

2023
Commercial Land ValueRate Chart

Sq Ft	Rate	Value	acreage
2,500	\$ 1.70	\$ 4,250	0.057
5,000	\$ 1.70	\$ 8,500	0.115
7,500	\$ 1.70	\$ 12,750	0.172
10,000	\$ 1.70	\$ 17,000	0.230
12,500	\$ 1.70	\$ 21,250	0.287
15,000	\$ 1.70	\$ 25,500	0.344
20,000	\$ 1.70	\$ 34,000	0.459
25,000	\$ 1.70	\$ 42,500	0.574
30,000	\$ 1.70	\$ 51,000	0.689
40,000	\$ 1.39	\$ 55,600	0.918
50,000	\$ 1.39	\$ 69,500	1.148
60,000	\$ 1.24	\$ 74,400	1.377
87,120	\$ 0.88	\$ 76,666	2.000
130,680	\$ 0.60	\$ 78,408	3.000
174,240	\$ 0.60	\$ 104,544	4.000
217,800	\$ 0.60	\$ 130,680	5.000
435,600	\$ 0.55	\$ 239,580	10.000
653,400	\$ 0.55	\$ 359,370	15.000
871,200	\$ 0.55	\$ 479,160	20.000
1,089,000	\$ 0.55	\$ 598,950	25.000

Commercial Sales Analysis for Rates

0-40,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	sq ft	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Class
54-100-017-01	113 N FARMER	01/10/20	\$280,000	WD	\$280,000	\$106,200	37.93	\$276,045	\$7,833	2,613.6	0.06	0.06	\$130,550	\$3.00	COML	4423-194		201
54-320-049-00	541 W ALLEGAN	09/28/82	\$41,600	QC	\$41,600	\$18,500	44.47	\$42,840	\$6,380	6,621.1	0.15	0.15	\$41,974	\$0.96	COML	4758-161		201
54-320-050-00	535 W ALLEGAN	10/18/19	\$7,000	QC	\$7,000	\$4,900	70.00	\$11,220	\$7,000	6,621.1	0.15	0.15	\$46,053	\$1.06	COML	4499-588		202
54-023-239-10	800 E ALLEGAN	08/25/20	\$250,000	WD	\$250,000	\$119,700	47.88	\$264,255	\$16,690	20,908.8	0.48	0.48	\$34,771	\$0.80	COML	4511-568		201
54-123-003-10	318 E HAMMOND	03/14/18	\$400,000	WD	\$400,000	\$111,800	27.95	\$315,632	\$128,206	29,620.8	0.68	0.68	\$188,538	\$4.33	COML	4230-593		201
54-023-218-52	711 E ALLEGAN	03/15/18	\$280,000	WD	\$280,000	\$110,900	39.61	\$291,396	\$32,926	29,969.3	0.69	0.69	\$47,858	\$1.10	COML			201
54-101-006-02	COURT	03/16/22	\$25,000	WD	\$25,000	\$0	0.00	\$41,470	\$25,000	24,393.6	0.56	0.56	\$44,643	\$1.02		4754-116		201
53-02-05-456-011	124 VETERANS DR	06/09/21	\$55,000	WD	\$55,000	\$21,900	39.82		\$55,000	32,234.4	0.74	0.74	\$74,324	\$1.71		4630/929		202
Totals:			\$1,338,600		\$1,338,600	\$493,900		\$1,242,858	\$279,035		3.51	3.51			>30,000 SQFT or less use \$1.70			
											Average per Net Ac	79,451.88	Average per SqFt=>	\$1.82				

20,000 -40,000 sq ft

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	sq ft	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Class
54-023-239-10	800 E ALLEGAN	08/25/20	\$250,000	WD	\$250,000	\$119,700	47.88	\$263,472	\$22,073	20,908.8	0.48	0.48	\$45,985	\$1.06	COML	4511-568		201

