

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	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page				
30-001-1032-000	4797 GRATIOT RD	10/20/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700	15.71	\$196,566	\$204,121	\$20,687	210.0	300.0	1.37	1.37	\$972	\$148,993	\$3.42	200.00	COM	5448/932				
30-001-1023-000	S ALLEN RD	04/16/21	\$143,900	WD	03-ARM'S LENGTH	\$143,900	\$111,400	77.41	\$222,720	\$143,900	\$222,720	1,250.0	1311.0	37.12	37.12	\$115	\$3,877	\$0.09	0.00	COM	5363/912				
30-038-4003-100	1347 S RANGE RD	04/01/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300	32.35	\$420,674	\$374,739	\$145,413	330.0	1318.0	10.00	10.00	\$1,136	\$37,474	\$0.86	0.00	COM	5511/442				
30-600-0016-000	1609 RIVER RD	08/04/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500	30.63	\$238,560	\$219,355	\$57,915	175.0	149.0	0.40	0.40	\$1,253	\$548,388	\$12.59	117.00	RVR					
30-900-0024-000	7030 GRATIOT RD	07/12/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000	76.00	\$234,092	\$34,708	\$118,800	240.0	1135.0	2.08	0.76	\$145	\$16,655	\$0.38	240.00	OFCOM	5646/048				
30-900-0025-000	7030 GRATIOT RD	07/12/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000	76.00	\$234,092	\$34,708	\$118,800	240.0	1135.0	2.08	0.68	\$145	\$16,655	\$0.38	240.00	OFCOM	5646/048				
30-900-0026-000	7030 GRATIOT RD	07/12/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000	76.00	\$234,092	\$34,708	\$118,800	240.0	1135.0	2.08	0.65	\$145	\$16,655	\$0.38	240.00	OFCOM	5646/048				
30-900-0024-000	7030 GRATIOT RD	07/12/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$114,000	76.00	\$234,092	\$34,708	\$118,800	240.0	1135.0	2.08	0.76	\$145	\$16,655	\$0.38	240.00	OFCOM	5646/048				
28-190-0086-000	MICHIGAN	05/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$117,300	234.60	\$109,472	\$50,000	\$109,472	280.0	348.2	2.30	2.30	\$179	\$21,739	\$0.50	274.36	2000M	5550/543				
171-030-300-190-00	2109 BLACK RIVER	07/20/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$47,800	45.52	\$93,771	\$17,326	\$6,097	70.0	260.0	0.40	0.40	\$248	\$43,315	\$0.99	67.00	201	1492-368				
171-120-001-006-00	3474 MAIN	05/13/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$52,800	40.62	\$118,900	\$15,104	\$4,004	46.0	251.5	0.13	0.05	\$328	\$112,716	\$2.59	44.00	201	1526-397				
28-761-0019-000	N RANGE	08/11/21	\$25,000	OTH	03-ARM'S LENGTH	\$25,000	\$22,600	90.40	\$52,724	\$25,000	\$52,724	151.0	462.0	1.38	1.38	\$166	\$18,129	\$0.42	130.00	2000S	5408/846				
<b>Totals:</b>			<b>\$2,483,900</b>			<b>\$2,483,900</b>	<b>\$1,200,400</b>		<b>\$2,389,755</b>	<b>\$1,188,377</b>	<b>\$1,094,232</b>	<b>3,472.0</b>		<b>61.44</b>	<b>55.86</b>										
								<b>Sale. Ratio =&gt;</b>	<b>48.33</b>					<b>Average</b>											
								<b>Std. Dev. =&gt;</b>	<b>56.41</b>					<b>per FF=&gt;</b>	<b>\$342</b>	<b>Average</b>		<b>per Net Acre=&gt;</b>		<b>19,342.39</b>	<b>Average</b>		<b>per SqFt=&gt;</b>		<b>\$0.44</b>

**2024 BROCKWAY TOWNSHIP COMMERCIAL LAND VALUE ANALYSIS**

2024 Commercial Land Value Analysis of Brockway Township is developed as an opinion of value for a front foot and per acre value.

\* This analysis is developed utilizing industrial sales of multiple communities in St. Clair County and Sanilac County

Per Acre Value is developed and estimated at \$19,000 to \$7,000 per acre. The most weight is placed on \$6,900 per acre due to the Commercial Type Properties in Brockway having Similar Zoning, Amenities and Utilities of Rural 1 Per front foot is developed at \$342 per front foot.

2024 Developed Opinion of Land Value for Commercial Land Value Analysis for valueing Commercial front foot Rate and Commercial in Rate Table, Rate Table 1 (Acres) per acre Rate for Brockway Township using St Clair County

The developed opinion of per front foot value for Commercial Properties, 2000 COMMERCIAL NEIGHBORHOOD, Frontage A, 0-5 a FF RATE: \$342 per front foot

The developed opinion of per acre value for COMMERCIAL in Rate Table, Rate Table 1 (Acres), COMMERCIAL Rate: \$19,000 to \$7,000 per acre

The developed opinion of per acre value with the most weight for Commercial in Rate Table, Rate Table 1 (Acres), Industrial Rate: \$6,900 per acre

The developed opinion of per acre value for COMMERCIAL in ACREAGE TABLES A AND B UNDER COMMERCIAL NEIGHBORHOOD, COMMERCIAL Rate: \$19,000 to 3,600 per acre (\*the most weight was placed on gravel roads and or special land uses in Ag Rural Zoning.)

