

# 2023 Commercial Industrial Land Values

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Acres	Dollar/Acre	Front Feet	Dollars/FF	ECF Nbhd	Land Table	Description
002-004-026-00	7935 BREITUNG AVE	11/02/21	\$200,000	\$61,640	\$ 42,036	6.8	\$ 9,065	799	\$ 77	10000 2023 Comm	2023 Comm	Paws & Claws
002-004-031-00	7820 US HIGHWAY 141	07/30/21	\$90,000	\$84,905	\$ 94,138	3.896	\$ 21,793	247	\$ 344	10000 2023 Comm	2023 Comm	Genco - Hirsch West
002-006-023-00	VACANT SOUTH JACKSON	07/03/19	\$54,500	\$32,259	\$ 32,259	28.17	\$ 1,145			Vacant	2023 Comm	Broullire Office
002-107-040-00	4200 STATE HIGHWAY M 95	09/02/22	\$100,000	\$77,759	\$ 64,883	9.46	\$ 8,220			10000 2023 Comm	2023 Comm	Whispering Pines Outpost
002-118-026-10	3948 US HIGHWAY 2	11/23/21	\$145,000	\$23,309	\$ 49,128	0.69	\$ 33,781	100	\$ 233	10000 2023 Comm	2023 Comm	Evolution Holdings
002-132-013-30	8165 US HIGHWAY 2	12/03/18	\$1,070,000	\$401,036	\$ 241,812	1.24	\$ 323,416	194	\$ 2,067	10000 2023 Comm	2023 Comm	Dollar Tree
002-132-013-50	8145 US HIGHWAY 2	11/26/18	\$925,000	\$543,518	\$ 422,847	1.15	\$ 472,624	194	\$ 2,802	10000 2023 Comm	2023 Comm	Advance Auto
002-413-006-00	4088 PINE MOUNTAIN RD	07/22/22	\$298,000	\$133,096	\$ 129,300	2.5	\$ 53,238			10000 2023 Comm	2023 Comm	Champion
002-413-006-00	4088 PINE MOUNTAIN RD	03/30/22	\$249,000	\$90,312	\$ 129,300	2.5	\$ 36,125			10000 2023 Comm	2023 Comm	Child Care Facility
002-455-001-00	7272 US HIGHWAY 2	05/01/19	\$115,000	\$96,183	\$ 68,613	1.653	\$ 58,187	284.6	\$ 338	10000 2023 Comm	2023 Comm	Hillcrest Hotel KRIST
002-457-001-00	7252 US HIGHWAY 2	06/28/19	\$200,000	\$77,276	\$ 21,651	0.34	\$ 227,282	86.6	\$ 892	10000 2023 Comm	2023 Comm	Automoxi
002-512-010-00	109 FISHER ST	05/02/22	\$10,000	\$6,946	\$ 5,416	0.45	\$ 15,436	102.6	\$ 68	10000 2023 Comm	2023 Comm	Jacobson
002-752-001-00	2115 S CARPENTER AVE	07/17/20	\$40,000	\$40,000	\$ 79,792	0.69	\$ 57,971	272.2	\$ 147	Vacant	2023 Comm	Romitti at the River
						Total Acres	Ave PP Acre	Total FF	Ave PPF			
						<b>\$1,668,239</b>	<b>\$1,381,175</b>	<b>59.54</b>	<b>\$ 28,019</b>	<b>2,280</b>	<b>\$732</b>	

04/04/2023 08:59 AM		Detailed Land Table Printout		Page: 1/2 DB: Breitung Twp	
Unit: 02 - BREITUNG TOWNSHIP					
Rates/Values for Neighborhood 2023.2023 NEW LAND TABLE COMM IND, Last Edited: 03/09/2023					
Frontages:					
Frontage 'A':	Description: 'FF LOW	'	FF Rate: 100		
	Standard Frontage: 100		Standard Depth : 200		
Frontage 'B':	Description: 'FF FAIR	'	FF Rate: 195		
	Standard Frontage: 150		Standard Depth : 250		
Frontage 'C':	Description: 'FF AVE	'	FF Rate: 465		
	Standard Frontage: 300		Standard Depth : 0		
Frontage 'D':	Description: 'FF HIGH	'	FF Rate: 1525		
	Standard Frontage: 600		Standard Depth : 220		
Rates for Rate Table 'PER ACRE', (Acres)					
ACREAGE LOW	:	5,600			
ACREAGE FAIR	:	21,300			
ACREAGE AVERAGE	:	42,500			
ACREAGE HIGH	:	187,500			

# 2023 Commercial Industrial Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value	Description
002-004-005-00	7726 US HIGHWAY 2	03/25/22	\$175,000	\$138,041	\$171,039	\$3,961	\$10,364	<b>0.382</b>	1,171	\$3.38	1 STORY	\$117,305	UP Cycle and Sport
002-004-026-00	7935 BREITUNG AVE	11/02/21	\$200,000	\$180,396	\$105,767	\$94,233	\$187,171	<b>0.503</b>	4,000	\$23.56	1 STORY	\$42,036	Maple Leaf Kennels
002-118-021-00	3957 US HIGHWAY 2	09/14/21	\$260,000	\$219,493	\$247,156	\$12,844	\$68,794	<b>0.187</b>	4,912	\$2.61	1 STORY	\$131,636	Woodlands Motel
002-118-026-10	3948 US HIGHWAY 2	11/23/21	\$145,000	\$170,819	\$62,628	\$82,372	\$137,973	<b>0.597</b>	1,300	\$63.36	Office	\$49,128	Evolution Holdings
002-413-006-00	4088 PINE MOUNTAIN RD	03/30/22	\$249,000	\$287,988	\$235,759	\$13,241	\$106,352	<b>0.125</b>	2,544	\$5.20	1 STORY	\$129,300	Child Care Facility
<b>Totals:</b>			<b>\$1,029,000</b>	<b>\$996,737</b>		<b>\$206,651</b>	<b>\$510,654</b>			<b>\$19.62</b>			
								<b>E.C.F. =&gt;</b>	<b>0.405</b>				
								<b>Ave. E.C.F. =&gt;</b>	<b>0.359</b>				

04/04/2023 10:31 AM		Detailed ECF Table Printout	Page: 1/15 DB: Breitung Twp 2024
E.C.F.s for Neighborhood: 10000 '2023 COMMERCIAL INDUSTRIAL'			
Residential	:	1.000	
Town Homes/Duplexes	:	1.000	
Mobile Homes	:	1.000	
Agricultural Bldgs	:	1.000	
Commercial Bldgs	:	0.405	
Industrial Bldgs	:	0.405	
(Optional) Gross Rate Multipliers			
A:	:	0.000	
B:	:	0.000	
C:	:	0.000	
D:	:	0.000	

Neighborhood: 2023 Commercial Industrial  
 Notes: Breitung Township is in the process of combining all Comm and Industrial ECF's into this category  
 Prior ECF: Commercial 0.763 Industrial 0.811  
 Mean ECF: 0.359  
 High to Low: 0.597 - 0.125  
 Selected ECF: 0.405