

COMMERCIAL

CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	BUILDING AND LAND IMP	LAND RESIDUAL	% OF LAND	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	NOTES
SOUTHGATE	53 001 06 1083 000	12880 NORTHLINE	02/18/22	\$335,000	\$167,700	50.06%	\$291,766	43,234	13%	0.47	20,343	\$2.13	
SOUTHGATE	53 001 06 1150 001	13378 NORTHLINE	03/04/21	\$55,000	\$37,600	68.36%	\$59,774	(4,774)	-9%	0.13	5,793	-\$0.82	
SOUTHGATE	53 002 99 0001 704	11355 REECK RD	04/14/21	\$349,000	\$181,800	52.09%	\$304,074	44,926	13%	2.00	87,120	\$0.52	
SOUTHGATE	53 003 99 0010 003	11205 ALLEN RD	10/30/20	\$217,500	\$94,100	43.26%	\$121,240	96,260	44%	0.39	16,988	\$5.67	
SOUTHGATE	53 005 99 0001 713	15750 NORTHLINE	05/20/21	\$850,000	\$643,800	75.74%	\$576,534	273,466	32%	1.78	77,537	\$3.53	
SOUTHGATE	53 008 03 0116 301	12100 DIX-TOLEDO	11/04/21	\$250,000	\$86,100	34.44%	\$163,089	86,911	35%	0.25	10,977	\$7.92	
SOUTHGATE	53 008 03 0294 000	12219 DIX-TOLEDO	03/09/21	\$150,000	\$91,800	61.20%	\$184,104	(34,104)	-23%	0.19	8,102	-\$4.21	
SOUTHGATE	53 008 03 0354 000	12855 DIX-TOLEDO	09/24/21	\$205,000	\$101,600	49.56%	\$176,946	28,054	14%	0.28	12,197	\$2.30	
SOUTHGATE	53 009 01 1957 004	13703 NORTHLINE	08/11/21	\$185,000	\$89,900	48.59%	\$166,272	18,728	10%	0.18	7,971	\$2.35	
SOUTHGATE	53 009 01 1957 004	13703 NORTHLINE	01/20/22	\$283,900	\$89,900	31.67%	\$166,272	117,628	41%	0.18	7,971	\$14.76	
SOUTHGATE	53 009 03 0069 301	13536 DIX-TOLEDO	08/10/21	\$160,000	\$101,300	63.31%	\$165,818	(5,818)	-4%	0.44	19,341	-\$0.30	
SOUTHGATE	53 009 03 0201 000	13450 DIX-TOLEDO	02/09/22	\$240,000	\$103,200	43.00%	\$161,047	78,953	33%	0.28	11,979	\$6.59	
SOUTHGATE	53 009 03 0209 000	13466 DIX-TOLEDO	07/01/20	\$125,000	\$37,800	30.24%	\$45,671	79,329	63%	0.11	4,966	\$15.97	
SOUTHGATE	53 009 03 0318 000	13344 DIX-TOLEDO	02/10/22	\$187,000	\$129,900	69.47%	\$242,629	(55,629)	-30%	0.14	6,142	-\$9.06	
SOUTHGATE	53 009 03 0449 301	13275 DIX-TOLEDO	03/25/21	\$60,000	\$28,300	47.17%	\$27,259	32,741	55%	0.24	10,411	\$3.14	
SOUTHGATE	53 009 03 0526 000	13247 DIX-TOLEDO	12/17/21	\$90,000	\$32,600	36.22%	\$51,072	38,928	43%	0.09	4,008	\$9.71	
SOUTHGATE	53 010 02 0191 301	14535 NORTHLINE	11/11/21	\$250,000	\$99,000	39.60%	\$184,671	65,329	26%	0.22	9,365	\$6.98	
SOUTHGATE	53 010 99 0005 001	14715 NORTHLINE	11/20/20	\$400,000	\$178,900	44.73%	\$238,575	161,425	40%	0.48	20,909	\$7.72	
SOUTHGATE	53 011 01 0366 310	14167 DIX-TOLEDO	06/25/21	\$165,000	\$92,300	55.94%	\$88,629	76,371	46%	0.77	33,672	\$2.27	
SOUTHGATE	53 012 01 0006 000	14336 EUREKA	04/01/20	\$325,000	\$151,700	46.68%	\$219,118	105,882	33%	0.39	16,771	\$6.31	
SOUTHGATE	53 012 99 0031 001	14400 EUREKA	04/29/21	\$300,000	\$96,200	32.07%	\$188,542	111,458	37%	0.19	8,276	\$13.47	
SOUTHGATE	53 013 03 0004 000	13349 REECK CT	09/28/21	\$250,000	\$71,100	28.44%	\$142,543	107,457	43%	0.08	3,659	\$29.37	
SOUTHGATE	53 017 02 0070 300	13248 FORT ST	05/20/21	\$200,000	\$85,100	42.55%	\$162,688	37,312	19%	0.11	4,792	\$7.79	
SOUTHGATE	53 018 02 0124 000	14820 FORT ST	02/04/21	\$158,000	\$127,200	80.51%	\$225,672	(67,672)	-43%	0.20	8,756	-\$7.73	
SOUTHGATE	53 018 04 0239 000	14550 FORT ST	02/28/22	\$275,000	\$300,400	109.24%	\$335,459	(60,459)	-22%	0.49	21,214	-\$2.85	
SOUTHGATE	53 019 05 0008 300	15320 FORT ST	10/30/20	\$260,000	\$141,800	54.54%	\$245,831	14,169	5%	0.25	10,890	\$1.30	
SOUTHGATE	53 021 01 0378 001	15067 EUREKA	01/21/22	\$390,000	\$169,800	43.54%	\$259,321	130,679	34%	0.27	11,805	\$11.07	
SOUTHGATE	53 026 99 0001 003	14791 EUREKA	10/29/20	\$522,000	\$282,700	54.16%	\$473,844	48,156	9%	0.65	28,183	\$1.71	
				\$7,237,400	3,813,600	52.69%		1,568,940	22%		490,137	\$3.20	

