

Commercial Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18-0001-0014-16-1	2990 NILES ROAD	03/16/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000
18-0003-0001-12-1	2640 S CLEVELAND AVE	08/31/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000
18-0135-0003-09-8	2121 S CLEVELAND AVE	03/17/22	\$3,100,000	WD	03-ARM'S LENGTH	\$3,100,000
18-1200-0001-00-1	2525 S CLEVELAND AVE	02/17/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000
18-1240-0261-01-0	300 W EMPIRE AVE	04/15/25	\$12,000	WD	03-ARM'S LENGTH	\$12,000
18-2680-0016-16-3	3001 S STATE ST	11/16/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000
18-5500-0001-01-0	205 PALLADIUM AVE	01/10/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000
18-5500-0013-03-0	260 PALLADIUM AVE	06/10/21	\$63,500	WD	03-ARM'S LENGTH	\$63,500
18-5500-0013-04-0	230 PALLADIUM AVE	10/10/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000
18-6070-0007-00-4	3102 NILES ROAD	12/28/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000
18-6070-0009-00-7	3078 NILES ROAD	01/15/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000
Totals:			\$6,075,500			\$6,075,500

Final Conclusion \$1.88/ Sq Ft

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$525,152	\$167,155	\$52,307	0.0	0.0	0.79	0.79	#DIV/0!	\$211,589	\$4.86
\$360,706	\$137,247	\$172,953	266.1	212.5	1.23	1.23	\$516	\$112,038	\$2.57
\$3,232,976	\$280,292	\$413,268	0.0	0.0	6.07	4.90	#DIV/0!	\$46,154	\$1.06
\$386,695	\$23,659	\$45,354	0.0	0.0	0.69	0.69	#DIV/0!	\$34,539	\$0.79
\$13,225	\$12,000	\$13,225	0.0	0.0	0.33	0.33	#DIV/0!	\$36,364	\$0.83
\$540,768	\$42,302	\$93,070	195.0	314.0	1.41	1.41	\$217	\$30,087	\$0.69
\$167,364	\$102,636	\$55,000	229.3	205.3	1.08	1.08	\$448	\$95,033	\$2.18
\$91,068	\$63,500	\$91,068	0.0	0.0	0.90	0.90	#DIV/0!	\$70,556	\$1.62
\$257,060	\$223,242	\$80,302	245.6	343.4	1.02	1.02	\$909	\$218,865	\$5.02
\$275,067	\$71,013	\$91,080	101.2	200.0	0.47	0.47	\$702	\$152,716	\$3.51
\$238,611	\$61,389	\$90,000	100.0	200.0	0.46	0.46	\$614	\$133,745	\$3.07
\$6,088,692	\$1,184,435	\$1,197,627	1,137.1		14.43	13.26			
		Average			Average			Average	
		per FF=>	\$1,042		per Net Acre=>	82,064.37		per SqFt=>	\$1.88

Other Parcels in Sale	Land Table
	COMMERCIAL ST JOE
	COMMERCIAL ST JOE
18-0135-0003-08-0	COMMERCIAL ST JOE
	COMMERCIAL ST JOE
	COMMERCIAL BENTON HARBOR
	COMMERCIAL ST JOE
	COMMERCIAL ST JOE
	COMMERCIAL ST JOE
	COMMERCIAL ST JOE
	COMMERCIAL ST JOE
	COMMERCIAL ST JOE
