	8/29/2018	\$	150,000	0	32016	117,984	138485	\$	0.85
33-01-05-	10-101-004	6200 S Pennsylvania	12/15/2020	\$	5,280,000	53830	4989324	236,846	643671	\$	0.37

\$ per Sq Feet



<u>Average</u>		<u>\$/SF</u>
<u>Sq Feet</u>		
<u>Average</u>		
<u>Sq Feet</u>		<u>\$/SF</u>
<3000	\$	9.84
4000	\$	6.03
7000	\$	4.31
8000	\$	4.05
10000	\$	3.39
15000	\$	2.99
25000	\$	3.83
30000	\$	3.44
45000	\$	2.56
>100000	\$	0.61

Residential Land Value Analysis

Parcel No.	Address	Sale Date	Sale Price	Imp Value	Land Residual	EFF	\$/EFF	ECF Neigh
33-21-01-03-477-037	1704 PEPPER TREE LN 37	10/25/2019	\$113000	\$71687 \$	\$41313	0.00	\$0	03-03
33-21-01-03-477-029	1707 PEPPER TREE LN 29	10/08/2019	\$116250	\$65741 \$	\$50509	0.00	\$0	03-03
33-21-01-03-477-019	1631 PEPPER TREE LN 19	06/21/2019	\$110000	\$68753 \$	\$41247	0.00	\$0	03-03
33-21-01-03-477-028	1705 PEPPER TREE LN 28	03/15/2019	\$119000	\$71687 \$	\$47313	0.00	\$0	03-03
33-21-01-03-477-022	1632 PEPPER TREE LN 22	08/24/2018	\$104000	\$69634 \$	\$34366	0.00	\$0	03-03
33-21-01-03-477-041	1718 PEPPER TREE LN 41	07/19/2018	\$115000	\$71687 \$	\$43313	0.00	\$0	03-03
33-21-01-03-477-025	1638 PEPPER TREE LN 25	05/25/2018	\$100000	\$68753 \$	\$31247	0.00	\$0	03-03
33-21-01-03-477-036	1706 PEPPER TREE LN 36	03/16/2018	\$119900	\$72715 \$	\$47185	0.00	\$0	03-03
Avg Land Residual								\$42062
Average Land Residual per Effective Front Foot								\$0

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-07-378-010	3330 W SAGINAW ST	06/26/2019	\$118800	\$67493 \$	\$51307	54.66	\$939	07-01
33-21-01-07-152-010	1500 N WAVERLY RD	05/20/2019	\$227900	\$107748 \$2049	\$118103	374.57	\$315	07-01
33-21-01-07-301-060	3813 W WILLOW ST	04/30/2019	\$140000	\$84599 \$987	\$54414	128.49	\$424	07-01
33-21-01-07-328-028	911 GOULD RD	10/24/2018	\$90000	\$70992 \$	\$19008	55.07	\$345	07-01
33-21-01-07-328-029	921 BON AIR RD	10/09/2018	\$145000	\$86353 \$	\$58647	86.71	\$676	07-01
33-21-01-07-381-004	750 DRYER FARM RD	07/20/2018	\$124000	\$93604 \$	\$30396	81.79	\$372	07-01
33-21-01-07-378-010	3330 W SAGINAW ST	05/03/2018	\$75000	\$55588 \$	\$19412	54.66	\$355	07-01
Avg Land Residual								\$50184
Average Land Residual per Effective Front Foot								\$489

Avg Land Residual	\$38328
Average Land Residual	\$605

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-07-304-009	924 FITTING AVE	03/27/2020	\$135400	\$78696 \$564	\$56140	67.24	\$835	07-03
33-21-01-07-351-018	919 PENDLETON DR	12/10/2019	\$120500	\$55656 \$1665	\$63179	78.71	\$803	07-03
33-21-01-07-329-019	1010 BOYNTON DR	11/27/2019	\$114000	\$69374 \$	\$44626	67.60	\$660	07-03
33-21-01-07-326-006	1130 MORRIS AVE	11/06/2019	\$121000	\$76150 \$	\$44850	58.27	\$770	07-03
33-21-01-07-307-002	3429 OVERLEA DR	10/23/2019	\$125000	\$88010 \$1447	\$35543	55.97	\$635	07-03
33-21-01-07-305-006	1048 ANDRUS AVE	10/18/2019	\$97500	\$68572 \$	\$28928	61.48	\$470	07-03
33-21-01-07-327-016	3210 TIMBER DR	09/30/2019	\$108000	\$75750 \$	\$32250	75.89	\$425	07-03
33-21-01-07-301-048	3608 MACON AVE	06/28/2019	\$123000	\$80978 \$260	\$41762	54.86	\$761	07-03
Avg Land Residual								\$38507
Average Land Residual per Effective Front Foot								\$606

