

## 2026 RICHMOND MACOMB INDUSTRIAL VACANT LAND ANALYSIS

2 Year Sale Study 04/01/2023 thru 03/31/2025

City	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sal	Adj. Sale \$	id. when Scsd/Adj. Sal	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Net SF	\$/AC	\$/SF	Actual Fron	Effec. Fron/Ave.	Depth	
<b>0-5 Acres</b>																				
NEW BALTIMORE	06-09-13-326-034	BIRCH	01/08/25	\$100,000	WD	33-TO BE C	\$100,000	\$90,300	90.30	\$180,513	\$90,300	\$90,300	\$180,513	0.90	39,073	111,482.72	\$2.56	96.0	96.0	407.0
ROMEO	14-01-36-126-006	70460 BEAVER CREEK	06/08/23	\$540,000	WD	03-ARM'S I	\$180,000	\$87,400	48.56	\$174,794	\$87,400	\$87,400	\$174,794	1.29	56,367	139,103.55	\$3.19	0.0	0.0	0.0
ROMEO	14-01-36-126-007	70404 BEAVER CREEK	06/08/23	\$540,000	WD	03-ARM'S I	\$180,000	\$87,400	48.56	\$174,794	\$87,400	\$87,400	\$174,794	1.29	56,367	139,103.55	\$3.19	0.0	0.0	0.0
ROMEO	14-01-36-126-008	70348 BEAVER CREEK	06/12/23	\$540,000	WD	03-ARM'S I	\$180,000	\$87,400	48.56	\$174,794	\$87,400	\$87,400	\$174,794	1.29	56,367	139,103.55	\$3.19	0.0	0.0	0.0
ROMEO	14-01-36-126-009	70292 BEAVER CREEK	01/16/24	\$185,000	WD	03-ARM'S I	\$185,000	\$87,400	47.24	\$180,432	\$90,200	\$87,400	\$180,432	1.29	56,367	142,967.54	\$3.28	0.0	0.0	0.0
ROMEO	14-01-36-126-019	70591 BEAVER CREEK	07/17/23	\$360,000	WD	03-ARM'S I	\$180,000	\$88,100	48.94	\$176,260	\$88,100	\$88,100	\$176,260	1.31	56,846	137,931.03	\$3.17	0.0	0.0	0.0
ROMEO	14-01-36-126-020	70645 BEAVER CREEK	07/17/23	\$360,000	WD	03-ARM'S I	\$180,000	\$88,100	48.94	\$176,260	\$88,100	\$88,100	\$176,260	1.31	56,846	137,931.03	\$3.17	0.0	0.0	0.0
ROMEO	14-01-36-126-021	70699 BEAVER CREEK	01/21/25	\$210,000	WD	03-ARM'S I	\$210,000	\$89,600	42.67	\$181,946	\$91,000	\$89,600	\$181,946	1.31	56,846	160,919.54	\$3.69	0.0	0.0	0.0
CHESTERFIELD	15-09-19-176-010		09/04/24	\$410,000	WD	03-ARM'S I	\$410,000	\$110,800	27.02	\$328,724	\$164,400	\$110,800	\$328,724	3.51	152,896	116,809.12	\$2.68	0.0	0.0	0.0
CHESTERFIELD	15-09-04-253-010		12/19/23	\$700,000	WD	03-ARM'S I	\$700,000	\$291,000	41.57	\$622,427	\$311,200	\$0	\$622,427	4.65	202,380	150,667.24	\$3.46	400.0	400.0	505.9
													18.14	790,353						

Average  
Total \$/Total SF: \$3.16  
Median: \$3.19  
Rate applied: **3.15 \$/SF**

