

2023 CITY OF WAYNE COMMERCIAL LAND VALUE SUMMARY

| TABLE | 2022 \$/Sq Ft | Mean Average per Sq Ft | Lowest Sale | Highest Sale | 2023 \$/Sq Ft | # of Sales | COMMENTS? |
|----------------------------|----------------------|-------------------------------|--------------------|---------------------|----------------------|-------------------|------------------|
| 995. COMMERCIAL | | | | | | | |
| Wayne & Mich Av | \$ 3.65 | \$ 5.77 | \$ 2.19 | \$ 8.85 | \$ 3.65 | 8 | |
| Large >1 AC | \$ 2.40 | \$ 2.04 | \$ 0.48 | \$ 4.48 | \$ 2.40 | 7 | |
| Michigan Area | \$ 3.00 | \$ 4.15 | \$ 2.09 | \$ 6.96 | \$ 3.00 | 7 | |
| South | \$ 2.25 | \$ 2.09 | \$ 0.48 | \$ 5.20 | \$ 2.25 | 6 | |

2023 CITY OF WAYNE COMMERCIAL LAND VALUE ANALYSIS

Wayne & Mich Av

| Community | Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | LAND RESIDUAL | NET ACRES | LAND SQ FT | LAND RESIDUAL | | | | | |
|-----------|--------------------|------------------|-----------|--------------|----------------|---------------|----------------|---------------|-----------|------------|---------------|-----------------------|-----------|----------------|-----------|--------------------------|
| | | | | | | | | | | | PER SQ FT | Other Parcels in Sale | | | | |
| WAYNE | 55 001 02 0068 000 | 32541 E MICHIGAN | 09/15/20 | \$90,000 | \$30,600 | 34.00% | \$68,926 | \$39,107 | 0.14 | 6,011 | | \$6.51 | | | | |
| WAYNE | 55 009 01 0189 000 | 37504 W MICHIGAN | 11/26/19 | \$305,000 | \$154,800 | 50.75% | \$332,126 | \$73,368 | 0.77 | 33,498 | | \$2.19 | | | | |
| WAYNE | 55 006 03 0002 000 | 35858 W MICHIGAN | 01/15/20 | \$155,000 | \$58,100 | 37.48% | \$125,819 | \$61,350 | 0.21 | 9,191 | | \$6.67 | | | | |
| WAYNE | 55 006 03 0002 000 | 35858 W MICHIGAN | 09/15/20 | \$175,000 | \$58,700 | 33.54% | \$125,819 | \$81,350 | 0.21 | 9,191 | | \$8.85 | | | | |
| WAYNE | 55 001 01 0656 000 | 33133 E MICHIGAN | 01/02/20 | \$375,000 | \$73,000 | 19.47% | \$217,705 | \$336,282 | 1.17 | 51,139 | | \$6.58 | | | | |
| WAYNE | 55 003 10 0013 305 | 34904 W MICHIGAN | 02/20/20 | \$135,000 | \$65,900 | 48.81% | \$123,116 | \$22,556 | 0.07 | 3,049 | | \$7.40 | | | | |
| WAYNE | 55 016 05 0097 002 | 5278 S WAYNE | 08/14/19 | \$550,000 | \$236,600 | 43.02% | \$478,226 | \$216,830 | 1.11 | 48,352 | | \$4.48 | | | | |
| WAYNE | 55 016 05 0097 003 | 5266 S WAYNE | 08/14/19 | \$500,000 | \$236,600 | 47.32% | \$478,226 | \$166,830 | 1.11 | 48,352 | | \$3.45 | | | | |
| 8 | | | | | | | | | | | \$ | 997,673 | \$ | 208,783 | \$ | 4.78 WEIGHTED AVG |
| | | | | | | | | | | | \$ | | | | \$ | 5.77 MEAN AVG |
| | | | | | | | | | | | \$ | | | | \$ | 4.98 MEDIAN |

Michigan Area

| Community | Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | LAND RESIDUAL | NET ACRES | LAND SQ FT | LAND RESIDUAL | | | | | |
|-----------|--------------------|-------------------|-----------|--------------|----------------|---------------|----------------|---------------|-----------|------------|---------------|-----------------------|-----------|-------------------|-----------|--------------------------|
| | | | | | | | | | | | PER SQ FT | Other Parcels in Sale | | | | |
| CANTON | 71 133 99 0017 002 | 44134 MICHIGAN | 06/07/18 | \$100,000 | \$76,340 | 76.34% | \$119,916 | \$21,900 | 0.24 | 10,454 | | \$2.09 | | | | |
| CANTON | 71 129 04 0001 000 | 46090 MICHIGAN | 08/28/18 | \$1,300,000 | \$495,560 | 38.12% | \$1,199,175 | \$327,337 | 1.30 | 56,628 | | \$5.78 | | | | |
| CANTON | 71 133 02 0073 001 | 44520 NE MICHIGAN | 12/28/18 | \$685,000 | \$292,480 | 42.70% | \$527,338 | \$223,002 | 1.00 | 43,560 | | \$5.12 | | | | |
| WAYNE | 55 017 01 0621 305 | 34435 E MICHIGAN | 09/03/19 | \$200,000 | \$52,500 | 26.25% | \$94,034 | \$200,000 | 0.66 | 28,750 | 00006 | \$6.96 | | | | |
| WAYNE | 55 017 01 0636 307 | 33735 E MICHIGAN | 02/01/19 | \$195,000 | \$119,100 | 61.08% | \$225,405 | \$5,533 | 0.33 | 14,375 | | \$0.38 | | | | |
| WAYNE | 55 001 02 0087 302 | 32413 E MICHIGAN | 07/19/18 | \$215,000 | \$97,200 | 45.21% | \$200,697 | \$41,747 | 0.21 | 9,148 | | \$4.56 | | | | |
| WAYNE | 55 006 09 0014 000 | 35540 W MICHIGAN | 04/01/19 | \$380,000 | \$188,100 | 49.50% | \$372,796 | \$48,826 | 0.27 | 11,761 | | \$4.15 | | | | |
| 7 | | | | | | | | | | | \$ | 868,345 | \$ | 174,675.60 | \$ | 4.97 WEIGHTED AVG |
| | | | | | | | | | | | \$ | | | | \$ | 4.15 MEAN AVG |
| | | | | | | | | | | | \$ | | | | \$ | 3.12 MEDIAN |

