

2025 COMMERCIAL LAND VALUE

2025 COMMERCIAL HWY SERVICE MEDIUM & PINCKNEY RD & RESIDENT \$ 3.93				
PARCEL #	SALE DATE	SALE PRICE	SF	\$ PER SF
05-10-401-032	1/23	\$ 19,500	8,125	\$ 2.40
06-21-300-028	6/23	\$ 319,000	80,586	\$ 3.96
07-27-200-037	5/23	\$ 130,000	46,174	\$ 2.82
15-22-402-008	3/23	\$ 235,000	52,246	\$ 4.50
15-22-402-008	3/23	\$ 235,000	51,836	\$ 4.53
17-01-102-102	12/23	\$ 135,000	34,412	\$ 3.92
		\$ 1,073,500	273,379	\$ 3.93

2025 COMMERCIAL HWY SERVICE LARGE \$ 2.82				
PARCEL #	SALE DATE	SALE PRICE	SF	\$ PER SF
11-04-300-024	6/22	\$ 2,040,000	760,993	\$ 2.68
08-28-100-014	11/22	\$ 3,950,000	1,300,266	\$ 3.04
05-14-300-021	7/22	\$ 300,000	135,036	\$ 2.22
11-04-300-024	6/22	\$ 2,040,000	760,993	\$ 2.68
		\$ 8,330,000	2,957,288.0	\$ 2.82

2025 COMMERCIAL WETLAND \$.34				
PARCEL #	SALE DATE	SALE PRICE	SF	\$ PER SF
05-12-200-018	3/23	\$ 70,000	211,266	\$ 0.33
08-22-300-013	8/22	\$ 110,000	322,344	\$ 0.34
		\$ 180,000	533,610.0	\$ 0.34

2025 COMMERCIAL LAND VALUE \$ 1,621				
COMMERCIAL PINCKNEY RD				
PARCEL #	SALE DATE	SALE PRICE	FF	\$ PER FF
06-25-200-033	7/20	\$ 400,000	160.00	\$ 2,500
11-08-200-018	6/22	\$ 1,600,000	567.87	\$ 2,818
17-01-102-102	12/23	\$ 135,000	257.00	\$ 525
06-21-300-028	6/23	\$ 319,000	494.96	\$ 644
11-04-300-017	4/21	\$ 1,200,000	714.00	\$ 1,681
16-29-300-038	4/21	\$ 240,000	209.06	\$ 1,148
		\$ 3,894,000	2402.9	\$ 1,621

2025 COMMERCIAL OLD PINCKNEY RD \$ 700 ff				
PARCEL #	SALE DATE	SALE PRICE	FF	\$ PER FF
16-03-100-041	9/22	\$ 275,000	365.00	\$ 753
06-21-300-028	6/23	\$ 319,000	494.96	\$ 644
07-27-200-037	5/23	\$ 130,000	179.06	\$ 726
		\$ 724,000	1039.0	\$ 697
ROUND TO / USE				\$ 700

Unit: 4710 - MARION TOWNSHIP
Rates/Values for Neighborhood 201.COMMERCIAL, Last Edited: 02/10/2025

Frontages:

Frontage 'A':	Description: 'PINCKNEY RD	'	FF Rate: 1621
	Standard Frontage: 0		Standard Depth : 200
Frontage 'B':	Description: 'OL PINKNY/MASON'		FF Rate: 700
	Standard Frontage: 0		Standard Depth : 200

Rates for Rate Table 'HWY SERVICE', (SqFt)

HWY SERVICE LG	: 2.82
HWY SERVICE	: 3.93
PINCKNEY RD	: 3.93
HWY SER RESIDEN	: 3.93
WETLAND	: 0.34
OPEN DITCH	: 0.00
RD RIGHT OF WAY	: 0.00
EXCESS	: 0.36

E.C.F.s for Neighborhood: 204 'HOUSE CONVERTED TO COMMERCIAL'

Residential : 0.881
Town Homes/Duplexes: 0.881
Mobile Homes : 0.881
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.881
Industrial Bldgs : 1.058

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000