2025 OTISCO TOWNSHIP

COMMERCIAL/INDUSTRIAL LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Use Code	Class
130-021-000-175-00	8011 N WHITES BRIDGE RD	06/04/24	$193,000	WD	19-MULTI PARCEL ARM'S LENGTH	$193,000	$66,300	34.35	$132,452	$74,923	$14,375	0.0	0.0	0.33	0.10	#DIV/0!	$227,030	$5.21	0.00	OTCOM	0678/9161	130-021-000-195-10	COMMERCIAL		201
130-016-000-055-42	BELDING RD	05/11/21	$40,000	WD	03-ARM'S LENGTH	$40,000	$28,100	70.25	$56,192	$40,000	$56,192	0.0	0.0	0.86	0.86	#DIV/0!	$46,512	$1.07	0.00	OTCOM	0665/5210		COMMERCIAL		202
130-021-000-160-10	5043 N WHITES BRIDGE RD	11/03/23	$180,000	WD	03-ARM'S LENGTH	$180,000	$112,100	62.28	$224,296	($300)	$43,996	0.0	0.0	1.01	1.01	#DIV/0!	($297)	($0.01)	0.00	OTCOM	0676/8210		COMMERCIAL		201
130-004-000-120-01	8588 STOREY RD	03/31/23	$150,000	LC	29-SELLERS INTEREST IN A LC	$150,000	$117,200	78.13	$232,361	$1,928	$84,289	0.0	0.0	1.29	1.29	#DIV/0!	$1,495	$0.03	0.00	OTCOM	0674/5391		COMMERCIAL		201
										$116,551		35,751.8			3.26										
130-013-000-155-03	6870 N HAWLEY HWY	08/26/22	$255,000	WD	03-ARM'S LENGTH	$255,000	$69,100	27.10	$136,783	$159,621	$41,404	0.0	0.0	2.56	2.56	#DIV/0!	$62,352	$1.43	0.00	OTCOM	0672/3518		COMMERCIAL		201
130-009-000-040-10	7434 STOREY RD	07/28/21	$1,032,258	WD	03-ARM'S LENGTH	$1,032,258	$341,600	33.09	$676,825	$417,057	$61,624	0.0	0.0	5.36	5.36	#DIV/0!	$77,809	$1.79	0.00	OTCOM	0666/7574		COMMERCIAL		201
											$57,485														
130-006-000-040-11	11980 FISK RD	07/13/21	$2,100,000	WD	03-ARM'S LENGTH	$2,100,000	$654,800	31.18	$1,292,292	$902,164	$94,456	0.0	0.0	11.90	11.90	#DIV/0!	$75,812	$1.74	0.00	OTCOM	AFF		COMMERCIAL		201
											$79,375														
130-013-000-055-10	6556 BELDING RD	12/22/23	$279,999	WD	19-MULTI PARCEL ARM'S LENGTH	$279,999	$112,300	40.11	$222,914	$167,165	$110,080	0.0	0.0	16.50	16.60	#DIV/0!	$10,131	$0.23	0.00	OTCOM	0678/9712	130-012-000-055-10	COMMERCIAL		201

2024 VALUES	ACRES	2025 VALUES
24900.00	1	$24,900 ~~$35,750~~
31000.00	1.5	$31,000
36200.00	2	$36,200
40900.00	2.5	$40,900 ~~$41,400~~
45100.00	3	$45,100
52700.00	4	$52,700
59500.00	5	$59,500 ~~$57,500~~
71300.00	7	$71,300
86400.00	10	$86,400 ~~$79,400~~
107600.00	15	$107,600 ~~$110,080~~
120000.00	20	$120,000
135000.00	25	$135,000
145000.00	30	$145,000
160000.00	40	$160,000
175000.00	50	$175,000
299700.00	100	$299,700

Bold numbers are from sales study **No change** in land value