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-07-326-014	1223 GOULD RD	03/25/2019	\$85000	\$65706 \$	\$19294	63.42	\$304	07-03
33-21-01-07-327-008	1120 GOULD RD	02/15/2019	\$1114000	\$73146 \$	\$40854	67.17	\$608	07-03
33-21-01-07-328-015	3211 TIMBER DR	12/21/2018	\$102000	\$78099 \$	\$23901	69.14	\$346	07-03
33-21-01-07-329-006	1130 BOYNTON DR	11/28/2018	\$120000	\$72502 \$865	\$46633	60.95	\$765	07-03
33-21-01-07-307-009	3428 CORNELIA DR	11/16/2018	\$116000	\$72717 \$	\$43283	55.97	\$773	07-03
33-21-01-07-329-004	1204 BOYNTON DR	09/28/2018	\$132000	\$80198 \$545	\$51257	61.19	\$838	07-03
33-21-01-07-327-022	1137 BOYNTON DR	07/16/2018	\$148000	\$94477 \$489	\$53034	63.27	\$838	07-03
33-21-01-07-329-020	1000 BOYNTON DR	07/09/2018	\$145000	\$91180 \$620	\$53200	79.28	\$671	07-03
Avg Land Residual								\$38507
Average Land Residual per Effective Front Foot								\$606

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigt</u>
33-21-01-07-309-004	3419 MACON AVE	07/02/2018	\$117500	\$75175 \$	\$42325	56.47	\$750	07-03
33-21-01-07-308-003	3423 CORNELIA DR	05/18/2018	\$119000	\$74974 \$657	\$43369	55.59	\$780	07-03
33-21-01-07-326-019	1127 GOULD RD	04/26/2018	\$130000	\$75432 \$	\$54568	70.73	\$772	07-03
33-21-01-07-351-032	1010 N WAVERLY RD	04/09/2018	\$132900	\$106042 \$2866	\$23992	76.62	\$313	07-03
33-21-01-07-301-044	3704 MACON AVE	04/09/2018	\$104000	\$74783 \$	\$29217	62.29	\$469	07-03
33-21-01-18-251-012	119 BRYNFORD AVE	10/04/2019	\$89900	\$52353 \$1546	\$36001	71.39	\$504	18-17
33-21-01-18-177-026	331 N DEERFIELD AVE	09/26/2019	\$70000	\$53477 \$	\$16523	70.02	\$236	18-17
33-21-01-18-201-012	503 BRYNFORD AVE	09/24/2019	\$60500	\$46968 \$	\$13532	41.00	\$330	18-17
Avg Land Residual \$38507								
Average Land Residual per Effective Front Foot \$606								

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-07-401-015	1005 WESTFIELD RD	10/15/2019	\$99500	\$65351 \$	\$34149	53.09	\$643	07-09
33-21-01-07-403-006	2919 RISLEY DR	07/01/2019	\$84900	\$54067 \$	\$30833	62.16	\$496	07-09
33-21-01-07-407-010	2811 HARWICK DR	03/27/2019	\$97500	\$70424 \$810	\$26266	60.84	\$432	07-09
33-21-01-07-403-004	3001 RISLEY DR	01/18/2019	\$65000	\$49553 \$	\$15447	62.16	\$248	07-09
33-21-01-07-403-008	2909 RISLEY DR	12/07/2018	\$75000	\$69671 \$	\$5329	62.16	\$86	07-09
33-21-01-07-403-012	3008 TIMBER DR	10/02/2018	\$102000	\$61799 \$2305	\$37896	63.87	\$593	07-09
33-21-01-07-403-009	2901 RISLEY DR	09/18/2018	\$78000	\$69191 \$	\$8809	70.32	\$125	07-09
33-21-01-07-401-014	1011 WESTFIELD RD	08/27/2018	\$97900	\$67711 \$	\$30189	53.82	\$561	07-09
Avg Land Residual \$24117								
Average Land Residual per Effective Front Foot \$402								

