

**2026 General Township Commercial and Village of Brooklyn Commercial Land Values**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front			
000-19-19-227-002-01	210 HYDE RD	03/20/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$101,400	39.00	\$195,654	\$87,714	\$23,368	108.7	202.0	0.78	0.78	\$807	\$111,880	\$2.57	175.00			
000-19-24-277-006-00	332 N MAIN ST	08/28/25	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$63,200	47.52	\$127,411	\$45,940	\$40,351	139.1	200.0	0.51	0.51	\$330	\$90,970	\$2.09	110.00			
000-19-24-427-014-00	124 JULIAN ST	02/14/25	\$152,500	MLC	03-ARM'S LENGTH	\$152,500	\$58,600	38.43	\$119,150	\$55,573	\$22,223	90.7	181.0	0.42	0.42	\$613	\$133,589	\$3.07	100.00			
000-19-24-428-008-00	124 N MAIN ST	12/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$66,800	46.07	\$144,375	\$19,015	\$18,390	30.6	167.0	0.12	0.12	\$620	\$165,348	\$3.80	30.00			
000-19-25-226-007-01	112 DETROIT ST	04/29/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,400	33.39	\$75,854	\$60,180	\$21,034	143.1	149.6	0.60	0.60	\$421	\$100,973	\$2.32	173.50			
000-20-19-326-014-01	284 SCHOOL ST	02/27/25	\$370,597	WD	03-ARM'S LENGTH	\$370,597	\$162,600	43.88	\$319,419	\$101,086	\$49,908	203.7	209.0	1.00	1.00	\$496	\$100,784	\$2.31	209.00			
000-20-19-355-003-00	124 IRWIN ST	09/11/25	\$63,800	WD	03-ARM'S LENGTH	\$63,800	\$33,000	51.72	\$65,876	\$21,284	\$23,360	95.3	200.0	0.46	0.46	\$223	\$46,370	\$1.06	100.00			
000-20-30-102-020-00	170 WAMPLERS LAKE RD	09/13/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,200	51.03	\$316,491	\$70,035	\$76,526	155.6	191.0	1.01	1.01	\$450	\$69,342	\$1.59	178.00			
000-20-30-151-001-20	11351 BROOKLYN RD	08/14/25	\$650,000	CD	03-ARM'S LENGTH	\$650,000	\$232,200	35.72	\$601,197	\$147,232	\$98,429	339.4	360.0	1.88	1.88	\$434	\$78,190	\$1.79	200.00			
000-20-31-476-003-01	12939 S M50	05/12/23	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$76,100	38.05	\$157,236	\$102,835	\$60,071	237.9	217.0	1.61	1.61	\$432	\$63,912	\$1.47	323.00			
<b>Totals:</b>			<b>\$2,399,897</b>			<b>\$2,399,897</b>	<b>\$990,500</b>		<b>\$2,122,663</b>	<b>\$710,894</b>	<b>\$433,660</b>	<b>1,544.2</b>		<b>8.38</b>	<b>8.38</b>							
								<b>Sale. Ratio =&gt;</b>	<b>41.27</b>				<b>Average</b>			<b>Average</b>			<b>Average</b>			
								<b>Std. Dev. =&gt;</b>	<b>6.46</b>				<b>per FF=&gt;</b>	<b>\$460</b>			<b>per Net Acre=&gt;</b>	<b>84,832.22</b>			<b>per SqFt=&gt;</b>	<b>\$1.95</b>

Use \$460 per FF  
 Use \$84,800 per acre with larger acres use 9% and large acre sales for all other acreages

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000-19-07-301-001-08	REED RD	11/19/24	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$55,400	42.29	\$132,472	\$131,000	\$132,472	0.0	0.0	5.00	5.00	#DIV/0!	\$26,200	\$0.60	0.00