2024 INDUSTRIAL LAND ANALYSIS

2023 Per Acre: Suggested Value: 2024 Value Per Acre: 25,267 19,144 25,267

Community	Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage	Land Sq Ft	PER AC
PITTSFIELD TWP	L-12-17-105-016	727 W ELLSWORTH RD	12/16/2021	\$3,300,000 CD	19-MULTI PARCEL ARM'S LENGTH	\$381,249	\$128,400	3.89	\$902,383	\$66,504	2.67	116,262	\$ 24,917
PITTSFIELD TWP	L-12-17-105-021	727 W ELLSWORTH RD	12/13/2021	\$673,000 PTA	19-MULTI PARCEL ARM'S LENGTH	\$323,040	\$216,500	32.17	\$469,248	\$15,274	0.72	31,450	\$ 21,155
SALINE	18-12-31-205-015	905 WOODLAND DR EAST	02/19/21	\$1,100,000 WD	03-ARM'S LENGTH	\$1,100,000	\$680,900	61.90	\$1,361,737	\$252,271	9.83	428,195	\$ 25,663
	_	3 Totals:	\$44,246			\$1,804,289	\$1,025,800		\$2,733,368	\$334,049	13.22		\$ 23,912
							Sale. Ratio =>	56.85			Average		
							Std. Dev. =>	29.01			per Net Acres	25.266.55	

Analysis:
Due to a lack of sales of any kind of industrial land, sales of similar properties from neighboring jurisdictions will need to be relied upon. This analysis of land residual values shows a need to increase industrial land values for 2024.

2024 COMMERCIAL LAND ANALYSIS

2023 Per Acre: Suggested: 35,374 36,851 2024 Land Value Per Acre: 36,851

Community	Parcel Number	Street Address	Sale Date	Sale Price Inst	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acreage La	and Per Acre	Land Table
YPSILANTI TWP	K -11-10-107-005	1308 E MICHIGAN	08/30/22	\$17,989 PTA	03-ARM'S LENGTH	\$17,989	\$27,500	152.87	\$63,235	\$17,989	0.67	26,849	COMM EAST SIDE - 210
YPSILANTI TWP	K -11-26-200-004	9050 TEXTILE	12/29/21	\$42,000 WD	03-ARM'S LENGTH	\$42,000	\$32,200	76.67	\$78,819	\$42,000	1.13	37,037	COMM TEXTILE RD & SOUTH- 212
YPSILANTI TWP	K -11-01-340-008	2790 HOLMES	03/21/22	\$20,000 WD	03-ARM'S LENGTH	\$20,000	\$50,100	250.50	\$111,925	\$20,000	1.96	10,204	COMM EAST SIDE - 210
YPSILANTI TWP	K -11-01-340-029	2537 E MICHIGAN	05/12/21	\$105,000 WD	03-ARM'S LENGTH	\$105,000	\$40,100	38.19	\$119,094	\$17,051	0.33	51,670	COMM EAST SIDE - 210
YPSILANTI TWP	K -11-30-200-051	5010 TEXTILE	07/13/22	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$62,500	83.33	\$149,180	\$75,000	3.09	24,272	COMM TEXTILE RD & SOUTH- 212
YPSILANTI TWP	K -11-02-385-005	1747 E MICHIGAN	02/25/21	\$145,000 LC	19-MULTI PARCEL ARM'S LENGTH	\$145,000	\$71,700	49.45	\$158,338	\$18,642	0.41	45,468	COMM EAST SIDE - 210
YPSILANTI TWP	K -11-10-106-004	1255 E MICHIGAN	05/20/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$82,100	52.97	\$199,475	\$31,029	0.80	38,786	COMM EAST SIDE - 210
YPSILANTI TWP	K -11-15-105-003	1100 SHARE	05/06/22	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$105,900	58.83	\$273,967	\$16,080	0.36	44,667	COMMERCIAL CORNER- 209
YPSILANTI TWP	K -11-11-271-009	300 S FORD	07/31/20	\$330,000 WD	03-ARM'S LENGTH	\$330,000	\$87,000	26.36	\$348,224	\$64,831	1.28	50,689	COMM EAST SIDE - 210
YPSILANTI TWP	K -11-13-330-006	2574 STATE	10/08/20	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$184,300	61.43	\$348,738	\$225,564	5.92	38,076	COMM EAST SIDE - 210
YPSILANTI TWP	K -11-25-400-014	6630 RAWSONVILLE	10/15/21	\$600,000 WD	03-ARM'S LENGTH	\$600,000	\$149,900	24.98	\$614,751	\$318,170	6.03	52,765	COMM TEXTILE RD & SOUTH- 212
YPSILANTI TWP	K -11-24-300-010	10221 TEXTILE	11/16/21	\$800,000 WD	03-ARM'S LENGTH	\$800,000	\$350,600	43.83	\$708,560	\$800,000	19.82	40,361	INDUST THROUGH OUT TWP - 300
YPSILANTI TWP	K -11-06-460-011	2444 PACKARD	11/13/20	\$660,000 WD	03-ARM'S LENGTH	\$660,000	\$247,400	37.48	\$749,759	\$24,826	0.56	44,571	COMM WEST SIDE- 215
YPSILANTI TWP	K -11-26-400-001	6680 BUNTON	12/14/20	\$1,500,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$1,500,000	\$745,100	49.67	\$1,627,059	\$1,266,590	80.04	15,824	COMM TEXTILE RD & SOUTH- 212
YPSILANTI TWP	K -11-01-340-040	2625 E MICHIGAN	01/13/21	\$1,775,000 WD	03-ARM'S LENGTH	\$1,775,000	\$562,100	31.67	\$1,939,038	\$190,962	5.31	35,963	COMM EAST SIDE - 210
PITTSFIELD TWP	L-12-08-310-012	1161 OAK VALLEY DR	04/25/2022	\$1,900,000 WD	03-ARM'S LENGTH	\$1,900,000	\$957,100	50.37	\$2,118,932	\$107,260	2.12	50,594	WCNEC-COMMERCIAL
YPSILANTI TWP	K -11-24-400-004	10885 TEXTILE	12/14/20	\$5,500,000 WD	03-ARM'S LENGTH	\$5,500,000	\$1,797,800	32.69	\$5,915,471	\$373,571	20.00	18,679	COMM TEXTILE RD & SOUTH- 212
	1	L6 Totals:	\$710,596			\$14,104,989	\$5,553,400		\$15,524,565	\$3,609,565	149.84		
							Sale Ratio =>	39 37		Δνοι	rage Per Acre	36 851	Average