54-101-006-02	COURT	03/16/22	\$25,000	WD	\$25,000	\$0	0.00	\$41,470	\$25,000	24,393.6	0.56	0.56	\$44,643	\$1.02	4754-116	201
54-023-218-52	711 E ALLEGAN	03/15/18	\$280,000	WD	\$280,000	\$110,900	39.61	\$291,396	\$32,926	29,969.3	0.69	0.69	\$47,858	\$1.10	COML	201
53-02-05-456-011	124 VETERANS DR	06/09/21	\$55,000	WD	\$55,000	\$21,900	39.82	\$55,000	\$55,000	32,234.4	0.74	0.74	\$74,324	\$1.71	4630/929	202
15-500-028-00	PATTERSON RD	11/18/21	\$95,000	MLC	\$95,000	\$15,100	15.89	\$37,076	\$95,000	35,327.2	0.81	0.81	117,139	\$ 2.69	15 4712/697	15-500-027-00
54-205-018-50	265 W ALLEGAN	01/03/18	\$255,000	WD	\$255,000	\$117,200	45.96	\$276,298	\$29,144	37,940.8	0.87	0.87	\$33,460	\$0.77	COML 4211-354	201

Totals: \$960,000 \$960,000 \$384,800 \$909,712 \$259,143 180,774 4.15 Weighted Ave: \$1.39 >use \$1.39 for 40,000 & 50,000 rates
Average Average
per Net Acri 62,444 per SqFt=> \$1.43

40,000-70,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	sq ft	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Class
54-023-239-40	900 DIX	07/13/18	\$500,000	WD	\$500,000	\$356,500	71.30	\$496,915	\$68,698	54,014.4	1.24	1.24	\$55,402	\$1.27	COML	4264-644		201
53-02-06-400-056	260 MATT URBAN D	02/24/21	\$87,500	WD	\$87,500	\$59,800	68.34	\$169,907	\$87,500	62,290.8	1.43		61,189	\$ 1.40	53	4594/137		
13-031-047-00	3666 10TH ST	09/24/20	\$89,000	WD	\$89,000	\$29,100	32.70	\$83,458	\$89,000	71,133.5	1.63		54,501	\$ 1.25	13	4515/510	>use for 60,000 rate	

Totals: \$676,500 \$676,500 \$445,400 \$750,280 \$245,198 187,439 4.30
Average Average
per Net Acri 56,983 per SqFt=> \$1.31

1 Acre>weighted average \$.88/SQ FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	sq ft	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Class
54-023-239-40	900 DIX	07/13/18	\$500,000	WD	\$500,000	\$356,500	71.30	\$496,915	\$68,698	54,014	1.24	1.24	\$55,402	\$1.27	COML	4264-644		201
54-022-006-00	301 HELEN	11/25/20	\$35,000	WD	\$35,000	\$0	0.00	\$109,612	\$35,000	132,989	3.05	3.05	\$11,464	\$0.26	COML	4547-95		202
54-023-219-00	545 E ALLEGAN	06/13/19	\$275,000	WD	\$275,000	\$129,400	47.05	\$274,288	\$106,657	126,150	2.90	2.90	\$36,829	\$0.85	COML	4355-559		201

Totals: \$810,000 \$810,000 \$485,900 \$880,815 \$210,355 7.19 7.19
Average Average
per Net Ac 29,260.68 per SqFt=> \$0.67 0.97 (ave of 900 Dix & 545 E Allegan)
0.3 0.7 (weighted multipliers)
\$0.20 \$0.68 \$0.88

3-5 Acre: \$.60/SQ FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	sq ft	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Class
54-023-041-00	254 WATER	01/03/18	\$30,000	LC	\$30,000	\$11,900	39.67	\$52,184	\$10,050	47,960	1.10	1.10	\$9,128	\$0.21	COML	4211-347		201
54-023-219-00	545 E ALLEGAN	06/13/19	\$275,000	WD	\$275,000	\$129,400	47.05	\$274,288	\$106,657	126,150	2.90	2.90	\$36,829	\$0.85	COML	4355-559		201
54-022-006-00	301 HELEN	11/25/20	\$35,000	WD	\$35,000	\$0	0.00	\$109,612	\$35,000	132,989	3.05	3.05	\$11,464	\$0.26	COML	4547-95		202

