

14

**Blissfield Commercial Land Analysis**

| Parcel Number   | Street Address     | Sale Date  | Sale Price | Instr. | Terms of Sale                | Adj. Sale \$       | Asd. when Sold   |
|-----------------|--------------------|------------|------------|--------|------------------------------|--------------------|------------------|
| BL0-233-4800-00 | 11523 E US-223     | 12/14/2023 | \$300,000  | LC     | 19-MULTI PARCEL ARM'S LENGTH | \$300,000          | \$189,700        |
| BL2-233-3150-00 | 11119 E US-223     | 4/11/2023  | \$400,000  | WD     | 03-ARM'S LENGTH              | \$400,000          | \$195,300        |
| BL2-750-0022-00 | 177 WEST BROOKE LN | 12/11/2023 | \$360,000  | WD     | 03-ARM'S LENGTH              | \$360,000          | \$146,500        |
| <b>Totals:</b>  |                    |            |            |        |                              | <b>\$1,060,000</b> | <b>\$531,500</b> |

Sale. Ratio =>

Std. Dev. =>

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Net Acres      | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Libel/Page |
|---------------|----------------|---------------|-----------------|----------------|-------------|--------------|--------------|----------|------------|
| 63.23         | \$371,044      | \$46,992      | \$91,835        | 5.80           | 1.75        | \$8,096      | \$0.19       | 'COMM    | 2662-0878  |
| 48.83         | \$377,864      | \$78,986      | \$56,850        | 3.79           | 3.79        | \$20,841     | \$0.48       | 'COMM    | 2653-0750  |
| 40.69         | \$296,497      | \$75,203      | \$11,700        | 0.52           | 0.52        | \$144,621    | \$3.32       | 'COMM    | 2662-0717  |
| 50.14         | \$1,045,405    | \$201,181     | \$160,385       | 10.11          | 6.06        |              |              |          |            |
| 11.41         |                |               |                 |                |             |              |              |          |            |
|               |                |               |                 | Average        | Average     |              |              |          |            |
|               |                |               |                 | per Net Acre=> | 19,891.34   | per SqFt=>   | \$0.46       |          |            |

Other Parcels in Sale

Land Table

Class

**BL0-233-4825-00, BL0-233-4775-00**

**COMMERCIAL**

**201**

**COMMERCIAL**

**201**

**COMMERCIAL**

**201**

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