

2024 HAMLIN TOWNSHIP 2000 COMMERCIAL LAND STUDY

2024 1 ACRE PARCELS					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	1.02	PAVED
070-011-400-081-02	HARTEL RD	12/28/21	\$17,000	0.99	PAVED
070-021-300-020-03	OTTO RD	05/06/22	\$8,000	1.60	PAVED
070-022-400-041-13	RAMBLE LN	03/17/21	\$25,000	1.10	PRIVATE
070-034-100-070-04	MCCONNELL HWY	09/23/21	\$20,000	0.87	PAVED
080-017-400-042-00	WINDSOR HWY	08/27/21	\$38,000	1.78	PAVED
080-017-400-042-00	WINDSOR HWY	10/25/22	\$45,000	1.78	GRAVEL
090-030-100-065-00	CURTIS RD	06/28/23	\$29,900	1.84	PRIVATE
100-004-300-070-00	WHITE BIRCH	11/30/21	\$17,000	0.80	PAVED
100-019-400-010-01	S AINGER	04/25/22	\$16,000	0.98	PRIVATE
100-027-300-020-04	PINE BLUFF	07/15/22	\$22,500	1.61	PRIVATE
100-027-300-020-05	PINE BLUFF	09/27/22	\$22,500	1.59	PRIVATE
110-013-400-052-05	JOSHUA	02/17/23	\$33,000	1.98	GRAVEL
110-014-300-025-03	S PERKEY	06/21/22	\$32,000	1.82	GRAVEL
120-026-100-055-01	S MICHIGAN RD	09/12/22	\$15,000	1.04	GRAVEL
120-026-100-076-11	RUTH ELIZABETH LN	01/12/22	\$30,000	1.63	GRAVEL
120-026-400-170-04	HILLTOP LN	11/23/22	\$20,500	1.22	GRAVEL
140-008-100-002-08	S AINGER	11/11/21	\$17,000	0.88	PAVED
140-024-300-050-01	MATTHEWS RD	05/12/21	\$15,900	1.79	PRIVATE
160-005-200-065-00	WHITTUM RD	08/03/22	\$15,000	1.21	GRAVEL
160-013-100-076-05	OMARA DR	04/26/21	\$26,900	1.96	GRAVEL
160-022-100-035-13	EAGLE PASS DR	10/17/22	\$34,500	1.77	includes -12
160-022-300-020-06	STONEY LN	05/14/21	\$18,000	1.82	GRAVEL
160-022-300-020-16	STONEY LN	09/14/21	\$12,900	1.44	GRAVEL
160-022-300-093-07	E BELLEVUE HWY	02/24/22	\$13,000	1.41	PAVED
			\$564,600	35.93	
			22,584		

2024 2 ACRE PARCELS					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	2.02	PRIVATE
070-009-300-050-15	OTTO RD	05/04/21	\$35,000	2.74	PAVED
080-018-100-150-00	WINDSOR HWY	08/04/21	\$38,500	2.23	PAVED
110-013-400-052-04	JOSHUA	08/09/22	\$32,000	2.15	GRAVEL
110-061-600-002-00	GUERNSEY	10/28/21	\$26,900	2.79	GRAVEL
130-031-200-060-02	EDGEWOOD RD	06/28/22	\$25,500	2.42	PAVED
130-034-100-040-02	W BUTTERFIELD HWY	03/15/22	\$24,000	2.97	PAVED
140-020-400-002-15	RYON DR	07/02/22	\$38,000	2.39	PRIVATE
150-031-100-091-02	LARRY LN	05/04/23	\$35,000	2.90	GRAVEL
160-013-100-076-12	OMARA DR	01/21/22	\$27,900	2.11	GRAVEL
160-013-300-076-03	OMARA DR	11/10/21	\$25,000	2.41	GRAVEL
160-015-300-067-15	S CLINTON TR	12/21/22	\$20,000	2.66	PAVED
			\$347,800	29.79	
			12		
			\$28,983		

2024 3 AND 4 ACRE PARCELS					
060-001-200-090-03	N COCHRAN RD	06/17/22	\$36,285	3.05	PAVED
060-005-300-052-13	MARGARET DR	04/30/21	\$26,300	4.16	PRIVATE
060-031-400-090-00	N AINGER RD	05/20/21	\$28,000	3.80	PAVED
080-026-100-039-00	SKINNER HWY	07/07/22	\$45,000	3.26	GRAVEL
090-004-200-029-01	N IONIA RD	09/20/21	\$45,000	4.93	PAVED
090-025-300-093-07	S LACEY LAKE RD	04/21/23	\$30,000	4.06	PAVED
100-012-300-030-07	N WHEATON	02/02/22	\$29,000	4.71	PAVED
100-015-300-141-00	CARLISLE	08/03/22	\$50,000	4.67	PAVED
110-001-200-015-00	E KINSEL	11/18/22	\$50,000	4.39	GRAVEL
110-013-400-052-01	JOSHUA	04/14/23	\$35,000	3.55	GRAVEL
110-013-400-052-07	JOSHUA	11/18/22	\$37,000	3.15	GRAVEL