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-07-402-020	2924 RISLEY DR	07/27/2018	\$90000	\$61865	\$28135	64.81	\$434	07-09
				\$				

Avg Land Residual \$24117
 Average Land Residual \$402
 per Effective Front Foot

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-11-456-016	1041 KIMBERLY DR #2	03/27/2020	\$50000	\$39620 \$	\$10380	0.00	\$0	11-01
33-21-01-11-456-026	1043 KIMBERLY DR #12	03/06/2020	\$42900	\$38858 \$	\$4042	0.00	\$0	11-01
33-21-01-11-456-023	1041 KIMBERLY DR #9	05/03/2018	\$53900	\$46161 \$	\$7739	0.00	\$0	11-01
33-21-01-11-456-016	1041 KIMBERLY DR #2	08/18/2017	\$50000	\$39620 \$	\$10380	0.00	\$0	11-01
33-21-01-11-456-024	1043 KIMBERLY DR #10	04/28/2017	\$64000	\$46161 \$	\$17839	0.00	\$0	11-01
Avg Land Residual					\$10076			
Average Land Residual per Effective Front Foot					\$0			

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-11-128-002	1928 AUTUMN LN	03/10/2020	\$187500	\$142245 \$	\$45255	72.75	\$622	11-03
33-21-01-11-130-005	2502 LYMAN DR	02/26/2020	\$160000	\$121541 \$	\$38459	68.02	\$565	11-03
33-21-01-11-328-004	1224 DOWNER ST	01/31/2020	\$111900	\$82574 \$	\$29326	78.28	\$375	11-03
33-21-01-11-307-003	2314 WOODRUFF AVE	01/30/2020	\$135000	\$96448 \$	\$38552	54.14	\$712	11-03
33-21-01-11-177-014	1403 WEBER DR	01/17/2020	\$142000	\$104454 \$	\$37546	55.35	\$678	11-03
33-21-01-11-130-014	2415 RIDGELINE DR	12/31/2019	\$164900	\$125374 \$	\$39526	75.02	\$527	11-03
33-21-01-11-131-009	1730 GAY LN	12/13/2019	\$160000	\$116342 \$310	\$43348	61.71	\$702	11-03
33-21-01-11-157-034	1305 N FOSTER AVE	12/13/2019	\$155000	\$106715 \$	\$48285	71.39	\$676	11-03
Avg Land Residual								\$40870
Average Land Residual per Effective Front Foot								\$611

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-11-129-002	1744 N HAYFORD AVE	07/08/2019	\$153000	\$113544 \$	\$39456	63.10	\$625	11-03
33-21-01-11-126-003	2415 HEIGHTS AVE	07/08/2019	\$168500	\$122118 \$642	\$45740	75.26	\$608	11-03
33-21-01-11-401-005	1221 KIMBERLY DR	06/21/2019	\$180000	\$132121 \$	\$47879	68.91	\$695	11-03
33-21-01-11-131-002	2612 GROESBECK AVE	06/20/2019	\$165000	\$122636 \$	\$42364	62.62	\$677	11-03
33-21-01-11-257-004	1251 CHESTER RD	06/14/2019	\$189900	\$139479 \$	\$50421	80.00	\$630	11-03
33-21-01-11-176-020	2509 MARK AVE	05/23/2019	\$128500	\$88704 \$	\$39796	55.35	\$719	11-03
33-21-01-11-304-010	1235 N FOSTER AVE	05/03/2019	\$140000	\$90155 \$	\$49845	72.57	\$687	11-03
33-21-01-11-329-002	1236 BLAKE AVE	05/01/2019	\$159900	\$96630 \$	\$63270	89.50	\$707	11-03
Avg Land Residual \$40870								
Average Land Residual \$611								
per Effective Front Foot								