Totals: \$340,000 \$340,000 \$141,300 \$436,084 \$151,707 7.05 7.05
Average Average
per Net Ac 21,518.72 per SqFt=> \$0.49 0.88 (1A weighted ave)
0.7 0.3 (weighted multipliers)
\$0.35 0.264 \$0.61 >weighted Ave

Use \$.55/SQ FT for 10 Acres+

Countywide Vacant land sales- 100,000sq ft +

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Value	sq ft	Net Acreage	\$/Acre	\$/sq ft	Gov. Unit	Liber/Page	Other Parcels in Sale
52-032-006-00	GLENVIEW DR	05/28/21	\$70,000	WD	\$70,000	\$38,100	54.43	\$65,748	\$70,000	160,736	3.69	18,970	\$ 0.44	52	4627/312	

20-023-007-30	6200 RIVERSIDE RD	01/28/22	\$250,000	WD	\$242,500	\$29,500	12.16	\$266,927	\$242,500	254,216	5.84		41,552	\$ 0.95	20	4739/317	
21-032-031-10	189 M-40	08/27/21	\$70,000	WD	\$70,000	\$56,100	80.14	\$77,459	\$70,000	277,259	6.37		10,998	\$ 0.25	21	4673/518	21-032-031-00
07-002-004-00	124TH AVE	07/08/21	\$225,000	WD	\$225,000	\$64,400	28.62	\$206,535	\$225,000	412,600	9.47		23,754	\$ 0.55	7	4654/111	
53-02-09-200-033	1321 M-40	06/18/21	\$800,000	WD	\$800,000	\$271,400	33.93	\$1,196,239	\$800,000	968,339	22.23		35,987	\$ 0.83	53	4635/527	53-02-10-100-024
17-029-008-10	21ST ST	09/15/21	\$660,000	WD	\$660,000	\$52,700	7.98	\$532,348	\$660,000	2,628,149	60.33		10,939.11	\$ 0.25	17	4676/578	
Totals:			\$2,075,000		\$2,067,500	\$512,200		\$2,345,256	\$2,067,500		107.93		19,156.47	0.54			
								\$344,583			17.99		23,700.17				

City only sales- 100,000sq ft+

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	sq ft	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Other Parcels in Sale	Class
54-023-219-00	545 E ALLEGAN	06/13/19	\$275,000	WD	\$275,000	\$129,400	47.05	\$274,288	\$106,657	126,150	2.90	2.90	\$36,829	\$0.85	COML	4355-559		201
54-022-006-00	301 HELEN	11/25/20	\$35,000	WD	\$35,000	\$0	0.00	\$109,612	\$35,000	132,989	3.05	3.05	\$11,464	\$0.26	COML	4547-95		202
Totals:			\$310,000		\$310,000	\$129,400		\$383,900	\$141,657		5.95	5.95						
											Average per Net Ac	23,811.90	Average per SqFt=>	\$0.55				

2023
Industrial Rate Chart

Acre	SQ FT	Sq Ft Rate	Value	Acreage Rate
0.057	2,500	\$0.96	\$2,400	\$41,818
0.115	5,000	\$0.96	\$4,800	\$41,818
0.172	7,500	\$0.96	\$7,200	\$41,818
0.230	10,000	\$0.96	\$9,600	\$41,818
0.287	12,500	\$0.96	\$12,000	\$41,818
0.344	15,000	\$0.95	\$14,250	\$41,382
0.459	20,000	\$0.93	\$18,600	\$40,511
0.574	25,000	\$0.91	\$22,750	\$39,640
0.689	30,000	\$0.87	\$26,100	\$37,897
0.918	40,000	\$0.84	\$33,600	\$36,590
1.148	50,000	\$0.80	\$40,000	\$34,848
1.377	60,000	\$0.76	\$45,600	\$33,106
2.000	87,120	\$0.72	\$62,726	\$31,363
3.000	130,680	\$0.72	\$94,090	\$31,363
4.000	174,240	\$0.58	\$101,059	\$25,265
5.000	217,800	\$0.58	\$126,324	\$25,265
10.000	435,600	\$0.35	\$152,460	\$15,246
15.000	653,400	\$0.30	\$196,020	\$13,068
20.000	871,200	\$0.30	\$261,360	\$13,068
25.000	1,089,000	\$0.30	\$326,700	\$13,068

