

GREENLEAF TOWNSHIP COMMERCIAL/INDUSTRIAL LAND ANALYSIS

Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre	
008-011-045-30	TRADE CENTER WAY	09/01/21	\$33,900	WD	\$33,900	3.89	3.89	\$8,715	COMM/IND DEVELOPMENT
008-011-045-40	TRADE CENTER WAY	08/24/21	\$42,000	WD	\$42,000	4.72	4.72	\$8,898	COMM/IND DEVELOPMENT
008-011-045-70	TRADE CENTER WAY	05/14/21	\$55,000	WD	\$55,000	6.29	6.29	\$8,744	COMM/IND DEVELOPMENT
090-031-100-020-05	VAN DYKE RD	07/29/21	\$17,000	WD	\$17,000	2.05	2.05	\$8,293	COMMERCIAL
Totals:			\$147,900		\$147,900	16.95	16.95	\$8,726	

COMMERCIAL Reconciliation per Net Acre=> 8,650.00 Sale #4 closest in proximity to Greenleaf Twp thus weighting reconciled value

Removed from Commercial Study

008-011-045-90	TRADE CENTER WAY	09/02/21	\$40,000	WD	\$40,000	11.26	11.26	\$3,552	SOLD FOR INDUSTRIAL
230-005-100-010-00	M46/CHURCH RDS	12/23/20	\$280,000	WD	\$280,000	34.29	34.29	\$8,166	REMOVED DUE TO EXCESSIVES SIZE SIZE FOR COMMERCIAL

Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Net Acres	Total Acres	Dollars/Acre	
090-031-100-020-05	VAN DYKE RD	07/29/21	\$17,000	WD	\$17,000	2.05	2.05	\$8,293	COMMERCIAL
230-005-100-010-00	M46/CHURCH RDS	12/23/20	\$280,000	WD	\$280,000	34.29	34.29	\$8,166	COMMERCIAL
008-011-045-30	TRADE CENTER WAY	09/01/21	\$33,900	WD	\$33,900	3.89	3.89	\$8,715	COMM/IND DEVELOPMENT
008-011-045-40	TRADE CENTER WAY	08/24/21	\$42,000	WD	\$42,000	4.72	4.72	\$8,898	COMM/IND DEVELOPMENT
008-011-045-70	TRADE CENTER WAY	05/14/21	\$55,000	WD	\$55,000	6.29	6.29	\$8,744	COMM/IND DEVELOPMENT
008-011-045-90	TRADE CENTER WAY	09/02/21	\$40,000	WD	\$40,000	11.26	11.26	\$3,552	COMM/IND DEVELOPMENT
Totals:			\$450,900		\$450,900	60.45	60.45	\$7,459	

INDUSTRIAL Reconciliation per Net Acre=> 7,500.00