

INDUSTRIAL E.C.F. 2024 = .994

PARCEL	SALE DATE	SALE PRICE	LAND	MISC	RESIDUAL	COST	ECF	BLDG SQ FT
05-10-300-038	23-Mar	\$ 2,700,000	\$ 258,267	\$ 51,920	\$ 2,389,813	\$ 2,650,772	0.902	49,200
11-08-100-023	21-Oct	\$ 2,541,000	\$ 339,724	\$ 37,886	\$ 2,163,390	\$ 2,328,479	0.929	54,084
11-05-303-008	21-Mar	\$ 795,000	\$ 142,441	\$ 16,475	\$ 636,084	\$ 665,735	0.955	10,334
11-05-300-043	21-Oct	\$ 759,000	\$ 135,123	\$ 26,099	\$ 597,778	\$ 581,017	1.029	14,560
08-28-101-002	22-Mar	\$ 1,394,400	\$ 142,180	\$ 26,327	\$ 1,225,893	\$ 1,185,171	1.034	23,292
11-08-101-015	21-Dec	\$ 1,800,000	\$ 218,018	\$ 140,012	\$ 1,441,970	\$ 1,333,557	1.081	23,280
16-29-300-009	21-Dec	\$ 1,250,000	\$ 174,240	\$ 37,358	\$ 1,038,402	\$ 1,017,990	1.020	22,800
17-01-100-097	22-Dec	\$ 1,470,000	\$ 118,201	\$ 30,382	\$ 1,321,417	\$ 1,119,805	1.180	87,556
10,814,747						10,882,526	<u>0.994</u>	

MARION IMPROVED SQ FT		ACRES
MICHAELS	18,000	13.13
BROCKWAY	1,300	1.00
983 HUGHES	39,800	5.12
ITC	1,800	50.46

UTILITY

2024 INDUSTRIAL VACANT LAND ANALYSIS

INDUSTRIAL PARCEL IN MARION TOWNSHIP

ACRES	SQ FT	PRICE PER SQ FT		
1	43,560	\$ 1.88	\$ 81,893	UP TO 3 ACRES
3.01	131,116	\$ 0.96	\$ 125,871	3.01 ACRES TO 9.99 ACRES
10	435,600	\$ 0.84	\$ 365,904	10 ACRES & OVER

UP TO 3 ACRES

PARCEL #	LOCATION	SALE DATE	SALE PRICE	ACRES	SQ	PRICE PER SF
05-10-402-028	VETERANS DR	21-Sep	\$ 25,000	0.525	22,869	\$ 1.09
18-31-400-008	SUMMIT	23-Feb	\$ 85,600	1.090	47,480	\$ 1.80
06-28-401-024	PACKARD	22-Aug	\$ 150,000	1.880	81,893	\$ 1.83
12-35-401-008	FORD CT	21-Aug	\$ 190,000	2.300	100,188	\$ 1.90
11-05-300-021	VICTORY DR	21-Dec	\$ 125,000	1.240	54,014	\$ 2.31
			\$ 575,600		306,444	\$ 1.88
OUTLIER						
11-09-100-020	PARKWAY DR	21-Jan	\$ 350,000	2.0040	87,294	\$ 4.01

OVER 3 ACRES

PARCEL #	LOCATION	SALE DATE	SALE PRICE	ACRES	SQ	PRICE PER SF
06-28-100-054	HYDRAULIC DR	22-Oct	\$ 149,200	3.730	162,479	\$ 0.92
06-28-301-027	PACKARD	20-Oct	\$ 150,400	3.7600	163,786	\$ 0.92
06-28-301-023, 024, 026	PACKARD	20-Oct	\$ 198,000	4.6400	202,118	\$ 0.98
12-35-401-006	FORD CT	22-May	\$ 275,000	6.3900	278,348	\$ 0.99
			\$ 772,600		806,731	\$ 0.96

OVER 10 ACRES

PARCEL #	LOCATION	SALE DATE	SALE PRICE	ACRES	SQ	PRICE PER SF
16-31-300-017	GREEN OAK INDUSTRIAL DR	21-Oct	\$ 900,000	36.480	1,589,069	\$ 0.57
06-28-100-070	HYDRAULIC DR	21-Nov	\$ 800,000	10.000	435,600	\$ 1.84
18-31-400-022, 023	RICKETT RD	22-Aug	\$ 375,000	9.710	422,968	\$ 0.89
12-35-401-006	FORD COURT	22-May	\$ 275,000	6.3900	278,348	\$ 0.99
11-15-200-029, 030	STERLING DR	20-Nov	\$ 400,000	12.7400	554,954	\$ 0.72
			\$ 2,750,000		3,280,939	\$ 0.84

UTILITY 2024 LAND VALUES

\$ 5,745 PER AC

LAND SALES GRID FOR 2024 UTILITY LAND VALUES (ALL NEIGHBORING TOWNSHIPS)

NUMBER TAX CODE	DATE SALE	AMOUNT SALE	VALUE IMPR.	RES. VAL LAND	LAND AUX.	RES. VAL CROPLAND	ACRES TOTAL	PER ACRE LAND VAL	NUMBER COMMENTS
05-03-300-003	5/21	\$ 169,000	\$ -	\$ 169,000	\$ -	\$ 169,000	40.00	\$ 4,225	HANDY
10-32-400-026	9/21	\$ 351,500	\$ -	\$ 351,500	\$ -	\$ 351,500	80.00	\$ 4,394	MARION
09-08-200-003	11/21	\$ 349,000	\$ -	\$ 349,000	\$ -	\$ 349,000	75.00	\$ 4,653	IOSCO
10-32-200-016/400-026	9/21	\$ 589,000	\$ -	\$ 589,000	\$ 190,532	\$ 398,468	80.01	\$ 4,980	MARION
05-18-300-001	4/22	\$ 250,000	\$ 6,333	\$ 243,667	\$ -	\$ 243,667	47.00	\$ 5,184	HANDY
09-08-300-006	3/23	\$ 145,000	\$ -	\$ 145,000	\$ -	\$ 145,000	26.39	\$ 5,494	IOSCO
10-17-300-012	11/19	\$ 478,000	\$ 375,759	\$ 102,241	\$ -	\$ 102,241	18.21	\$ 5,615	MARION
10-30-200-049	11/22	\$ 385,000	\$ -	\$ 385,000	\$ -	\$ 385,000	64.97	\$ 5,926	MARION
07-03-100-007, etal	8/23	\$ 1,400,000	\$ 136,410	\$ 1,263,590	\$ -	\$ 1,263,590	165.10	\$ 7,653	OCEOLA
05-02-400-049, 050	6/22	\$ 585,000	\$ -	\$ 585,000	\$ -	\$ 585,000	62.72	\$ 9,327	HANDY

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\$ 5,745

ITC PROPERTIES		
PARCEL	ACRES	LOCATION
10-18-300-022	50.46	3100 DUTCHER / IMP
10-06-300-007	14.63	CROFOOT
10-07-300-006	27.25	LANGE RD
10-18-100-019	21.65	DUTCHER RD
10-19-100-017	44.92	PINGREE RD
10-30-100-019	21.22	DUTCHER RD
10-30-300-007	12.73	DUTCHER RD
10-31-100-019	41.99	W SCHAFFER RD