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigt</u>
33-21-01-11-176-011	1619 GAY LN	10/24/2018	\$141100	\$97145 \$	\$43955	74.92	\$587	11-03
33-21-01-11-179-010	1404 GAY LN	10/05/2018	\$133000	\$90250 \$	\$42750	56.68	\$754	11-03
33-21-01-11-258-004	2809 HOPKINS AVE	10/03/2018	\$130000	\$105867 \$983	\$23150	70.00	\$331	11-03
33-21-01-11-132-010	1726 SPRINGFIELD LN	09/28/2018	\$160000	\$119206 \$532	\$40262	63.54	\$634	11-03
33-21-01-11-132-007	1800 SPRINGFIELD LN	09/28/2018	\$170000	\$122061 \$	\$47939	65.93	\$727	11-03
33-21-01-11-132-024	1727 AUTUMN LN	09/24/2018	\$146000	\$105478 \$5937	\$34585	63.54	\$544	11-03
33-21-01-11-304-004	1230 N HAYFORD AVE	09/14/2018	\$139900	\$97834 \$	\$42066	54.07	\$778	11-03
33-21-01-11-176-017	2417 MARK AVE	09/07/2018	\$110000	\$91598 \$	\$18402	69.67	\$264	11-03
Avg Land Residual \$40870								
Average Land Residual per Effective Front Foot \$611								

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-14-330-014	221 S MIEFFLIN ST	07/22/2020	\$46000	\$43150 \$	\$2850	39.26	\$73	14-02
33-21-01-14-330-009	203 S MIEFFLIN ST	03/28/2019	\$60000	\$51849 \$	\$8151	39.26	\$208	14-02
33-21-01-14-330-010	207 S MIEFFLIN ST	09/15/2017	\$45000	\$38466 \$	\$6534	39.26	\$166	14-02
33-21-01-14-383-007	527 S CHARLES ST	07/22/2017	\$32900	\$26681 \$113	\$6106	40.42	\$151	14-02
Avg Land Residual \$5910								
Average Land Residual per Effective Front Foot \$149								

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-18-452-014	609 S ROSEMARY ST	03/06/2020	\$73000	\$45814 \$517	\$26669	50.62	\$527	18-05
33-21-01-18-429-010	205 HUNGERFORD ST	02/06/2020	\$97000	\$52856 \$	\$44144	66.96	\$659	18-05
33-21-01-18-428-013	112 HUNGERFORD ST	12/23/2019	\$40000	\$36730 \$	\$3270	38.46	\$85	18-05
33-21-01-18-404-020	2716 W WASHTENAW ST	10/11/2019	\$58000	\$44854 \$	\$13146	74.75	\$176	18-05
33-21-01-18-478-012	2419 W KALAMAZOO ST	08/09/2019	\$50950	\$26139 \$	\$24811	46.10	\$538	18-05
33-21-01-18-478-013	2409 W KALAMAZOO ST	06/06/2019	\$7000	\$0 \$	\$7000	44.59	\$157	18-05
33-21-01-18-433-003	315 HUNGERFORD ST	05/24/2019	\$79250	\$52608 \$	\$26642	38.46	\$693	18-05
33-21-01-18-406-018	326 S ROSEMARY ST	05/23/2019	\$59000	\$41347 \$	\$17653	43.42	\$407	18-05
Avg Land Residual								\$19359
Average Land Residual per Effective Front Foot								\$372

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-18-431-015	314 HAZE ST	02/15/2019	\$40000	\$30788 \$	\$9212	38.46	\$240	18-05
33-21-01-18-426-028	121 S ALGER ST	12/17/2018	\$60000	\$29094 \$2446	\$28460	66.96	\$425	18-05
33-21-01-18-427-030	118 HAZE ST	12/03/2018	\$77000	\$42758 \$	\$34242	66.96	\$511	18-05
33-21-01-18-427-019	200 HAZE ST	09/27/2018	\$53000	\$35705 \$	\$6651	38.46	\$173	18-05
33-21-01-18-427-018	200 HAZE ST	09/27/2018	\$53000	\$0 \$	\$10644	38.46	\$277	18-05
33-21-01-18-406-012	347 S GRACE ST	09/04/2018	\$69900	\$44333 \$	\$25567	60.05	\$426	18-05
33-21-01-18-451-044	408 S ROSEMARY ST	08/31/2018	\$79000	\$61953 \$	\$17047	61.72	\$276	18-05
33-21-01-18-432-031	318 HUNGERFORD ST	07/06/2018	\$47000	\$32410 \$	\$14590	38.46	\$379	18-05
Avg Land Residual								\$19359
Average Land Residual per Effective Front Foot								\$372

