

COMMERCIAL

CVT	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	BUILDING AND LAND IMP	LAND RESIDUAL	% OF LAND	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT
WYANDOTTE	57 018 03 0210 300	2189 EUREKA	07/09/21	\$150,000	PTA	\$150,000	\$77,000	51.33%	\$170,328	(20,328)	-14%	0.09	4,008	-\$5.07
WYANDOTTE	57 015 11 0014 000	562 OAK	09/08/20	\$125,000	PTA	\$125,000	\$73,100	58.48%	\$149,954	(24,954)	-20%	0.17	7,492	-\$3.33
WYANDOTTE	57 007 99 0003 000	162 ANTOINE	04/30/21	\$725,000	PTA	\$725,000	\$336,300	46.39%	\$777,655	(52,655)	-7%	0.70	30,666	-\$1.72
WYANDOTTE	57 014 21 0014 000	1168 OAK	02/01/21	\$220,000	WD	\$220,000	\$164,300	74.68%	\$258,412	(38,412)	-17%	0.52	22,477	-\$1.71
WYANDOTTE	57 019 07 0038 002	4245 QUARRY	12/29/20	\$1,100,000	PTA	\$1,100,000	\$380,400	34.58%	\$1,116,217	(16,217)	-1%	0.64	27,878	-\$0.58
WYANDOTTE	57 017 16 0022 000	1451 OAK	08/30/21	\$375,000	PTA	\$375,000	\$166,700	44.45%	\$376,438	(1,438)	0%	0.31	13,460	-\$0.11
WYANDOTTE	57 016 05 0384 000	2151 FORD	11/22/21	\$185,000	PTA	\$185,000	\$83,200	44.97%	\$181,163	3,837	2%	0.15	6,360	\$0.60
WYANDOTTE	57 010 99 0003 701	1 JAMES DESANA D	12/17/21	\$1,275,000	PTA	\$1,275,000	\$888,600	69.69%	\$1,103,972	171,028	13%	4.25	184,999	\$0.92
WYANDOTTE	57 003 08 0010 000	1645 FORT	11/30/21	\$142,000	PTA	\$142,000	\$93,700	65.99%	\$126,649	15,351	11%	0.23	10,019	\$1.53
WYANDOTTE	57 017 05 0363 300	2154 EUREKA	05/18/21	\$385,000	PTA	\$385,000	\$186,000	48.31%	\$341,320	43,680	11%	0.50	21,911	\$1.99
WYANDOTTE	57 015 11 0010 000	536 OAK	06/18/21	\$280,000	MLC	\$280,000	\$116,100	41.46%	\$239,373	40,627	15%	0.34	14,985	\$2.71
WYANDOTTE	57 017 05 0438 302	2232 EUREKA	09/24/21	\$230,000	PTA	\$230,000	\$106,900	46.48%	\$167,935	62,065	27%	0.37	16,074	\$3.86
WYANDOTTE	57 003 07 0150 001	1241 FORT	08/23/21	\$122,000	PTA	\$122,000	\$64,200	52.62%	\$169,889	(47,889)	-39%	0.12	5,053	-\$9.48
WYANDOTTE	57 018 02 1078 000	2151 EUREKA	11/06/20	\$230,000	PTA	\$230,000	\$201,500	87.61%	\$301,776	(71,776)	-31%	0.56	24,350	-\$2.95
WYANDOTTE	57 011 10 0008 001	3144 BIDDLE	09/04/20	\$150,000	PTA	\$150,000	\$96,400	64.27%	\$214,048	(64,048)	-43%	0.06	2,788	-\$22.97
WYANDOTTE	57 017 05 0227 002	2729 FORT	02/28/22	\$75,000	PTA	\$75,000	\$47,800	63.73%	\$93,813	(18,813)	-25%	0.07	3,180	-\$5.92
WYANDOTTE	57 017 05 0393 000	2205 OAK	06/10/21	\$169,900	PTA	\$169,900	\$62,900	37.02%	\$108,017	61,883	36%	0.26	11,326	\$5.46
WYANDOTTE	57 003 07 0139 300	1297 FORT	11/24/21	\$290,000	PTA	\$290,000	\$122,200	42.14%	\$134,826	155,174	54%	0.46	20,168	\$7.69
WYANDOTTE	57 015 30 0008 300	320 EUREKA	05/07/20	\$435,000	WD	\$435,000	\$161,700	37.17%	\$286,620	148,380	34%	0.42	18,208	\$8.15
WYANDOTTE	57 006 01 0002 000	1212 5TH	05/05/20	\$560,000	PTA	\$560,000	\$178,100	31.80%	\$453,247	106,753	19%	0.30	12,981	\$8.22
WYANDOTTE	57 006 05 0176 300	1200 FORD	03/01/22	\$270,000	PTA	\$270,000	\$99,300	36.78%	\$200,397	69,603	26%	0.15	6,708	\$10.38
WYANDOTTE	57 013 08 0069 000	1427 FORD	11/30/21	\$820,000	PTA	\$820,000	\$299,700	36.55%	\$632,073	187,927	23%	0.36	15,856	\$11.85
WYANDOTTE	57 021 10 0024 002	3414 13TH	06/17/20	\$407,500	PTA	\$407,500	\$160,900	39.48%	\$288,105	119,395	29%	0.23	9,975	\$11.97
WYANDOTTE	57 018 03 0080 301	3419 FORT	10/25/21	\$350,000	WD	\$350,000	\$91,800	26.23%	\$165,231	184,769	53%	0.21	9,278	\$19.91
WYANDOTTE	57 020 21 0001 000	3615 4TH	12/03/21	\$400,000	PTA	\$400,000	\$120,700	30.18%	\$239,533	160,467	40%	0.16	7,013	\$22.88
WYANDOTTE	57 003 07 0136 004	1325 FORT	05/05/20	\$300,000	LC	\$300,000	\$86,900	28.97%	\$127,411	172,589	58%	0.17	7,536	\$22.90
WYANDOTTE	57 018 02 0580 000	1801 EUREKA	02/10/21	\$600,000	PTA	\$600,000	\$160,400	26.73%	\$329,863	270,137	45%	0.27	11,718	\$23.05
WYANDOTTE	57 013 06 0027 001	902 OAK	02/12/21	\$435,000	PTA	\$435,000	\$102,800	23.63%	\$263,102	171,898	40%	0.16	6,839	\$25.14
WYANDOTTE	57 023 12 0009 001	4314 BIDDLE	10/06/21	\$130,000	PTA	\$130,000	\$37,200	28.62%	\$89,697	40,303	31%	0.03	1,394	\$28.91
WYANDOTTE	57 016 05 0096 002	2211 FORT	02/22/22	\$575,000	WD	\$575,000	\$200,600	34.89%	\$410,510	164,490	29%	0.12	5,009	\$32.84
WYANDOTTE	57 006 05 0059 000	1404 FORD	08/06/21	\$325,000	PTA	\$325,000	\$77,100	23.72%	\$153,619	171,381	53%	0.11	4,704	\$36.43
WYANDOTTE	57 011 03 0005 001	2945 BIDDLE	05/11/21	\$325,000	PTA	\$325,000	\$105,900	32.58%	\$226,703	98,297	30%	0.05	2,265	\$43.40
						\$12,161,400	5,150,400	42.35%		2,263,504	19%		546,678	\$4.14

