

WRIGHT TOWNSHIP

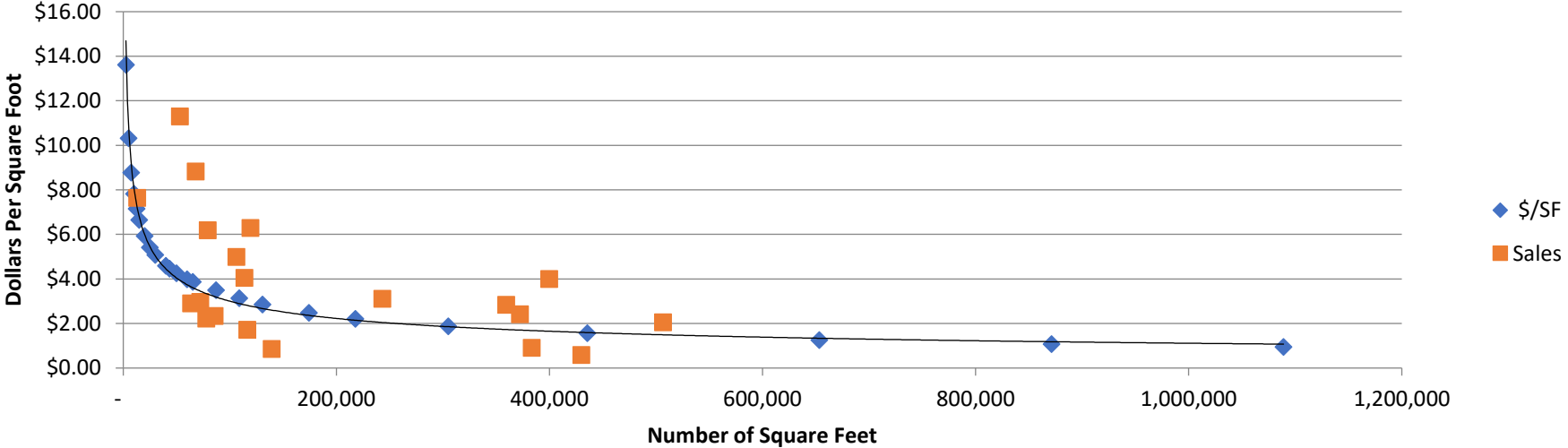
2024 - 2025 Commercial Land Analysis							
Parcel Number	Street Address	Sale Date	Adj. Sale \$	Class	Land Residual	Parcel SF	\$/SF
70-09-25-200-068	48th Ave	05/09/22	\$460,000	202	\$460,000	113,692	\$4.05
70-09-25-200-076	52nd Ave	05/13/22	\$215,000	202	\$215,000	72,310	\$2.97
70-09-22-475-016	Avery Ave	06/14/22	\$99,900	202	\$99,900	13,068	\$7.64
70-10-24-400-074	Lake Michigan Dr	02/02/23	\$490,000	202	\$490,000	79,279	\$6.18
70-09-25-200-013	48th Ave	02/12/84	\$200,000	202	\$200,000	116,305	\$1.72
70-07-10-300-001	Ferris St & US-31	05/06/22	\$529,900	202	\$529,900	106,286	\$4.99
70-03-33-100-023	15065 Beacon Blvd	05/13/22	\$200,000	202	\$200,000	85,813	\$2.33
70-03-33-200-083	172nd	06/15/22	\$755,000	202	\$755,000	243,065	\$3.11
70-03-33-200-085	17049 Comstock	06/15/22	\$1,020,000	202	\$1,020,000	359,370	\$2.84
70-03-33-200-068	15123 168th Ave	06/24/22	\$900,000	202	\$900,000	372,438	\$2.42
70-07-10-100-038	Ferris St & US-31	08/05/22	\$173,000	202	\$173,000	77,972	\$2.22
70-04-22-200-025	112th	05/26/22	\$350,000	202	\$350,000	383,328	\$0.91
70-04-22-200-021	112th	05/26/22	\$250,000	202	\$250,000	429,937	\$0.58
70-04-22-200-016	Cleveland	08/16/23	\$185,000	202	\$185,000	63,598	\$2.91
70-18-09-100-052	3944 32nd Ave	06/02/22	\$1,040,000	202	\$1,040,000	506,603	\$2.05
70-18-09-100-021	3830 32nd Ave	07/08/22	\$750,000	202	\$750,000	119,354	\$6.28
70-18-05-499-013	4029 32nd Ave	08/10/22	\$600,000	202	\$600,000	67,954	\$8.83
70-18-06-400-029	4114 Ransom St	04/05/23	\$120,000	202	\$120,000	139,392	\$0.86
70-18-05-499-016	4021 32nd Ave	01/18/24	\$600,000	202	\$600,000	53,143	\$11.29
70-07-26-100-021	M-45 & US 31	04/18/24	\$1,600,000	202	\$1,600,000	399,881	\$4.00

Average \$/SF: \$2.77

Median \$/SF: \$3.46

Indicated Sale Price Per Unit: \$2.77

Sale Price \$/SF



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2024 - 2025 Calculated SF Rate Table Commercial Land					
Square Foot	\$/SF	Acres	\$/Acre	Value	Applied Value
2,500	\$13.61	0.06	\$592,814	\$34,023	\$35,000
5,000	\$10.31	0.11	\$449,269	\$51,569	\$51,500
7,500	\$8.77	0.17	\$382,006	\$65,772	\$66,000
10,000	\$7.82	0.23	\$340,482	\$78,164	\$78,000
12,500	\$7.15	0.29	\$311,408	\$89,362	\$89,500
15,000	\$6.65	0.34	\$289,506	\$99,692	\$99,500
20,000	\$5.92	0.46	\$258,037	\$118,474	\$118,500
25,000	\$5.42	0.57	\$236,003	\$135,447	\$135,500
30,000	\$5.08	0.69	\$221,414	\$152,489	\$152,500
40,000	\$4.60	0.92	\$200,206	\$183,844	\$184,000
50,000	\$4.25	1.15	\$185,164	\$212,540	\$212,000
60,000	\$3.99	1.38	\$173,718	\$239,281	\$239,500
87,120	\$3.50	2.00	\$152,460	\$304,920	\$305,000
130,680	\$2.86	3.00	\$124,483	\$373,449	\$373,500
174,240	\$2.47	4.00	\$107,805	\$431,222	\$431,000
217,800	\$2.21	5.00	\$96,424	\$482,121	\$482,000
435,600	\$1.57	10.00	\$68,182	\$681,822	\$682,000
653,400	\$1.25	15.00	\$54,553	\$818,299	\$818,500
871,200	\$1.07	20.00	\$46,570	\$931,396	\$931,500
1,089,000	\$0.95	25.00	\$41,191	\$1,029,779	\$1,030,000

Applied rates are rounded to nearest \$500

Applied Square Foot Table Values