<b>5+ Acres</b>																				
ROMEO	14-01-25-400-022	71701 BRUCE TECK PARK	02/01/24	\$1,800,000	WD	03-ARM'S I	\$600,000	\$0	0.00	\$535,788	\$267,900	\$0	\$535,788	5.00	217,800	120,000.00	\$2.75	0.0	0.0	0.0
ROMEO	14-01-25-400-023	71601 BRUCE TECK PARK	02/01/24	\$1,800,000	WD	03-ARM'S I	\$600,000	\$0	0.00	\$535,788	\$267,900	\$0	\$535,788	5.00	217,800	120,000.00	\$2.75	0.0	0.0	0.0
ROMEO	14-01-25-400-024	71501 BRUCE TECK PARK	02/01/24	\$1,800,000	WD	03-ARM'S I	\$600,000	\$0	0.00	\$535,788	\$267,900	\$0	\$535,788	5.00	217,800	120,000.00	\$2.75	0.0	0.0	0.0
CHESTERFIELD	15-09-30-126-030		05/15/24	\$925,000	WD	19-MULTI I	\$925,000	\$74,400	8.04	\$951,715	\$377,000	\$74,400	\$532,349	6.10	265,672	151,664.21	\$3.48	100.0	100.0	583.0
CHESTERFIELD	15-09-04-401-006		12/20/24	\$275,000	WD	19-MULTI I	\$275,000	\$81,800	29.75	\$392,929	\$196,500	\$81,800	\$392,929	6.99	304,528	39,336.29	\$0.90	181.6	181.6	881.4
CHESTERFIELD	15-09-04-401-007		12/20/24	\$275,000	WD	20-MULTI I	\$275,000	\$79,900	29.05	\$392,929	\$196,500	\$79,900	\$392,929	6.99	304,528	39,336.29	\$0.90	181.6	181.6	795.7
ROMEO	14-01-25-400-026	71700 BRUCE TECK PARK	09/03/24	\$930,000	PTA	03-ARM'S I	\$930,000	\$354,500	38.12	\$860,855	\$430,400	\$354,500	\$860,855	7.75	337,590	120,000.00	\$2.75	0.0	0.0	0.0
SHELBY TWP	23-07-30-401-003	DURHAM	09/06/24	\$750,000	PTA	19-MULTI I	\$750,000	\$248,400	33.12	\$423,985	\$212,000	\$248,400	\$423,985	8.73	380,148	85,940.19	\$1.97	0.0	0.0	0.0
SHELBY TWP	23-07-30-451-004	DURHAM	09/06/24	\$750,000	PTA	19-MULTI I	\$750,000	\$212,000	28.27	\$423,985	\$212,000	\$212,000	\$423,985	8.73	380,148	85,940.19	\$1.97	0.0	0.0	0.0
SHELBY TWP	23-07-30-476-001	DURHAM	09/06/24	\$750,000	PTA	19-MULTI I	\$750,000	\$52,000	6.93	\$423,985	\$212,000	\$52,000	\$423,985	8.73	380,148	85,940.19	\$1.97	0.0	0.0	0.0
CHESTERFIELD	15-09-04-253-007		12/21/23	\$720,588	QC	21-NOT US	\$720,588	\$187,000	25.95	\$574,405	\$287,200	\$193,700	\$574,405	9.49	413,428	75,923.30	\$1.74	653.5	653.5	632.7
ROMEO	14-01-25-400-021	71801 BRUCE TECK PARK	02/19/24	\$1,192,800	WD	03-ARM'S I	\$1,192,800	\$0	0.00	\$1,104,115	\$552,100	\$454,600	\$1,104,115	9.94	432,986	120,000.00	\$2.75	0.0	0.0	0.0
SHELBY TWP	23-07-20-300-065	22 MILE	12/12/23	\$400,000	WD	03-ARM'S I	\$400,000	\$511,300	127.83	\$584,553	\$292,300	\$511,300	\$584,553	10.95	476,895	36,536.35	\$0.84	0.0	0.0	0.0
SHELBY TWP	23-07-30-200-011	DURHAM	11/12/24	\$1,150,000	WD	19-MULTI I	\$1,150,000	\$241,100	20.97	\$482,276	\$241,100	\$241,100	\$482,276	11.89	517,885	96,728.07	\$2.22	0.0	0.0	0.0
ROMEO	14-01-25-400-027	71400 BRUCE TECK PARK	04/18/24	\$1,755,588	PTA	03-ARM'S I	\$1,755,588	\$500,300	28.50	\$1,242,701	\$621,400	\$500,300	\$1,242,701	14.63	637,283	119,999.18	\$2.75	0.0	0.0	0.0
RAY TWP	21-05-36-100-020	58250 NORTH	07/17/23	\$445,000	PTA	03-ARM'S I	\$445,000	\$87,900	19.75	\$305,162	\$152,600	\$85,500	\$305,162	15.25	664,290	29,180.33	\$0.67	0.0	0.0	0.0
CHESTERFIELD	15-09-16-299-006		11/29/23	\$2,386,500	WD	03-ARM'S I	\$2,386,500	\$226,300	9.48	\$849,927	\$425,000	\$283,300	\$849,927	15.92	693,345	149,934.03	\$3.44	0.0	0.0	0.0
ROMEO	14-01-36-100-006	13960 33 MILE	09/15/23	\$1,410,000	WD	03-ARM'S I	\$1,410,000	\$435,300	30.87	\$1,305,917	\$653,000	\$435,300	\$1,305,917	35.94	1,565,416	39,235.33	\$0.90	0.0	0.0	0.0
CHESTERFIELD	15-09-08-200-008		01/11/24	\$675,000	WD	03-ARM'S I	\$675,000	\$361,400	53.54	\$668,640	\$334,300	\$334,300	\$668,640	41.86	1,823,247	16,126.72	\$0.37	0.0	0.0	0.0
													219.87	10,230,937.20						

Average: \$2.00  
Total \$/Total SF: \$1.62  
Median: \$1.97  
Rate applied: **2.00 \$/SF**