Due to lack of sales within jurisdiction, county-wide Industrial sales were reviewed for a larger data set for analysis

Sale Analysis for Rates

Industrial Lots		\$.96/SQ FT												
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land		\$/acre	SQ FT	\$/SQ FT	Class	Other Parcels in Sale	Land Table
							Residual	Net Acreage						
51-245-010-00	225 GREEN ST	06/29/21	\$14,000	WD	03-ARM'S LEN	\$14,000	\$14,000	0.52	\$11,111	22,651	\$0.62	302		CITY OF ALLEGAN
13-265-001-00	4203 MORREN ST	10/20/20	\$50,000	MLC	03-ARM'S LEN	\$50,000	\$50,000	0.91	\$54,945	39,640	\$1.26	302		LEIGHTON TOWNSHIP IND
13-265-002-00	4209 MORREN ST	04/16/21	\$50,000	WD	03-ARM'S LEN	\$50,000	\$50,000	0.93	\$53,763	40,511	\$1.23	302		LEIGHTON TOWNSHIP IND
13-265-016-00	4216 MORREN ST	03/24/21	\$89,000	WD	19-MULTI PAF	\$89,000	\$89,000	1.90	\$46,842	82,764	\$1.08	302	13-265-015-00	LEIGHTON TOWNSHIP IND
13-265-012-00	1129 MORREN CT	01/13/22	\$79,500	WD	03-ARM'S LEN	\$79,500	\$79,500	1.95	\$40,769	84,942	\$0.94	302		LEIGHTON TOWNSHIP IND
13-265-013-00	1133 MORREN CT	12/23/20	\$65,000	WD	03-ARM'S LEN	\$65,000	\$65,000	1.96	\$33,231	85,203	\$0.76	302		LEIGHTON TOWNSHIP IND
13-216-037-00	4720 ELECTRON	01/21/21	\$133,000	WD	03-ARM'S LEN	\$133,000	\$133,000	2.66	\$50,000	115,870	\$1.15	302		LEIGHTON TOWNSHIP IND
05-160-006-00	4259 DORR COMME	11/13/20	\$95,000	WD	03-ARM'S LEN	\$95,000	\$95,000	2.89	\$32,872	125,888	\$0.75	302		DORR TOWNSHIP IND
Totals:			\$575,500			\$575,500	\$575,500	13.72		597,469	\$0.96			
							\$71,938		1.71					

1 acre: \$36,590/acre

0.84/SQ FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land		\$/acre	SQ FT	\$/SQ FT	Class	Other Parcels in Sale	Land Table
							Residual	Net Acreage						
51-245-010-00	225 GREEN ST	06/29/21	\$14,000	WD	03-ARM'S LEN	\$14,000	\$14,000	0.52	\$11,111	22,651	\$0.62	302		CITY OF ALLEGAN
05-160-006-00	4259 DORR COMME	11/13/20	\$95,000	WD	03-ARM'S LEN	\$95,000	\$95,000	2.89	\$32,872	125,888	\$0.75	302		DORR TOWNSHIP IND
13-265-002-00	4209 MORREN ST	04/16/21	\$50,000	WD	03-ARM'S LEN	\$50,000	\$50,000	0.93	\$53,763	40,511	\$1.23	302		LEIGHTON TOWNSHIP IND
13-265-012-00	1129 MORREN CT	01/13/22	\$79,500	WD	03-ARM'S LEN	\$79,500	\$79,500	1.95	\$40,769	84,942	\$0.94	302		LEIGHTON TOWNSHIP IND
13-265-013-00	1133 MORREN CT	12/23/20	\$65,000	WD	03-ARM'S LEN	\$65,000	\$65,000	1.96	\$33,231	85,203	\$0.76	302		LEIGHTON TOWNSHIP IND
Totals:			\$303,500			\$303,500	\$303,500	8.25	34,349.35	359,196	\$ 0.84			
							\$60,700		1.65					