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-18-178-003	207 BON AIR ST	11/05/2018	\$145000	\$102837 \$	\$42163	125.00	\$337	18-07
33-21-01-18-126-010	507 BON AIR ST	02/21/2018	\$122500	\$86342 \$	\$36158	130.57	\$277	18-07
33-21-01-18-127-033	3118 W GENESEE ST	04/29/2016	\$123500	\$92667 \$	\$30833	135.67	\$227	18-07
Avg Land Residual \$36385								
Average Land Residual per Effective Front Foot \$280								

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-18-352-026	500 STONER RD	12/27/2019	\$90000	\$76217 \$1257	\$12526	82.19	\$152	18-10
33-21-01-18-351-024	514 CLEMENT RD	12/24/2019	\$95000	\$61563 \$4805	\$28632	66.87	\$428	18-10
33-21-01-18-352-019	3608 W ST JOSEPH ST	07/22/2019	\$134900	\$80514 \$	\$54386	82.19	\$662	18-10
33-21-01-18-301-048	230 CLEMENT RD	04/26/2019	\$113000	\$72062 \$1290	\$39648	68.45	\$579	18-10
33-21-01-18-352-014	605 CLEMENT RD	04/24/2019	\$119000	\$70921 \$	\$48079	82.19	\$585	18-10
33-21-01-18-302-016	351 CLEMENT RD	03/15/2019	\$86000	\$52551 \$1949	\$31500	45.83	\$687	18-10
33-21-01-18-352-029	522 STONER RD	02/14/2019	\$124900	\$75205 \$428	\$49267	82.19	\$599	18-10
33-21-01-18-351-017	3707 W KALAMAZOO ST	12/27/2018	\$120500	\$83377 \$	\$37123	49.14	\$756	18-10
Avg Land Residual								\$36036
Average Land Residual per Effective Front Foot								\$500

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-18-206-021	405 N CATHERINE ST	10/30/2019	\$45900	\$26093 \$	\$19807	37.70	\$525	18-14
33-21-01-18-253-026	213 N GRACE ST	07/19/2019	\$40000	\$30763 \$	\$9237	38.00	\$243	18-14
33-21-01-18-208-009	400 N GRACE ST	02/15/2019	\$60000	\$45853 \$	\$14147	38.00	\$372	18-14
33-21-01-18-202-023	521 N CATHERINE ST	05/31/2018	\$64500	\$39080 \$	\$25420	51.94	\$489	18-14
Avg Land Residual								\$17153
Average Land Residual per Effective Front Foot								\$408

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-18-303-037	116 WESTERN AVE	02/27/2020	\$103900	\$68493 \$2594	\$32813	72.47	\$453	18-16
33-21-01-18-303-040	206 WESTERN AVE	06/04/2019	\$123360	\$75034 \$	\$48326	65.65	\$736	18-16
33-21-01-18-303-037	116 WESTERN AVE	10/09/2014	\$82500	\$68493 \$2594	\$11413	72.47	\$157	18-16
Avg Land Residual \$30851								
Average Land Residual per Effective Front Foot \$449								

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-18-251-012	119 BRYNFORD AVE	10/04/2019	\$89900	\$52353 \$1546	\$36001	71.39	\$504	18-17
33-21-01-18-177-026	331 N DEERFIELD AVE	09/26/2019	\$70000	\$53477 \$	\$16523	70.02	\$236	18-17
33-21-01-18-201-012	503 BRYNFORD AVE	09/24/2019	\$60500	\$46968 \$	\$13532	41.00	\$330	18-17
33-21-01-18-251-003	233 BRYNFORD AVE	04/12/2019	\$100000	\$67378 \$	\$32622	56.71	\$575	18-17
33-21-01-18-251-008	205 BRYNFORD AVE	11/30/2018	\$74500	\$43899 \$302	\$30299	56.71	\$534	18-17
Avg Land Residual								\$25795
Average Land Residual per Effective Front Foot								\$436