110-013-400-052-08	JOSHUA	05/18/23	\$35,000	3.00	GRAVEL
110-024-400-151-02	S ROYSTON	07/08/21	\$44,900	4.76	PAVED
120-026-100-076-07	RUTH ELIZABETH LN	01/27/21	\$40,000	3.14	PRIVATE
120-035-400-020-02	SMITHVILLE RD	10/24/22	\$70,000	3.86	GRAVEL
140-003-300-001-01	HORN LN	07/21/23	\$29,900	3.09	PAVED
140-003-300-001-02	HORN LN	04/15/21	\$25,000	3.02	PRIVATE
160-010-400-100-05	HOUSTON RD	09/15/22	\$35,000	4.94	PAVED
160-012-100-050-05	OAK HILLS DR	05/19/21	\$40,000	3.41	GRAVEL
			\$731,385	72.95	
			19		
			\$38,494		

2024 5 AND 6 ACRE PARCELS

010-032-400-075-02	N IONIA RD	07/20/21	\$38,000	5.26	PRIVATE
060-033-400-120-00	W KINSEL HWY	04/07/22	\$35,000	5.79	PAVED
070-023-100-020-00	E GRESHAM HWY	04/02/21	\$45,500	5.34	PAVED
070-032-200-101-00	MCCONNELL HWY	10/18/22	\$60,000	6.66	GRAVEL
090-027-400-076-02	WILDT HWY	07/11/22	\$60,500	6.78	PRIVATE
090-036-400-111-01	W FIVE POINT HWY	10/05/22	\$50,000	6.53	PRIVATE
110-024-400-060-01	S ROYSTON	06/20/23	\$50,000	5.36	PAVED
140-003-300-001-05	HORN LN	07/07/21	\$30,000	5.98	PRIVATE
140-004-400-060-03	W SPICERVILLE HWY	10/07/22	\$33,938	5.40	PRIVATE
140-011-300-770-15	MARSHALL RD	05/03/23	\$30,000	5.73	PRIVATE
160-009-200-250-00	DURFEE RD	06/14/21	\$45,000	6.33	PAVED
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	6.74	PAVED
			\$522,938	71.90	
			12		
			\$43,578		

2024 7 THRU 10 ACRE PARCELS

030-028-300-004-01	E STRANGE HWY	05/23/23	\$88,155	9.88	PAVED
070-014-300-045-00	E GRESHAM HWY	04/02/21	\$65,000	9.75	PAVED
080-030-400-073-00	NIXON RD	06/02/21	\$60,000	9.50	PAVED
090-015-400-085-01	PERRY RD	11/18/21	\$35,000	9.66	PRIVATE
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	10.43	PAVED
090-035-400-060-00	W FIVE POINT HWY	10/08/21	\$38,500	8.84	PAVED
090-035-400-060-00	W FIVE POINT HWY	06/14/23	\$60,000	8.84	PRIVATE
100-002-100-054-07	MILLERBURG	04/03/23	\$55,000	9.77	PRIVATE
100-014-400-045-02	BULLING	02/02/22	\$40,000	9.72	PRIVATE
100-027-400-020-09	PINE BLUFF	10/20/22	\$64,000	9.06	PRIVATE
100-029-400-065-00	THORNTON	07/22/21	\$40,000	9.75	PRIVATE
100-029-400-065-00	THORNTON	07/25/23	\$59,000	9.75	PRIVATE
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	10.17	PAVED
130-023-400-010-00	HALL RD	04/01/22	\$45,000	9.89	PRIVATE
130-033-400-040-03	TOWN RD	02/09/23	\$37,500	7.09	PRIVATE
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	10.45	PAVED
			\$867,155	152.55	
			16	305.10	
			\$54,197		

2024 11 THRU 15 ACRE PARCELS

110-003-300-065-00	PACKARD HWY	07/15/21	\$52,000	15	PAVED
			\$52,000	15	

2024 16 THRU 20 ACRE PARCELS

010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	20.00	PAVED
050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	20.00	GRAVEL
090-021-400-170-02	W KALAMO HWY	01/18/22	\$76,000	16.10	PAVED
			\$230,000	56.10	
	TTL PARCEL		3		
	AVG SITE		\$76,667		