Analysis:
Due to a lack of sales of commercial properties in Augusta Township, sales from neighboring jursidictions will be used to determin the current land value for this area. Analysis shows a need to increase land values, on a per acre basis, for 2024.

2024 AGRICULTURAL LAND ANALYSIS

2024 Augusta Township Land Analysis Agriclutural - Vacant

Parcel Number	Street Address	Sale Date		Sale Price	Instr.	ms of !	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr Do	ollars/SqFI
T -20-21-200-014	HITCHINGHAM	(04/01/22	\$140,000	WD	03-AR	\$140,000	\$17,600	12.57	\$35,230	\$140,000	\$35,230	0.0	0.0	35.00	35.00	#DIV/0!	\$4,000	\$0.09
T -20-27-200-032	12291 WHITTAKER RD	(02/16/23	\$70,000	WD	03-AR	\$70,000	\$18,600	26.57	\$36,695	\$70,000	\$36,695	0.0	0.0	10.03	10.03	#DIV/0!	\$6,979	\$0.16
		Totals:		\$210,000			\$210,000	\$36,200		\$71,925	\$210,000	\$71,925	0.0		45.03	45.03			
								Sale. Ratio =>	17.24			Average			Average			Average	
								Std. Dev. =>	9,90			per FF=>	#DIV/0!		er Net Acre=	4.663.56		per SaFt=>	\$0.11

Per acre value: (A4 Till #4) (Others changed at same rate)
2023 4369
2024 4,663.56
% Change 6.74%

2024 RESIDENTIAL LAND ANALYSIS

2024 Augusta Township Land Analysis Residential - Central Tier Vacant

Parcel Number	Street Address	Sale Date		Sale Price	Instr.	ms of !	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr Do	ollars/SqFI
T -20-16-400-013	TALLADAY RD		12/02/22	\$95,000	WD	03-AR	\$95,000	\$43,200	45.47	\$86,459	\$95,000	\$86,459	0.0	0.0	24.01	24.01	#DIV/0!	\$3,957	\$0.09
T -20-17-200-010	JUDD RD		06/27/22	\$210,000	WD	03-AR	\$210,000	\$110,100	52.43	\$220,184	\$210,000	\$220,184	0.0	0.0	40.00	40.00	#DIV/0!	\$5,250	\$0.12
T -20-22-200-008	TALLADAY RD		09/29/23	\$15,000	WD	03-AR	\$15,000	\$28,000	186.67	\$56,064	\$15,000	\$56,064	0.0	0.0	5.37	5.37	#DIV/0!	\$2,793	\$0.06
		Totals:		\$320,000			\$320,000	\$181,300		\$362,707	\$320,000	\$362,707	0.0		69.38	69.38			
								Sale. Ratio =>	56.66			Average			Average			Average	
								Std. Dev. =>	79.59			per FF=>	#DIV/0!		er Net Acre=	4,612.28		per SqFt=>	\$0.11

Analysis:
There is not much consistency in this land table, due to its size. Other land tables will be consulted as well.