<u>Parcel No.</u>	<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Imp Value</u>	<u>Land Residual</u>	<u>EFF</u>	<u>\$/EFF</u>	<u>ECF Neigh</u>
33-21-01-30-102-008	3821 WAVERLY HILLS RD	01/08/2020	\$259000	\$153749 \$9696	\$95555	236.50	\$404	19-03
33-21-01-30-102-014	3863 WAVERLY HILLS RD	11/07/2019	\$387000	\$255054 \$973	\$130973	280.40	\$467	19-03
33-21-01-30-102-013	3853 WAVERLY HILLS RD	11/01/2019	\$278000	\$135517 \$	\$142483	189.06	\$754	19-03
33-21-01-30-102-015	3833 WAVERLY HILLS RD	07/12/2019	\$268000	\$164516 \$	\$103484	262.59	\$394	19-03
33-21-01-19-353-018	3429 WAVERLY HILLS RD	VACATED 4/2018	\$81000	\$0 \$	\$81000	176.82	\$458	19-03
Avg Land Residual								\$110699
Average Land Residual per Effective Front Foot								\$495

The abstraction method is a valuation procedure used to determine the land value relative to the total market value of the property. The abstraction approach is most often used when there are no vacant parcels of land for sale in an area to figure out which is the value of the land when the property built on it is taken out of consideration. This method of evaluation is the most commonly used approach to evaluate the land value for tax purposes. It is also most often used in urban areas with little to no vacant lots for sale, also known as the depreciated replacement cost approach to valuation. It can also be referred to as the extraction method of valuation of land.

Why is the Abstraction Method Used?

In the United States of America, 29 of the 50 states require different values for buildings and lands for tax purposes, which is where the abstraction approach comes into play. This is one of the ways in which residual land that pertains to a property can be evaluated fairly. This method isn't used in areas where there are ample vacant land sales that can be used for comparison, but only where the list of vacant lands for sale is limited or nonexistent.

When calculating the value of residual land that pertains to a property, you must consider the property itself and any improvements affecting its value. This method does this by taking into account the upgrades, replacement costs of the property, or any other improvements that affect the land like pools, landscaping, etc., or the property.

Other methods that can be used to evaluate the value of [vacant land \(https://www.realestateagent.com/real-estate-glossary/real-estate/vacant-land.html\)](https://www.realestateagent.com/real-estate-glossary/real-estate/vacant-land.html) to total parcel value is the [allocation method \(https://www.realestateagent.com/real-estate-glossary/real-estate/allocation-method.html\)](https://www.realestateagent.com/real-estate-glossary/real-estate/allocation-method.html), and a

more similar way, the contribution to value method, which takes into account improvements to land features.

The reason for the abstraction method, aside from the basic tax purposes, is to determine the best uses of a particular site in regards to zoning laws, [return of investments \(https://www.realestateagent.com/real-estate-glossary/real-estate/rate-of-return-on-investment-roi.html\)](https://www.realestateagent.com/real-estate-glossary/real-estate/rate-of-return-on-investment-roi.html), productivity, and what are the actual physical possibilities for the site.

How does the Abstraction Method Work?

Determining the most accurate land value in an urban situation where there are no vacant lands for sale to compare uses the abstraction method. The method begins with the market value of the entire property and sales of properties in the neighborhood. The abstraction method subtracts the value required to replace the improvements by considering the market's depreciation. The depreciation is the factor that influences the validity of this approach. For this reason, the abstraction method can not provide an accurate land value of a site where a historical building is located as depreciation can not be accurately calculated. The abstraction method is used mostly for new structures.

The abstraction method also needs to take the location of the land into account. In general, the location affects the market value of a property and, by extension, the land value.

How is the Abstraction Method Applied?

In determining the land value on a particular property, the abstraction method requires the following steps:

- Gathering information on comparables sale prices;
- Estimation of improvements and investments in the property;
- Depreciation is subtracted from the estimation of improvements and investments;
- Depreciated cost of Improvements and investments is deducted from the selling price;
- We get the approximated land value.

Example:

A lot of 6,500 sq. ft with a 500 sq. ft single-family residence on it. The property is sold for \$83,000, and the residence has been estimated to cost \$61,000 with a depreciation of \$20,000.

Sale price of property \$83,000

Depreciated value of the building (improvements and investments):

Building\$61,000

Depreciation\$20,000

Depreciated value of building\$41,000

Resulting remaining land value (depreciated value subtracted from sale price) ...\$42,000

Divide value by remaining lot size of 6,000 sq. ft\$7/sq. Ft

Multiply by total lot size of 6,500 sq. ft\$45,500

Through the abstraction method, the land value is estimated at \$45,500.