2025 Land Analysis Industrial Land Table 04-01-22 to 03-31-24

| | | | | 1 | | Vacant Sales | | | \$1.10 Price per Sq' | \$1.10 P | e set at: | Industrial Land Value set at: | |
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-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|-------------------------------|-----------------|
| Extraction | | per Sq' | Industrial Price | 1.10 | | 2024 Value | | ă | lalue Conclusio | - | | | |
| Extraction | | per Sq' | Industrial Price | | | Co value | • | | | | | | |
| Extraction | | per Sq' | Industrial Price p | to \$ | \$0 | Range | _ | | | | | | |
| Extraction | | per sq | Industrial Price | 1.48 | | Wode | | | | | | | |
| Extraction Adj, Asd, When Asd/Adj, Cur. Land Net Sold Sold Sale Appraisal Residual Acres Acres Sold Sold Sold Sale Appraisal Residual Acres Acres Sago,000 \$18,500 \$61,67 \$437,916 \$300,000 \$1.00 \$30,000 \$0.50 \$33,500 \$51,76 \$438,441 \$560,652 \$1.76 \$1.76 \$34,560 \$0.79 3 \$500,000 \$271,300 \$45.22 \$556,234 \$123,786 \$1.67 \$1.67 \$74,123 \$1.00 \$30,000 \$500,000 \$504,600 \$1.67 \$214,438 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4.43 \$4 | | per Sq' | Industrial Price | 2.30 | | Mean | | | | | | | |
| Ektraction AcdJ. AcsJ/AdJ. Cur. Land Net Total Dollars/Acre Dollars/SqFt Sale \$ Sold \$ Sale \$ Appraisal Residual Acres Acres Acres \$39,000 \$18,500 61.67 \$47,916 \$30,000 1.00 \$30,000 \$0.69 3 \$415,000 \$214,800 \$1.76 \$438,441 \$60,652 1.76 1.67 \$74,123 \$1.70 3 \$600,000 \$271,300 45.22 \$556,234 \$123,786 1.67 1.67 \$74,123 \$1.70 3 \$1,045,000 \$504,600 48.29 **Range Per Net Acr 48,460.56 per SqFE=> \$1.1 Mean Mean Mean Mean Mean Appraisal Average \$1.1 Mean Mean Mean Mean Aggregate 1.11 Industrial Price per Sq' Mean Mean Mean Aggregate 1.11 Industrial Price per Sq' Mean Mean Mean Aggregate | | per Sq' | Industrial Price | 2.29 | | Aggregate | - | | | | | | |
| Raticition Asd, When Asd/Adj. Cur. Land Acres Adj. Asd, When Asd/Adj. Sale Appraisal Residual Acres Acres Acres Sale Sale Sale Appraisal Residual Acres Acres Acres Salo,000 \$18,500 \$61,67 \$47,916 \$390,000 \$1.00 \$30,000 \$0.69 3 | 2.29 | 341,250 | l | | | 16,400 | 149,193 | 3.42 | 975,000 | | | | |
| Street Sale Add. Asd. Add. | 2.89 | 210,000 | 35% | 100.00 | 12.12 | 6,000 | 72,745 | 1.67 | 600,000 | 07/15/22_ | Ronald's Tr | 5863 Deefield Ind | 703-10-200-045 |
| Method#1: Extraction Street Sale Adj. Asd, When Asd/Adj. Cur. Land Acres Acres Acres Adj. Asd, When Asd/Adj. Cur. Land Acres Acres Acres Address Date Sale Sale Sold Sale Appraisal Residual Acres A | 1.72 | 131,250 | 17% | 36.06 | 7.35 | 10,400 | 76,448 | 1.75 | 375,000 | 01/23/24 | Rokan | 5929 Deerfield Ind | 4703-10-200-041 |
| Method#1: Extraction Street Sale Adj. Asd. When Asd. Mores Acres Acres | (LV/Land sq') | (LV) | SALAN SALAN SALAN | (sp/bldg sq') | THE REAL PROPERTY. | TOTAL STREET, | THE PERSON NAMED IN | | THE RESERVE THE PARTY OF THE PA | | THE REAL PROPERTY. | CONTRACTOR OF THE PARTY OF | |
| Street Sale Adj. Asd Adj. Asd Adj. Asd Adj. Asd Adj. Asd Adj. Address Sale Address Sale Adj. Asd Adj. Asd Adj. Address Address Sale Adj. Asd. Adj. Asd. Adj. | LV PP Sq' | Value | @ | PPS' | | Sq. | Sq | | Price | Date | Name | Address | Number |
| Method#1: Extraction Street Sale Add, When Asd/Adj, Cur. Land Net Total Address Address Sale Sale Sale Sale Appraisal Residual Acres Acres Acres Acres Acres Acres Sale, Sold Sale Appraisal Acres Sale, S | Alloc Method | | LV alloc | Bldg Price | Land:Bldg | Bldg | Land | Acres | Sale | Sale | Owner | Street | Parcel |
| Method#1: Extraction Street Sale Adj. Asd, When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt | | | | | | | | | reference only | Allocation for | Method#2: | | |
| Method#1: Extraction Street Sale Adj, Asd, When Asd/Adj, Cur, Land Acres Acres Adres Date Sale Sale Sale Sale Sale Appraisal Residual Acres Acres Acres Adres Date Sale Sale Sale Sale Appraisal Residual Acres Acres Acres Adres Date Sale Sale Sale Appraisal Residual Acres Acres Acres Sale, Sale Sale Sale, Sale Sale | | | | 1 | | Vacant Sales | | | | | | , | |
