

## 2026 MACOMB COMMERCIAL LAND ANALYSIS

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

### IMPROVED RESIDUAL COMMERCIAL SALES ANALYSIS

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Net Sqft	Dollars/SqFt	ECF Area	Class		
UNDER 1 ACRE																					
MAIN COMMERCIAL CLASS	07-03-35-477-005	69342 MAIN STREET	10/19/23	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$44,100	50.11	\$2,843	\$12,127	22.0	126.0	0.06	0.06	2,788	\$1.02	2000	201		
MAIN COMMERCIAL CLASS	07-03-35-481-001	69294 MAIN STREET	09/27/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$209,700	59.91	\$14,638	\$29,939	58.0	119.0	0.16	0.16	6,882	\$2.13	2001	201		
MAIN COMMERCIAL CLASS	07-03-35-487-004	69006 MAIN STREET	01/25/24	\$157,000	LC	03-ARM'S LENGTH	\$157,000	\$78,900	50.25	\$37,950	\$42,066	110.0	88.0	0.22	0.22	9,670	\$3.92	2000	201		
MAIN COMMERCIAL CLASS	07-03-35-481-014	69246 MAIN STREET	04/23/24	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$246,600	56.05	\$63,444	\$55,709	82.0	156.0	0.29	0.29	12,807	\$4.95	2000	201		
MAIN COMMERCIAL CLASS	07-06-01-451-048	67395 MAIN STREET	04/28/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,600	42.53	\$78,109	\$76,173	86.0	203.6	0.40	0.40	17,511	\$4.46	2000	201		
MAIN COMMERCIAL CLASS	07-03-35-456-008	35141 DIVISION	12/20/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$190,900	54.54	\$120,423	\$94,554	147.0	148.0	0.50	0.50	21,736	\$5.54	2000	201		
MAIN COMMERCIAL CLASS	07-06-01-156-009	68361 BEECH STREET	04/29/24	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$118,300	33.90	\$236,802	\$104,391	0.0	0.0	0.55	0.55	24,002	\$9.87	2000	201		
MAIN COMMERCIAL CLASS	07-06-01-104-003	36410 DIVISION	08/17/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$110,300	49.02	\$79,868	\$114,071	159.0	165.0	0.60	0.60	26,223	\$3.05	2001	201		
															121,620	\$5.21					
																	<b>AVERAGE:</b>	<b>\$4.37</b>			

### VACANT COMMERCIAL SALES ANALYSIS

City	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Net Sqft	\$/SF	actual front	Effec. Front	Ave. Depth	
UNDER 1 ACRE																			
LENEX	26-06-33-476-006	GRATIOT	12/28/23	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$44,200	22.10	\$200,000	\$86,319		1.00	43,560.00	4.59	0.00	0.00	0.00	
RAY	21-05-30-476-014	16527 27 MILE	04/07/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,000	50.00	\$30,000	\$30,400	30,400.0	0.22	9,583.20	3.13	71.00	0.00	0.00	
															<b>3.86</b>				
<b>1-2 Acres</b>																			
RICHMOND CITY	07-06-12-226-003	66981 GRATIOT	04/11/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$38,000	76.00	\$50,000	\$49,994	\$49,994	1.00	43,560	<b>\$1.15</b>	0.00	0.00	0.00	
<b>2+ Acres</b>																			
WASHINGTON	24-04-22-400-008	61400 VAN DYKE	06/09/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$184,300	61.43	\$397,900	\$184,300	\$795,861	15.60	679,536.00	0.44	564.25	578.23	1143.58	
MOUNT CLEMENS	05-11-13-251-011	24591 NORTH RIVER	10/09/23	\$800,000	PTA	03-ARM'S LENGTH	\$800,000	\$222,600	27.83	\$222,600	\$222,600	\$445,221	16.03	698,441.04	1.15	0.0	0.0	0.0	
WARREN	12-13-08-402-011		04/23/24	\$1,000,000	CD	33-TO BE DETERMINED	\$1,000,000	\$0	0.00	\$56,280	\$0	\$102,018	20.56	895,593.60	<b>0.90</b>	0.0	0.0	0.0	

2026 ANALYSIS:	Under 1 Acre	1 - 2 Acres	2+ Acres	\$/SF	APPLIED
					4.37
					<b>4.35 \$/sf</b>
					1.15
					<b>1.15 \$/sf</b>
					0.90
					<b>0.9 \$/sf</b>

### REMOVED SALES

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Net Sqft	Dollars/SqFt	ECF Area	Class
MAIN COMMERCIAL CLASS	07-06-01-165-002	68085 MAIN STREET	07/11/23	\$487,500	LC	03-ARM'S LENGTH	\$487,500	\$99,500	20.41	\$289,055	\$18,001	30.0	138.0	0.10	0.10	4,138	\$69.85	2001	201
MAIN COMMERCIAL CLASS	07-06-01-176-009	68020 MAIN STREET	04/18/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$145,500	32.33	\$274,360	\$80,911	73.0	255.0	0.43	0.43	18,600	\$14.75	2000	201
MAIN COMMERCIAL CLASS	07-06-12-227-003	66942 GRATIOT	04/19/24	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$121,300	27.26	\$445,000	\$123,734	180.0	158.0	0.65	0.65	28,445	\$15.64	2000	201
MAIN COMMERCIAL CLASS	07-06-02-251-012	68453 STOECCKER LANE	12/19/24	\$2,123,000	WD	03-ARM'S LENGTH	\$2,123,000	\$643,300	30.30	\$1,139,762	\$98,751	0.0	0.0	1.16	1.16	50,530	\$22.56	2001	201
MAIN COMMERCIAL CLASS	07-06-02-251-015	68620 STOECCKER LANE	08/02/23	\$1,600,000	PTA	03-ARM'S LENGTH	\$1,600,000	\$490,200	30.64	\$663,599	\$144,628	0.0	0.0	5.11	5.11	222,504	\$2.98	2005	201
MAIN COMMERCIAL CLASS	07-06-12-201-021	66871 GRATIOT	04/11/24	\$4,550,000	WD	03-ARM'S LENGTH	\$4,550,000	\$1,676,900	36.85	\$2,098,120	\$477,304	0.0	0.0	10.40	10.40	452,850	\$4.63	2001	201