

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	
700-000-611-010-00	320 S DUNBAR	09/19/24	\$257,500	LC	03-ARM'S LENGTH	\$257,500	\$120,100	46.64	\$240,460	\$59,079	\$42,039	0.52	0.52	\$113,832	\$2.61	2000	3109/657		COMMERCIAL	7/30/2024	201	
700-024-300-810-02	698 E LANSING	06/27/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$66,600	70.11	\$155,086	\$54,114	\$114,200	1.98	1.98	\$27,330	\$0.63	2000	3054/832		COMMERCIAL	2/4/2025	201	
700-026-200-341-01	116 E LANSING	11/17/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$195,100	32.52	\$340,292	\$343,228	\$83,520	1.09	1.09	\$314,888	\$7.23	2000	3073/535		COMMERCIAL	2/4/2025	201	
700-026-200-391-05	W LANSING	07/20/23	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$66,800	51.38	\$115,000	\$130,000	\$115,000	2.00	2.00	\$65,000	\$1.49	2000	3057/1151		COMMERCIAL	5/14/2024	202	
021-046-610-090-00	105 W GRAND LEDGE	05/01/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96	\$169,000	\$108,197		0.55	0.55	\$196,722	\$4.52							201
081-000-636-050-00	251 S BRIDGE ST	05/31/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$96,600	64.40	\$193,194	\$8,832	\$52,026	0.17	0.17	\$51,953	\$1.19	COM-V	3051-1220					201
700-070-000-180-00	379 WRIGHT INDUSTRIAL	03/15/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$247,600	75.03	\$511,820	\$24,447	\$206,267	2.27	0.96	\$10,770	\$0.25	2000	3084/1047	700-070-000-170-00	COMMERCIAL	8/6/2024	001	
<b>Totals:</b>			<b>\$1,797,500</b>			<b>\$1,797,500</b>	<b>\$877,300</b>		<b>\$1,724,852</b>	<b>\$727,897</b>	<b>\$613,052</b>	<b>8.58</b>	<b>7.27</b>	<b>\$97,562</b>	<b>Mean</b>							
							<b>Sale. Ratio =&gt;</b>	<b>48.81</b>			<b>Average</b>	<b>Average</b>			<b>Average</b>							
							<b>Std. Dev. =&gt;</b>	<b>16.62</b>			<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>84,846.37</b>		<b>per SqFt=&gt;</b>	<b>\$1.95</b>						
												<b>2026</b>	<b>85,000</b>									
												2025	81,000									

Outliers