

**2026 EATON RAPIDS COMMERCIAL LAND VALUE STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
300-000-601-061-00	127 S MAIN ST	10/24/24	\$211,001	WD	03-ARM'S LENGTH	\$211,001	\$109,800	52.04	\$219,609	\$2,655	\$11,263	22.0	100.0	0.05	0.05	\$121	\$52,059	\$1.20		
300-000-605-040-00	214 S MAIN ST	03/01/24	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$17,000	43.59	\$34,030	\$16,230	\$11,260	22.0	66.7	0.05	0.05	\$738	\$318,235	\$7.31		
300-000-616-010-00	401 S MAIN ST	09/25/24	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$89,600	42.67	\$179,204	\$68,782	\$37,986	67.1	125.0	0.42	0.17	\$1,025	\$163,767	\$3.76		
300-033-400-440-00	313 DEXTER RD	09/01/23	\$313,296	WD	03-ARM'S LENGTH	\$313,296	\$126,600	40.41	\$253,184	\$188,368	\$128,256	283.9	160.2	0.83	0.83	\$663	\$227,773	\$5.23		
300-034-300-165-00	109 E KNIGHT ST	03/15/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,600	57.28	\$143,110	\$9,938	\$28,048	54.2	104.5	0.13	0.13	\$183	\$78,252	\$1.80		
300-034-300-185-00	117 E KNIGHT ST	04/10/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,600	48.40	\$145,219	\$48,288	\$43,507	88.2	57.3	0.20	0.20	\$548	\$245,117	\$5.63		
300-034-400-530-00	350 S MILLER DR	01/23/24	\$2,574,000	WD	03-ARM'S LENGTH	\$2,574,000	\$822,200	31.94	\$2,243,527	\$496,741	\$166,268	589.9	196.7	1.90	1.90	\$842	\$261,580	\$6.01		
300-050-602-180-00	231 DUTTON ST	02/07/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$219,200	37.15	\$562,024	\$64,517	\$36,541	86.2	132.0	0.60	0.60	\$749	\$107,528	\$2.47		
<b>Totals:</b>			<b>\$4,212,297</b>			<b>\$4,212,297</b>	<b>\$1,528,600</b>		<b>\$3,779,907</b>	<b>\$895,519</b>	<b>\$463,129</b>	<b>1,213.5</b>		<b>4.17</b>	<b>3.92</b>					
								<b>Sale. Ratio =&gt;</b>	<b>36.29</b>					<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>8.17</b>					<b>per FF=&gt;</b>	<b>\$738</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>214,649.81</b>	<b>Average</b>	<b>per SqFt=&gt;</b>
																	<b>USE</b>	<b>\$4.93</b>		