

2025 EATON RAPIDS INDUSTRIAL LAND VALUE STUDY FOR 30001 AND 30002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
200-006-300-210-02	451 E PACKARD HWY	01/07/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$300,800	44.90	\$729,067	\$158,403	\$217,470	574.6	1000.0	6.59	3.29
200-013-100-341-01	917 W LAWRENCE AVE	11/03/21	\$948,900	WD	03-ARM'S LENGTH	\$948,900	\$289,600	30.52	\$663,353	\$448,163	\$162,616	0.0	0.0	13.13	13.13
200-000-005-080-00	332 N COCHRAN AVE	06/27/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$9,500	95.00	\$16,280	\$10,000	\$16,280	94.0	130.0	0.28	0.28
300-053-000-020-00	322 HAMMAN DR	06/30/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,400	45.25	\$144,768	\$70,832	\$55,600	276.6	340.0	1.17	1.17
Totals:			\$1,788,900			\$1,788,900	\$672,300		\$1,553,468	\$687,398	\$451,966	945.2		21.17	17.87
								Sale. Ratio =>	37.58	Average				Average	
								Std. Dev. =>	28.24	per FF=>		\$727	per Net Acre=>		32,467.32
														USE	32,500.00