South

| Community | Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | LAND RESIDUAL | NET ACRES | LAND SQ FT | LAND RESIDUAL | | | | | |
|-----------|--------------------|-----------------|-----------|--------------|----------------|---------------|----------------|---------------|-----------|------------|---------------|---------------------------|-----------|----------------|-----------|--------------------------|
| | | | | | | | | | | | PER SQ FT | Other Parcels in Sale | | | | |
| WESTLAND | 56 081 99 0024 702 | 5235 S MERRIMAN | 01/24/19 | \$3,000,000 | \$1,835,800 | 61.19% | \$3,551,546 | \$731,732 | 14.73 | 641,639 | | \$1.14 | | | | |
| INKSTER | 44 011 99 0008 000 | 2555 HENRY RUFF | 11/30/18 | \$600,000 | \$265,000 | 44.17% | \$424,499 | \$563,185 | 4.45 | 193,842 | | \$2.91 | | | | |
| ROMULUS | 80 006 99 0017 002 | VAN BORN | 07/25/19 | \$80,000 | \$30,300 | 37.88% | \$65,340 | \$80,000 | 1.00 | 43,560 | | \$1.84 | | | | |
| WAYNE | 55 017 01 0642 003 | 34402 SIMS | 11/30/18 | \$20,000 | \$23,200 | 116.00% | \$61,941 | \$20,000 | 0.47 | 20,647 | | \$0.97 55 017 01 0642 006 | | | | |
| WAYNE | 55 017 04 0003 000 | 3934 HOWE | 04/20/18 | \$600,000 | \$228,000 | 38.00% | \$523,374 | \$181,302 | 0.80 | 34,892 | | \$5.20 55 017 09 0008 000 | | | | |
| WAYNE | 55 016 99 0006 000 | 36110 VAN BORN | 10/08/19 | \$105,000 | \$71,900 | 68.48% | \$149,954 | \$21,040 | 1.01 | 43,996 | | \$0.48 | | | | |
| 6 | | | | | | | | | | | \$ | 1,597,259 | \$ | 978,575 | \$ | 1.63 WEIGHTED AVG |
| | | | | | | | | | | | \$ | | | | \$ | 2.09 MEAN AVG |
| | | | | | | | | | | | \$ | | | | \$ | 0.48 MEDIAN |

Large >1 AC

| Community | Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | LAND RESIDUAL | NET ACRES | LAND SQ FT | LAND RESIDUAL | | | | | |
|-----------|--------------------|-----------------|-----------|--------------|----------------|---------------|----------------|---------------|-----------|------------|---------------|-----------------------|-----------|------------------|-----------|--------------------------|
| | | | | | | | | | | | PER SQ FT | Other Parcels in Sale | | | | |
| WAYNE | 55 016 99 0006 000 | 36110 VAN BORN | 10/08/19 | \$105,000 | \$71,900 | 68.48% | \$149,954 | \$21,040 | 1.01 | 43,996 | | \$0.48 | | | | |
| WAYNE | 55 016 05 0097 002 | 5278 S WAYNE | 08/14/19 | \$550,000 | \$236,600 | 43.02% | \$478,226 | \$216,830 | 1.11 | 48,352 | | \$4.48 | | | | |
| WESTLAND | 56 081 99 0024 702 | 5235 S MERRIMAN | 01/24/19 | \$3,000,000 | \$1,835,800 | 61.19% | \$3,504,419 | \$778,859 | 14.73 | 641,639 | | \$1.21 | | | | |
| WESTLAND | 56 034 99 0021 001 | WARREN | 05/11/18 | \$142,500 | \$139,900 | 98.18% | \$208,870 | \$142,500 | 1.37 | 59,677 | | \$2.39 | | | | |
| ROMULUS | 80 052 99 0010 000 | GODDARD/INKSTER | 05/09/18 | \$70,000 | \$50,800 | 72.57% | \$109,118 | \$70,000 | 1.67 | 72,745 | | \$0.96 | | | | |
| ROMULUS | 80 006 99 0017 002 | VAN BORN | 07/25/19 | \$80,000 | \$30,300 | 37.88% | \$65,340 | \$80,000 | 1.00 | 43,560 | | \$1.84 | | | | |
| INKSTER | 44 011 99 0008 000 | 2555 HENRY RUFF | 11/30/18 | \$600,000 | \$265,000 | 44.17% | \$424,499 | \$563,185 | 4.45 | 193,842 | | \$2.91 | | | | |
| 7 | | | | | | | | | | | \$ | 1,872,414 | \$ | 1,103,810 | \$ | 1.70 WEIGHTED AVG |
| | | | | | | | | | | | \$ | | | | \$ | 2.04 MEAN AVG |
| | | | | | | | | | | | \$ | | | | \$ | 1.69 MEDIAN |