| Method#1: Extraction Street Sale Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/SqFt | | per Sq' | Industrial Price | 1.10 | | 2024 Value | | | | | | | |
| Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt | | per Sq' | Industrial Price | 0.85 | | Co value | _ | | | | | | |
| Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt | | per Sq' | Industrial Price | n/a | | Mode | _ | | | | | | |
| Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt | | per Sq' | Industrial Price | 0.79 | | Median | _ | | | | | | |
| Method#1: Extraction | | per Sq' | Industrial Price | 1.11 | | Mean Aggregate | | | | | | | |
| Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt | | per Sq' | Industrial Price | 1.06 | | Mean | | | | | | | |
| Method#1: Extraction | | per Sq' | Industrial Price | .69 to 1.70 | | Range | | | | | | | |
| Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt Address Date Sale Sold Sale Appraisal Residual Acres Acres Acres Acres Deer, Field 11/04/21 \$30,000 \$18,500 61.67 \$47,916 \$30,000 1.00 1.00 \$30,000 \$0.69 302 \$5929 DEER, FIELD 10/23/24 \$415,000 \$214,800 51.76 \$438,441 \$60,652 1.76 \$34,560 \$0.79 301 \$583 DEER, FIELD 10/15/22 \$600,000 \$271,300 45.22 \$556,234 \$123,786 1.67 \$74,123 \$1.70 301 \$583 DEER, FIELD 10/15/22 \$600,000 \$594,600 \$1,042,591 \$214,438 4.43 Average Average Average Average Average Average | | \$1.11 | per SqFt=> | 48,460.56 | per Net Acr | | | 8.28 | std. Dev. => | S | | | |
| Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt | | | Average | 10254 | Average | | | 48.29 | sale. Ratio => | 10 | | | |
| Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt | | | | 4.43 | 4.43 | \$214,438 | \$1,042,591 | | \$504,600 | \$1,045,000 | | | |
| Method#1: Extraction Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt Address Date Sale Sold Sale Appraisal Residual Acres Acres Acres Acres DEERFIELD INDUST 11/04/21 \$30,000 \$18,500 61.67 \$47,916 \$30,000 1.00 \$30,000 \$0.69 302 \$52929 DEERFIELD II 01/23/24 \$415,000 \$214,800 51.76 \$438,441 \$60,652 1.76 \$34,560 \$0.79 301 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$34,560 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 \$1.76 | 301 | \$1.70 3 | \$74,123 | 1.67 | 1.67 | \$123,786 | \$556,234 | 45.22 | \$271,300 | \$600,000 | 07/15/22 | 5863 DEERFIELD IN | 4703-10-200-045 |
| Method#1: ExtractionStreetSaleAdj.Asd. When Asd/Adj.Cur.LandNetTotalDollars/Acre Dollars/SqFtAddressDateSale \$SoldSaleAppraisalResidualAcresAcresDEERFIELD INDUSTI11/04/21\$30,000\$18,50061.67\$47,916\$30,0001.001.00\$30,000\$0.69302 | 301 | \$0.79 3 | \$34,560 | 1.76 | 1.76 | \$60,652 | \$438,441 | 51.76 | \$214,800 | \$415,000 | 01/23/24 | *5929 DEERFIELD II | 4703-10-200-041 |
| Method#1: Extraction Street Sale Adj. Asd. When Asd/Adj. Cur. Land Net Total Dollars/Acre Dollars/SqFt Address Date Sale\$ Sold Sale Appraisal Residual Acres Acres | 302 | \$0.69 3 | \$30,000 | 1.00 | 1.00 | \$30,000 | \$47,916 | 61.67 | \$18,500 | \$30,000 | 11/04/21 | DEERFIELD INDUST | 4703-10-200-042 |
| Method#1: Extraction | | | | Acres | Acres | Residual | Appraisal | Sale | Sold | Sale \$ | Date | Address | Number |
| Method#1: Extraction | Class | ollars/SqFt | Dollars/Acre Do | | Net | Land | Cur. | Asd/Adj. | Asd. When | Adj. | Sale | Street | Parcel |
| | | | | | | | | | | Extraction | Method#1: | | |

*given 10% discount because purchased the business previously (paying rent for bldg).

\$415,000 Sale Price (\$40,000) less discount \$375,000 Adjusted SP

20,652 Land residual in BS&A 40,000 add back discount 60,652 true land residual Utility Land Value set at:

\$7,000.00 Price per Acre

(use Ag table)

40.00% 20.00% 100%

> \$8,800 Tillable \$8,700 Un-tillable \$400 Wet

\$3,520.00 \$3,480.00 \$80.00

\$7,080

Utility Land Composition:

40.00%

Value Conclusion

After the 2008 market down turn, Livingston County did a comprehensive study comparing the Land value to the Sale Price. If the Land to Bld ratio was under 10, then the land value ratio was 17%, greater that 10 was 35%.