

Lapeer County Equalization
Vacant Land Analysis

2023 ARCADIA COMMERCIAL ECF STUDY

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	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
001-034-013-06	VAN DYKE RD	03/09/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$36,800	61.33	\$74,250	\$60,000	\$74,250	165.0	495.0	2.00	2.00	\$364	\$30,000	\$0.69	165.00	3182-116		COMMERCIAL	7/23/2021	201
007-011-042-20	5075 DRYDEN RD	06/12/20	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$24,300	45.85	\$89,775	\$53,000	\$89,775	266.0	577.5	3.52	3.53	\$199	\$15,044	\$0.35	266.00	3108-397		COMMERCIAL	7/15/2021	202
012-003-033-30	IMLAY CITY RD	08/23/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$23,400	31.20	\$69,750	\$75,000	\$69,750	155.0	343.0	1.22	1.22	\$484	\$61,425	\$1.41	155.00	3231-548		COMMERCIAL	6/15/2022	202
012-003-039-00	IMLAY CITY RD	08/20/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$89,100	80.27	\$119,250	\$111,000	\$119,250	530.0	165.0	2.01	2.01	\$209	\$55,279	\$1.27	530.00	3230-581		COMMERCIAL	7/11/2022	202
012-012-010-10	IMLAY CITY RD	12/09/21	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$45,000	166.67	\$45,000	\$27,000	\$45,000	200.0	200.0	0.92	0.92	\$135	\$29,412	\$0.68	200.00	3269-		COMMERCIAL	6/15/2022	202
012-029-044-20	2450 S LAPEER RD	11/05/21	\$21,000	WD	03-ARM'S LENGTH	\$21,000	\$26,900	128.10	\$27,225	\$21,000	\$27,225	242.0	217.0	1.21	1.21	\$87	\$17,413	\$0.40	242.00	3256-575		COMMERCIAL	8/11/2022	202
047-636-005-01	5630 OTTER LAKE	09/13/21	\$146,000	WD	32-SPLIT VACANT	\$146,000	\$0	0.00	\$56,250	\$146,000	\$56,250	225.0	337.0	1.91	1.91	\$649	\$76,440	\$1.75	225.00	3239-292		COMMERCIAL	7/28/2022	201
Totals:			\$493,000			\$493,000	\$245,500		\$481,500	\$493,000	\$481,500	1,783.0		12.79	12.79									
							Sale. Ratio =>	49.80			Average		Average				Average							
							Std. Dev. =>	57.46			per FF=>	\$277	per Net Acre=>	38,557.80			per SqFt=>	\$0.89						

Commercial Vacant Sales for 2022/2023 Study \$ 277 FF