

Vergennes Township Commercial Land Analysis

Valuation	MNBHD	Class	PPN	Address	Sale Date	Sale Terms	Sale Price	Adj Sale Pri
Allocation	SPA-C		201 41-05-23-3	465 DONN	11/12/2020	03-ARM'S L	1508000	1508000
Vacant	SPA-C		202 41-05-12-4	11859 DIVI	9/27/2019	03-ARM'S L	75000	75000
Allocation	TYR-C		201 41-01-32-1	480 W MU'	9/23/2020	03-ARM'S L	1248114	1248114
Vacant	VER-C		202 41-16-27-4	320 LINCOI	10/31/2019	03-ARM'S L	31000	31000
Allocation	XLW-C		201 41-20-01-3	805 E MAIN	9/30/2020	19-MULTI F	350000	350000

USED 1.14

Confidential	Liber/Page	Acreage	Land Descr	Land Size 1	Land Descr	Land size 2	Land Descr	Land Size 3
No	2.02E+14	4.89	RES	74800	RES	138208	<DIV NOT I	0
No	2.02E+14	2.01	RURAL	87555.6	<DIV NOT I	0	<DIV NOT I	0
No	2.02E+14	2.11	17 MILE	91911.6		0		0
Yes	2.02E+14	1.11	LINCOLN L/	48351.6		0		0
No	2.02E+14	0.448	MAIN ST E/	19497		0		0

Land Descr	Land Size 4	Land Descr	Land Size 5	Frontage	LV	L/I Value	Res Bldg Val	Ag Bldg Val
<DIV NOT I	0	<DIV NOT I	0	453.38	213008	9216	0	0
<DIV NOT I	0	<DIV NOT I	0	0	65667	0	0	0
	0		0	608	91238	140898	0	0
	0		0	0	33846	0	0	0
	0		0	132	19497	10213	0	0

C/I Bldg Va	L/V Ratio	Allocation	Extraction	LV Used	Land SqFt	\$/SqFt	\$/FF	Comments
1130540	0.157461	237451.7	368244	237451.7	213008	1.114755	523.7365	
0	1	75000	75000	75000	87555.6	0.856599	#DIV/0!	
481664	0.12782	159534.1	625552	159534.1	91911.6	1.735734	262.3916	Leased fee
0	1	31000	31000	31000	48351.6	0.641137	#DIV/0!	
281231	0.062703	21946.12	58556	<u>21946.12</u>	<u>19497</u>	<u>1.125615</u>	<u>166.2585</u>	
				524931.9	460323.8	1.140354		

sale