2020 VALUATION INFO - Improved Buildings Only -

Land TCV 87,016,301
 Total TCV 389,206,890

Average Land Contribution 22%

\$3.20
 Average residual land value per square foot

INDUSTRIAL

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	BUILDING AND LAND IMP	LAND RESIDUAL	% OF LAND	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT
GIBRALTAR	36 001 99 0003 703	27007 FORT	12/18/20	\$1,049,570	\$1,049,570	\$466,000	44.40%	735,787	313,783	30%	8.06	350,963	\$0.89
WYANDOTTE	57 023 14 0019 303	4500 BIDDLE	11/30/20	\$150,000	\$150,000	\$97,200	64.80%	165,467	(15,467)	-10%	0.60	26,136	-\$0.59
WYANDOTTE	57 022 10 0020 000	4661 13TH	08/24/21	\$550,000	\$550,000	\$283,300	51.51%	555,710	(5,710)	-1%	0.89	38,551	-\$0.15
WYANDOTTE	57 023 17 0001 300	4644 BIDDLE	11/06/20	\$260,000	\$260,000	\$125,900	48.42%	234,971	25,029	10%	0.56	24,394	\$1.03
RIVERVIEW	51 013 01 0001 000	18035 KRAUSE	08/20/21	\$375,000	\$375,000	\$156,500	41.73%	260,235	114,765	31%	1.38	60,026	\$1.91
RIVERVIEW	51 013 01 0003 000	11901 LONGSDORF	02/05/21	\$190,000	\$190,000	\$84,500	44.47%	159,458	30,542	16%	0.69	30,013	\$1.02
					\$2,574,570				462,942	18%		530,082	\$0.87

2020 VALUATION INFO - Improved Buildngs Only -

LAND TCV 2,017,710
 TCV 10,356,920

Average Land Contribution 19%

\$0.87

Average residual land value per square foot