41,666 45,000 (Using lincoln pines site values)

2024 Augusta Township Land Analysis Residential - Lincoln Pines

Parcel Number	Street Address	Sale Date		Sale Price	Instr.	ms of !	Adj. Sale \$		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr Do	ollars/SqFI
T -20-04-105-084	8121 JACK PINE DR		11/02/23	\$45,000	WD	03-AR		\$45,000	\$7,100	15.78	\$45,000	\$45,000	\$45,000	0.0	0.0	0.50	0.60	#DIV/0!	\$90,000	\$2.07
T -20-04-105-087	7752 WEST BRANCH CT		08/03/23	\$45,000	WD	03-AR		\$45,000	\$11,900	26.44	\$23,823	\$45,000	\$23,823	97.5	151.0	1.00	0.60	\$461	\$45,000	\$1.03
		Totals:		\$90,000				\$90,000	\$19,000		\$68,823	\$90,000	\$68,823	97.5		1.50	1.20			
									Sale. Ratio =>	21.11			Average			Average			Average	
									Std. Dev. =>	7.54			per FF=>	\$923		er Net Acre=	*********		per SqFt=>	\$1.38

Analysis:
Sales of land in Lincoln Pines have all sold for 45,000 when sold as vacant. Land value will be changed to 45,000 for 2024.

2024 Augusta Township Land Analysis Residential - North Tier Vacant/ Aug Woodland/ Bellemead

Parcel Number	Street Address	Sale Date		Sale Price	Instr.	ms of !	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr Do	ollars/SqFI
T -20-02-300-042	9272 WILLIS RD		06/22/22	\$185,000	WD	03-AR	\$185,000	\$47,200	25.51	\$94,455	\$185,000	\$94,455	660.9	2031.2	24.56	24.56	\$280	\$7,533	\$0.17
T -20-07-300-027	9991 MCCRONE RD		06/08/23	\$45,000	WD	03-AR	\$45,000	\$31,300	69.56	\$62,509	\$45,000	\$62,509	0.0	0.0	4.44	4.44	#DIV/0!	\$10,135	\$0.23
T -20-08-100-007	WILLIS RD		08/23/22	\$45,000	WD	03-AR	\$45,000	\$33,500	74.44	\$67,066	\$45,000	\$67,066	0.0	0.0	6.38	6.38	#DIV/0!	\$7,053	\$0.16
		Totals:		\$275,000			\$275,000	\$112,000		\$224,030	\$275,000	\$224,030	660.9		35.38	35.38			
								Sale. Ratio =>	40.73			Average			Average			Average	

Analysis:
There is not much consistency in this land table, due to its size. Other land tables will be consulted as well.

41,666 45,000 (Using lincoln pines site values)

Excess Acreage: 2023 2,024

2024 Augusta Township Land Analysis Residential - South Tier Vacant

Parcel Number	Street Address	Sale Date		Sale Price	Instr.	ms of !	Adj. Sale \$		Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr Do	llars/SqF
T -20-31-300-003	SANFORD RD		10/19/22	\$62,000	WD	03-AR		\$62,000	\$32,600	52.58	\$65,207	\$62,000	\$65,207	0.0	0.0	10.00	10.00	#DIV/0!	\$6,200	\$0.14
T-20-35-100-010	9840 LISS RD		11/04/22	\$20,000	WD	03-AR		\$20,000	\$19,500	97.50	\$39,034	\$20,000	\$38,010	218.0	246.0	1.23	1.23	\$92	\$16,260	\$0.37
T -20-35-200-019	OAK RD		12/07/22	\$30,000	WD	03-AR		\$30,000	\$20,400	68.00	\$42,335	\$30,000	\$42,335	0.0	0.0	2.52	2.52	#DIV/0!	\$11,905	\$0.27
T-20-36-400-043	TORREY RD		10/07/22	\$30,000	WD	03-AR		\$30,000	\$21,300	71.00	\$42,629	\$30,000	\$42,629	0.0	0.0	2.48	2.48	#DIV/0!	\$12,097	\$0.28
		Totals:		\$142,000				\$142,000	\$93,800		\$189,205	\$142,000	\$188,181	218.0		16.23	16.23			
									Sale. Ratio =>	66.06			Average			Average			Average	
									Std Day =>	18 66			nor FE=>	\$651		ner Net Acres	8 749 23		ner SaEt=>	\$0.20

Analysis:
There is not much consistency in this land table, due to its size. Other land tables will be consulted as well.

1 Acre/Site: 2023 2024

41,666 45,000 (Using lincoln pines site values)

Excess Acreage: 2023 2,024 2,000 8,749