3 acre: \$31,363/acre (\$94,090) \$.072/SQ FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land		\$/acre	SQ FT	\$/SQ FT	Class	Other Parcels in Sale	Land Table
							Residual	Net Acreage						
05-160-006-00	4259 DORR COMME	11/13/20	\$95,000	WD	03-ARM'S LEN	\$95,000	\$95,000	2.89	\$32,872	125,888	\$0.75	302		DORR TOWNSHIP IND
05-160-015-00	WALNUT DALE DR	07/06/21	\$106,000	WD	03-ARM'S LEN	\$106,000	\$106,000	3.16	\$33,544	137,650	\$0.77	302		DORR TOWNSHIP IND
05-160-007-00	WALNUT DALE DR	01/29/21	\$130,000	WD	03-ARM'S LEN	\$130,000	\$130,000	3.84	\$33,854	167,270	\$0.78	302		DORR TOWNSHIP IND
13-006-005-40	147TH AVE	01/04/21	\$160,000	WD	03-ARM'S LEN	\$160,000	\$160,000	4.91	\$32,600	213,792	\$0.75	302		LEIGHTON TOWNSHIP IND
05-160-011-00	1300 WALNUT DALE	04/16/21	\$206,500	WD	03-ARM'S LEN	\$206,500	\$206,500	5.93	\$34,823	258,311	\$0.80	302		DORR TOWNSHIP IND
51-022-001-35	845 INDUSTRIAL DR	12/01/21	\$119,000	WD	03-ARM'S LEN	\$119,000	\$119,000	4.11	\$64,479	179,032	\$0.66	302		CITY OF ALLEGAN
13-018-005-20	MORREN ST	12/30/20	\$189,000	WD	03-ARM'S LEN	\$189,000	\$189,000	5.93	\$31,872	258,311	\$0.73	302		LEIGHTON TOWNSHIP IND
13-018-005-00	MORREN ST	03/19/21	\$160,000	WD	03-ARM'S LEN	\$160,000	\$160,000	6.29	\$25,429	274,080	\$0.58	302		LEIGHTON TOWNSHIP IND
Totals:			\$1,165,500			\$1,165,500	#####	37.06		1,614,334	\$0.72			
							\$145,688		4.63	3 acre	130,680	0.72	\$	94,090

4 acre: \$25,265/acre (\$101,059) \$.58/SQ FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land		\$/acre	SQ FT	\$/SQ FT	Class	Other Parcels in Sale	Land Table
							Residual	Net Acreage						
13-006-005-40	147TH AVE	01/04/21	\$160,000	WD	03-ARM'S LEN	\$160,000	\$160,000	4.91	\$32,600	213,792	\$0.75	302		LEIGHTON TOWNSHIP IND
51-022-001-35	845 INDUSTRIAL DR	12/01/21	\$119,000	WD	03-ARM'S LEN	\$119,000	\$119,000	4.11	\$64,479	179,032	\$0.66	302		CITY OF ALLEGAN
13-018-005-00	MORREN ST	03/19/21	\$160,000	WD	03-ARM'S LEN	\$160,000	\$160,000	6.29	\$25,429	274,080	\$0.58	302		LEIGHTON TOWNSHIP IND
Totals:			\$439,000			\$439,000	\$439,000	15.31		666,904	\$0.66			
							\$146,333		5.10	4 acre	174,240	0.58	\$	101,059

15 acres+: \$13,068/acre \$.030/SQ FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land		\$/acre	SQ FT	\$/SQ FT	Class	Land Table	
							Residual	Net Acreage						
05-001-031-11	1263 146TH AVE	01/29/22	\$190,000	WD	03-ARM'S LEN	\$190,000	\$190,000	12.56	\$15,131	546,983	\$0.35	302	DORR TOWNSHIP AG& RES ECF	
16-029-001-00	2772 32ND ST	09/03/21	\$975,000	WD	03-ARM'S LEN	\$975,000	\$975,000	77.03	\$12,658	3,355,209	\$0.29	302	MONTEREY TOWNSHIP AG& RES ECF	
Totals:			\$1,165,000			\$1,165,000	#####	89.58	13,894.62	3,902,192	\$ 0.30			
							\$582,500		44.79	13,004.84				
							\$250,000							