

Industrial Land Analysis													
		WCIND				WCIN2-RATE 2		N/C			WCIN3-RATE 3	N/C	
		SECTIONS prt1 16,17,20,21				SECTION 8 (State/Ellsworth/Airport Rd.)				Platt/Morgan/Bestech			
		ACRES	ACRE RATE	SF RATE		ACRES	ACRE RATE	SF RATE		ACRES	ACRE RATE	SF RATE	
		1	102,000	2.27		1	164,000	3.78		1	90,000	2.07	
		1.5	101,333	2.26		1.5	162,667	3.74		1.5	89,333	2.05	
		2	100,500	2.24		2	161,000	3.70		2	88,500	2.03	
		2.5	99,200	2.21		2.5	159,600	3.67		2.5	87,600	2.01	
		3	97,333	2.17		3	156,333	3.59		3	86,000	1.97	
		4	96,250	2.08		4	154,750	3.55		4	85,000	1.95	
		5	95,400	2.04		5	153,000	3.52		5	84,200	1.93	
		7	93,286	1.98		7	149,714	3.44		7	72,000	1.65	
		10	79,300	1.71		10	127,300	2.92		10	58,300	1.34	
		15	67,400	1.46		15	108,200	2.49		15	46,667	1.07	
		20	57,300	1.24		20	92,000	2.11		20	39,650	0.91	
		25	48,720	1.12		25	78,200	1.80		25	33,720	0.77	
		30	41,400	0.95		30	67,233	1.54		30	28,633	0.66	
		40	37,275	0.86		40	60,525	1.39		40	25,800	0.59	
		50	33,540	0.77		50	54,480	1.25		50	23,220	0.53	
		100	23,480	0.54		100	38,130	0.88		100	18,570	0.43	
one sale-reduced apx. 3% based on current listings/commercial analysis for this area													
parcel	street	class	LndTBI	acres	land value	land imp	sq.ft.	TCV	sale date	sale \$	SP\$/acre	SP \$/sf	Allocation ratio LV/\$SP
WCIN2-RATE 2													
SECTION 8 (State/Ellsworth/Airport Rd.) INDUSTRIAL													
no sales-same as last year based on current listings and commercial analysis													
WCIN3-RATE 3													
Platt/Morgan/Bestech - Industrial													
L-12-23-110-002	3952 Bestech Dr.	302	WCIN3	1.75	155,586	-	76,230	155,586	12/16/2020	\$213,600	122,057	2.80	0.73
one sale-same as last year based on current listings and commercial analysis													
WCIND-sections prt1 16,17,20,21													
L-12-21-310-006	5581 HINES DR	302	WCIND	5.50	209,363	-	239,580	209,363	5/10/2019	260,000	47,273	1.09	0.81
one sale-reduced apx. 3% based on current listings and commercial analysis for this area													
Listings													
Parcel Number	Address	CVT	Asking Price			Total Acres	Dollars/Acre	Dollars/SqFt					
				revised*									
12-16-200-028	4421 S. State	Pittsfield	\$270,000			2.11	127,962	2.94					
12-28-210-001	6485 S. State	Pittsfield	\$495,000	\$400,000		4.68	85,470	1.96	*				
12-21-300-012	5801 S. State-SOLD	Pittsfield	\$425,000	\$385,000		5.00	77,000	1.77	*				
L-12-20-400-003	Lavender Lane	Pittsfield	\$704,000		WCCOMM	12.50	56,320	1.29					
12-16-300-018	4950 S. State-SOLD	Pittsfield	\$1,950,000	\$1,600,000		13.99	114,367	2.63	*				
L-12-28-210-012	W Textile/S State	Pittsfield	\$1,950,000		WCCOMM	18.53	105,235	2.42					
12-28-200-008	S. State	Pittsfield	\$2,000,000		WCCOMM	21.60	92,593	2.13					
	If split into smaller lots		\$178,000		WCCOMM	1.78	100,000	2.3					
	Avis Farms	Pittsfield	\$11,810,750		WCCOMM	47.39	249,225	5.72					
12-20-400-013/21-3	Lavender Lane, Ann Arbor	Pittsfield	\$5,617,600			70.20	80,023	1.84					