

Vergennes Township Industrial Land Analysis

Valuation	MNBHD	Class	PPN	Address	Sale Date	Sale Terms	Sale Price	Adj Sale Pri
Vacant	ALG		302 41-06-11-4	11855 WHI	4/1/2020	03-ARM'S L	233428	233428
Abstractior	ALP-I		207 41-09-35-4	929 ALPINE	#####	03-ARM'S L	179500	179500
Abstractior	ALP-I		207 41-09-35-4	929 ALPINE	9/3/2020	03-ARM'S L	329900	329900
Allocation	ALP-I		207 41-09-35-4	929 ALPINE	#####	03-ARM'S L	163000	163000
Allocation	BYR-I		301 41-21-13-3	8074 CLYDI	6/3/2020	03-ARM'S L	3100000	3100000
Vacant	BYR-I		301 41-21-14-4	8087 CLYDI	#####	03-ARM'S L	399900	399900
Abstractior	SOL-I		201 41-02-34-2	13820 NOR	#####	03-ARM'S L	350000	350000
Abstractior	SPA-I		301 41-05-36-3	665 10 MIL	#####	03-ARM'S L	1580000	1580000
Vacant	VER-I		302 41-16-34-4	825 O E BIE	#####	19-MULTI F	348710	348710

USED 1.10

Confidential	Liber/Page	Acreage	Land Descr	Land Size 1	Land Descr	Land size 2	Land Descr	Land Size 3
Yes	2.02E+14	5.473	WHITE CRE	238398.1	ROW	14943.69		0
No	2.02E+14	0.485	TYPICAL	21117		0		0
No	2.02E+13	0.808	TYPICAL	35196		0		0
No	2.02E+14	0.485	TYPICAL	21117		0		0
No	2.02E+14	2.551	CLYDE P S C	111111	ROW	9550		0
Yes	2.02E+14	23.266	CLYDE P S C	178007	ROW	8736	DEVELOPM	835481
No	2.02E+14	3.54	WOODLAM	89636.73	WOODLAM	64565.67		0
Yes	2.02E+14	15.82	10 MILE	319119	IND LESS	370000	ROW	2475
Yes	2.02E+14	2.58	O E BIERI	561357.7		0		0

Land Descr	Land Size 4	Land Descr	Land Size 5	Frontage	LV	L/I Value	Res Bldg Val	Ag Bldg Val
	0		0	452.87	202638	0	0	0
	0		0	0	21117	11533	0	0
	0		0	0	35196	19222	0	0
	0		0	0	21117	30264	0	0
	0		0	289.38	111111	64527	0	0
	0		0	265.37	400859	0	0	0
	0		0	177.39	92521	21023	0	0
	0		0	75	275473	77934	0	0
	0		0	406.41	392975	0	0	0

C/I Bldg Va	L/V Ratio	Allocation	Extraction	LV Used	Land SqFt	\$/SqFt	\$/FF	Comments
0	1	233428	233428	233428	238398.1	0.979152	515.4415	
155463	0.112257	20150.13	12504	12504	21117	0.59213	#DIV/0!	
230848	0.12338	40702.92	79830	79830	35196	2.268155	#DIV/0!	
143153	0.108552	17693.93	-10417	17693.93	21117	0.8379	#DIV/0!	
1655458	0.06068	188108.2	1380015	188108.2	111111	1.692975	650.0386	
0	1	399900	399900	399900	178007	2.246541	1506.953	
169857	0.326467	114263.4	159120	159120	154202.4	1.031891	897.0066	
1135188	0.185056	292388	366878	366878	319119	1.149659	4891.707	
0	1	348710	348710	<u>348710</u>	<u>561357.7</u>	<u>0.62119</u>	858.0251	others add
				1806172	1639625	1.101576		

ed