

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
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	1,810.6	1600.0	37.12
28-007-3014-001	4110 GRISWOLD	05/25/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$30,800	68.44	\$70,070	\$45,000	\$70,070	238.2	945.5	5.11
28-020-1019-000	DOVE	05/25/22	\$17,500	WD	03-ARM'S LENGTH	\$8,750	\$9,400	107.43	\$19,995	\$8,750	\$19,995	64.1	1320.0	1.00
03-053-0004-000	2900 BUSHA	01/07/22	\$28,600,000	OTH	03-ARM'S LENGTH	\$28,600,000	\$12,897,100	45.09	\$31,201,672	\$1,014,123	\$3,615,795	2,344.0	3740.0	211.45
Totals:			\$28,806,400			\$28,797,650	\$13,048,700		\$31,514,457	\$1,211,773	\$3,928,580	4,456.8		254.68
								Sale. Ratio =>	45.31	Average				
								Std. Dev. =>	25.78	per FF=>		\$272	Average	
												per Net Acre=>		

2024 Industrial 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

Per Acre Value is developed and estimated at \$19,000 to \$5,000 per acre. The most weight is placed on \$4,450 per acre due to the Industrial Type Properties in Brockway having Per front foot is developed at \$272 per front foot.

2024 Developed Opinion of Land Value for Industrial Land Value Analysis for valueing Industrial front foot Rate and Industrial in Rate Table, Rate Table 1 (Acres) per acre Rate fo

The developed opinion of per front foot value for Industrial Properties, 3000 INDUSTRIAL NEIGHBORHOOD, Frontage A, 0-5 a FF RATE: \$272 per front foot

The developed opinion of per acre value for INDUSTRIAL in Rate Table, Rate Table 1 (Acres), INDUSTRIAL Rate: \$19,000 to \$5,000 per acre

The developed opinion of per acre value with the most weight for Industrial in Rate Table, Rate Table 1 (Acres), Industrial Rate: \$4,450 per acre

The developed opinion of per acre value for INDUSTRIAL in ACREAGE TABLES A AND B UNDER INDUSTRIAL NEIGHBORHOOD, INDUSTRIAL Rate: \$19,000 to 3,60 gravel roads and or special land uses in Ag Rural Zoning, i.e. Gravel Pits.)

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

3000 (3000 INDUSTRIAL), FRONTAGE A INDUSTRIAL: \$272 per front foot. (the Industrial type of properties in this land value anlysis have the same utilities and amenities, typical of Industrial type properties and they are on high traffi

RATE TABLE 1, (Acres) INDUSTRIAL: \$4,450 PER ACRE

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

***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**

03-052-0039-350	WILLS/DAVIS	05/16/22	\$6,100,000	WD	33-TO BE DETERMINED	\$6,100,000	\$44,300	0.73	\$88,640	\$6,100,000	\$88,640	392.4	492.0	4.43
03-998-5010-000	317 KENDALL	09/29/22	\$14,058,185	CD	33-TO BE DETERMINED	\$14,058,185	\$1,875,700	13.34	\$4,332,080	\$9,957,795	\$231,690	142.3	317.2	12.15
14-469-0047-000	1878 FRUIT RD	08/18/22	\$360,000	MLC	03-ARM'S LENGTH	\$360,000	\$69,600	19.33	\$179,883	\$206,823	\$26,706	56.2	175.0	0.34
14-469-0037-000	9485 STONE RD	06/01/22	\$295,000	MLC	03-ARM'S LENGTH	\$295,000	\$66,200	22.44	\$158,721	\$192,550	\$56,271	118.5	305.0	0.97
03-052-0039-341	2700 WILLS	05/16/22	\$6,100,000	CD	33-TO BE DETERMINED	\$6,100,000	\$1,957,800	32.10	\$4,605,558	\$1,727,832	\$233,390	1,054.4	1198.0	11.72
03-028-1028-000	301 GRATIOT	01/21/22	\$2,050,000	CD	33-TO BE DETERMINED	\$2,050,000	\$1,004,700	49.01	\$2,043,911	\$2,050,000	\$2,043,911	922.5	467.0	31.16
14-469-0040-000	1876 FRUIT RD	08/18/22	\$800,000	MLC	03-ARM'S LENGTH	\$800,000	\$326,200	40.78	\$670,911	\$210,913	\$81,824	172.3	265.6	2.24

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Use Code	Class	UNIT OF GOV'T.
37.12	\$79	\$3,877	\$0.09	1,810.55	IND	5363/912	INDUSTRIAL	IND VAC	302	ST CLAIR TWP
5.11	\$189	\$8,806	\$0.20	208.17	3000N	5530/738	3000N IND NORTH OF RR	IND VAC	301	PORT HURON TWP
1.00	\$137	\$8,750	\$0.20	33.00	3000S	5530/740	3000S IND SOUTH OF RR	IND VAC	001	PORT HURON TWP
211.45	\$433	\$4,796	\$0.11	0.00	3000	5485/754	INDUSTRIAL	IND HEAVY	301	MARYSVILLE
254.68										
4,758.02		Average								
		per SqFt=>	\$0.11							

Similar Zoning, Amenities and Utilities of Rural Type Industrial Properties.

for Brockway Township using St Clair County Industrial Sales

10 per acre (*the most weight was placed on the \$3,600 rate for industrial large acreage type properties in low traffic areas,

roads)

OR GRAVEL PITS)

4.43	\$15,547	\$1,376,354	\$31.60	392.36	3000	PTA	INDUSTRIAL UNDEVELOPED	VACANT PROPERTY	302	MARYSVILLE
0.00	\$69,978	\$819,639	\$18.82	118.00	3000	5567/981	INDUSTRIAL	BUILDINGS ON LEASED LAND	210	MARYSVILLE
0.34	\$3,679	\$606,519	\$13.92	85.00						CLAY
0.97	\$1,625	\$197,893	\$4.54	129.00						CLAY
7.29	\$1,639	\$147,464	\$3.39	841.83	3000	5564/022	INDUSTRIAL	IND VAC	301	MARYSVILLE
29.71	\$2,222	\$65,796	\$1.51	2,302.63	3000	5490/146	INDUSTRIAL	IND LIGHT	301	MARYSVILLE
2.24	\$1,224	\$93,990	\$2.16	57.00						CLAY