The NEIGHBORHOODS OF BROCKWAY TOWNSHIP THAT ARE INCLUDED IN THIS LAND VALUE ARE AS FOLLOWS:

2000 (2000 COMMERCIAL), RATE GROUP FRONTAGE A and B: \$342 per front foot. (the commercial type of properties in this land value anlysis have the same utilities and amenities, typical of commercial type properties and they are on high traffic roads)

RATE TABLE 1, (Acres) COMMERCIAL: \$6,900 PER ACRE

ACREAGE TABLES A AND B, 0 TO 100+ ACRES, \$3,600 PER ACRE (LARGER ACREAGE PARCELS ARE NOT TYPICAL OF COMMERCIAL TYPE PROPERTIES IN BROCKWAY, ARE SPECIAL LAND USE TYPES AND ARE VALUED WITH AG/RURAL RATES)

\*RATE TABLE, RATE TABLE 1 (ACRES), WET LANDS: \$3,600 PER ACRE (DUE TO UNUSABLE AREAS UNDER WATER THAT ARE NOT USABLE FOR FARMING, BUILDING OR RECREATION)

\*Sales Listed Below Removed as Outliers or Invalid Sales

10-002-4001-010	11477 JEDDO RD	03/03/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$0	0.00	\$10,123	\$160,000	\$10,123	0.0	0.0	3.40	3.40	#DIV/0!	\$47,017	\$1.08	0.00	2000	5610/036
10-014-1004-000	11115 YALE RD	02/16/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$103,100	27.13	\$210,797	\$214,053	\$44,850	0.0	0.0	6.50	6.50	#DIV/0!	\$32,931	\$0.76	0.00	2000	5489/953
10-014-4010-100	7616 BROCKWAY RE	06/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$151,600	37.90	\$292,304	\$154,626	\$46,930	130.0	240.7	0.92	0.92	\$1,189	\$168,438	\$3.87	130.00	2000	5546/279
17-006-2004-002	7115 MARINE CITY I	11/23/21	\$985,000	WD	03-ARM'S LENGTH	\$985,000	\$0	0.00	\$1,124,092	(\$98,469)	\$40,623	0.0	0.0	75.59	75.59	#DIV/0!	(\$1,303)	(\$0.03)	0.00		
17-006-2004-002	7115 MARINE CITY I	06/21/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$0	0.00	\$1,124,092	(\$1,032,469)	\$40,623	0.0	0.0	75.59	75.59	#DIV/0!	(\$13,659)	(\$0.31)	0.00		
19-025-4001-200	10980 DUNNIGAN R	04/20/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$126,900	61.90	\$279,656	(\$28,546)	\$46,110	0.0	0.0	5.74	5.74	#DIV/0!	(\$4,973)	(\$0.11)	0.00	201CM	
30-001-1032-000	4797 GRATIOT RD	10/20/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$59,700	15.71	\$196,566	\$204,121	\$20,687	200.0	300.0	1.37	1.37	\$1,021	\$148,993	\$3.42	200.00	COM	5448/932
30-038-4003-100	1347 S RANGE RD	04/01/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$210,300	32.35	\$420,674	\$374,739	\$145,413	0.0	0.0	10.00	10.00	#DIV/0!	\$37,474	\$0.86	0.00	COM	5511/442
30-600-0016-000	1609 RIVER RD	08/04/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$122,500	30.63	\$238,560	\$219,355	\$57,915	117.0	149.0	0.40	0.40	\$1,875	\$548,388	\$12.59	117.00	RVR	

Other Parcels in Sale	Land Table	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
	COMMERCIAL		201	A'FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY
	COMMERCIAL		201		ST CLAIR TWP	ST CLAIR COUNTY
	COMMERCIAL		201		ST CLAIR TWP	ST CLAIR COUNTY
	COMMERCIAL		201	A'FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY
30-900-0025-000, 30-900-0026-000	COMMERCIAL		201	B' FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY
30-900-0024-000, 30-900-0026-000	COMMERCIAL		202	B' FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY
30-900-0025-000, 30-900-0024-000	COMMERCIAL		202	B' FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY
30-900-0025-000, 30-900-0026-000	COMMERCIAL	USED AUTO PAR	201	B' FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY
	2000M COM M COM VAC		202	FF VAL NOT USED	PORT HURON TWP	ST CLAIR COUNTY
	COMMERCIAL WHS STG		201	VILL- WEST SIDE	MARION TWP	SANILAC COUNTY
171-120-001-006-01	COMMERCIAL RESTAURANTS		201	DECKERVILLE	MARION TWP	SANILAC COUNTY
	2000S COMME COM VAC		202	MAIN ROADS	PORT HURON TWP	ST CLAIR COUNTY

**Type Commercial Properties.**

**& Sanilac County Commercial Sales**

**1 the \$3,600 rate for commercial large acreage type properties in low traffic areas,**

	2000 COMMERCIAL		202		BROCKWAY	ST CLAIR COUNTY
	2000 COMMERCIAL		201		BROCKWAY	ST CLAIR COUNTY
	2000 COMMERCIAL		201	COMMERCIAL	BROCKWAY	ST CLAIR COUNTY
					COTTRELLVILLE TWP	ST CLAIR COUNTY
					COTTRELLVILLE TWP	ST CLAIR COUNTY
	COMMERCIAL		201		EMMETT TWP	ST CLAIR COUNTY
	COMMERCIAL		201	A'FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY
	COMMERCIAL KEVINS LAWN C/		201		ST CLAIR TWP	ST CLAIR COUNTY
	COMMERCIAL 4 UNIT APT. BUIL		201	A'FRONTAGE	ST CLAIR TWP	ST CLAIR COUNTY