2023 VALUATION INFO - Improved Commercial Parcels Only -

LAND 16,513,200  
 Total SEV 90,193,900

Average Land Contribution 18%

**\$4.14**  
 Average Residual Price Per Square Foot

**INDUSTRIAL**

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WYANDOTTE	57 004 19 0083 304	847 4TH	01/25/21	\$140,000	PTA	\$140,000	\$45,600	32.57%	\$77,290	62,710	45%	0.29	12,545	\$5.00
WYANDOTTE	57 022 05 0008 000	4133 8TH	09/06/19	\$179,000	PTA	\$179,000	\$71,500	39.94%	\$145,679	33,321	19%	0.29	12,502	\$2.67
WYANDOTTE	57 022 10 0007 300	4410 13TH	05/30/19	\$550,000	PTA	\$550,000	\$279,000	50.73%	\$506,600	43,400	8%	1.69	73,616	\$0.59
WYANDOTTE	57 022 10 0020 000	4661 13TH	08/24/21	\$550,000	PTA	\$550,000	\$283,300	51.51%	\$513,131	36,869	7%	0.89	38,551	\$0.96
						\$1,419,000				176,300	12%		137,214	<b>\$1.28</b>

2023 VALUATION INFO - Improved Industrial Parcels Only -

LAND 5,238,900  
 Total SEV 39,355,400

Average Land Contribution 13%

**\$1.28**  
 Average Residual Price Per Square Foot