

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

Method#1: Extraction

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Class
4703-10-200-042	DEERFIELD INDUSTRI	11/04/21	\$30,000	\$18,500	61.67	\$47,916	\$30,000	1.00	1.00	\$30,000	\$0.69	302
4703-10-200-041	*5929 DEERFIELD II	01/23/24	\$415,000	\$214,800	51.76	\$438,441	\$60,652	1.76	1.76	\$34,560	\$0.79	301
4703-10-200-045	5863 DEERFIELD IN	07/15/22	\$600,000	\$271,300	45.22	\$556,234	\$123,786	1.67	1.67	\$74,123	\$1.70	301
Totals:			\$1,045,000	\$504,600		\$1,042,591	\$214,438	4.43	4.43			
Sale. Ratio =>					48.29							
Std. Dev. =>					8.28							
Average												
per Net Acr												
Average												
per SqFt=>												
\$1.11												

Range
Mean
Mean Aggregate
Median
Mode
Co value
2024 Value
Vacant Sales

1.06 Industrial Price per Sq'
1.11 Industrial Price per Sq'
0.79 Industrial Price per Sq'
n/a Industrial Price per Sq'
0.85 Industrial Price per Sq'
1.10 Industrial Price per Sq'
1

Method#2: Allocation for reference only

Parcel Number	Street Address	Owner Name	Sale Date	Sale Price	Acres	Land Sq'	Bldg Sq'	Land:Bldg Sq' Ratio	Bldg Price pps' (sp/bldg sq')	LV alloc @	Land Value (LV)	Alloc Method LV pp Sq' (LV/Land sq')
4703-10-200-041	5929 Deerfield Ind	Rokan	01/23/24	375,000	1.75	76,448	10,400	7.35	36.06	17%	131,250	1.72
4703-10-200-045	5863 Deerfield Ind	Ronald's Tr	07/15/22	600,000	1.67	72,745	6,000	12.12	100.00	35%	210,000	2.89
				975,000	3.42	149,193	16,400				341,250	2.29
Aggregate												
Mean												
Median												
Mode												
Range												
Co value												
2024 Value												
Vacant Sales												
1												

Value Conclusion

Industrial Land Value set at:

\$1.10

Price per Sq'

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

Value Conclusion

Utility Land Value set at:

\$7,000.00

Price per Acre

Utility Land Composition:
(use Ag table)

40.00%	\$8,800	Tillable	\$3,520.00
40.00%	\$8,700	Un-tillable	\$3,480.00
20.00%	\$400	Wet	\$80.00
100%			\$7,080

*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