2024 PRICE PER ACRE OVER 20 ACRES

010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	20.00
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	30.00
070-033-400-006-03	E KINSEL HWY	08/26/22	\$129,900	34.30
			\$315,900	84.30
AVERAGE			\$3,747	USE \$3750

2024 HAMLIN COMMERCIAL SQ FT LAND VALUE RATE

Parcel Number	Street Address	Sale Date	Sale Price	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/Acre	Dollars/SqFt
200-000-024-256-00	144 S COCHRAN AVE	05/25/22	\$108,000	\$108,000	\$54,400	50.37	\$117,021	\$7,024	\$16,045	21.2	91.1	0.05	0.05	\$331	\$132,528	\$3.04
200-007-400-240-01	320 LANSING RD	02/03/23	\$400,000	\$400,000	\$225,700	56.43	\$403,018	\$67,399	\$70,417	50.0	264.0	0.29	0.29	\$1,348	\$232,410	\$5.34
200-007-400-250-02	328 LANSING RD	06/24/22	\$550,000	\$550,000	\$436,500	79.36	\$584,986	\$274,782	\$309,768	0.0	0.0	1.27	1.27	\$0	\$216,364	\$4.97
200-042-500-085-00	344 S COCHRAN AVE	04/02/21	\$135,000	\$135,000	\$41,400	30.67	\$76,853	\$79,930	\$21,783	62.0	264.0	0.38	0.38	\$1,289	\$212,580	\$4.88
300-000-602-110-00	120 W HAMLIN ST	08/31/22	\$265,000	\$265,000	\$90,500	34.15	\$181,107	\$125,209	\$41,316	82.2	95.3	0.21	0.05	\$1,522	\$601,966	\$13.82
300-000-607-040-00	323 S MAIN ST	02/13/23	\$180,000	\$180,000	\$72,000	40.00	\$143,929	\$97,790	\$61,719	102.2	90.0	0.27	0.27	\$956	\$358,205	\$8.22
300-000-609-011-01	208 W KING ST	09/23/21	\$585,000	\$585,000	\$220,000	37.61	\$439,983	\$486,166	\$341,149	642.0	104.8	1.51	1.51	\$757	\$322,178	\$7.40
300-086-631-010-00	802 S MAIN ST	08/30/21	\$160,000	\$160,000	\$80,300	50.19	\$160,537	\$33,374	\$33,911	65.7	99.0	0.15	0.15	\$508	\$222,493	\$5.11
Totals:			\$2,383,000	\$2,383,000	\$1,220,800		\$2,107,434	\$1,171,674	\$896,108	1,025.4		4.13	3.97			
						Sale. Ratio =>	51.23	Average				Average		Average		
						Std. Dev. =>	15.70	per FF=>		\$1,143	per Net Acre=>		283,767.01	per SqFt=>		\$6.51
															USE	\$6.51

2024 SUMMARY FOR COMMERCIAL SITES

SUMMARY	AVG SITE VALUE	USED 2024
1 ACRE SITES	\$22,584	22,600
1.5 ACRE SITES	22,584	25,800 interpolated
2 ACRE SITES	28,983	29,000
2.5 ACRE SITES	28,983	33,750 interpolated
3 ACRE SITES	38,494	38,500
4 ACRE SITES	38,494	38,500
5 ACRE SITES	43,578	43,600
6 ACRE SITES	43,578	48,900 interpolated
7 ACRE SITES	54,197	54,200
8 ACRE SITES	54,197	54,200
9 ACRE SITES	54,197	54,200
10 ACRE SITES	54,197	54,200
11 ACRE SITES	52,000	56,450 interpolated
12 ACRE SITES	52,000	58,700 interpolated
13 ACRE SITES	52,000	60,950 interpolated
14 ACRE SITES	52,000	63,200 interpolated
15 ACRE SITES	52,000	65,450 interpolated
16 ACRE SITES	76,667	67,700 interpolated
17 ACRE SITES	76,667	69,950 interpolated
18 ACRE SITES	76,667	72,200 interpolated
19 ACRE SITES	76,667	74,450 interpolated
20 ACRE SITES	76,667	76,700
OVER 20 ACRES, PER ACRE	3,747	3,750
COMM SQ FT		6.51

HAMLIN TWP IS A RURAL COMMUNITY WITH NO DESIGNATED COMMERCIAL AREAS, ANY COMMERCIAL PROPERTY IS SURROUNDED BY RESIDENTIAL OR AGRICULTURAL PROPERTIES, BECAUSE COMMERCIAL SALES DO NOT EXIST IT IS MY OPIONION THAT COMMERCIAL LAND VALUES ARE SIMILAR TO THAT OF RESIDENTIAL VALUES AND THEREFORE I WILL USE THE SAME LAND VALUE GRID.