

2026 Industrial 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		
000-19-18-101-001-12	PRODUCTION	03/11/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$18,900	63.00	\$37,817	\$30,000	\$37,817	377.0	347.5	2.77	2.77	\$80	\$10,830	\$0.25	300.00		
000-19-18-251-001-02	4807 INDUSTRIAL DR	01/06/26	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$119,800	39.87	\$235,347	\$110,351	\$45,698	227.5	460.0	1.58	1.58	\$485	\$69,842	\$1.60	150.00		
000-20-19-377-002-01	SHERIDAN ST	09/07/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,500	42.00	\$26,540	\$25,000	\$26,540	156.1	161.0	0.64	0.64	\$160	\$38,880	\$0.89	174.00		
000-20-30-126-001-06	IRWIN ST	09/12/25	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$10,000	33.33	\$22,230	\$30,000	\$22,230	0.0	0.0	0.60	0.60	#DIV/0!	\$50,000	\$1.15	0.00		
000-20-19-377-002-01	SHERIDAN ST	05/05/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,500	52.50	\$26,540	\$20,000	\$26,540	156.1	161.0	0.64	0.64	\$128	\$31,104	\$0.71	174.00		
Totals:			\$385,000			\$385,000	\$159,900		\$321,934	\$195,351	\$132,285	760.6		5.59	5.59						
								Sale. Ratio =>	41.30	Average				Average			Average				
								Std. Dev. =>	12.84	per FF=>		340.00		per Net Acre=>		34,927.77		per SqFt=>		\$0.80	

USE \$340 PER FF WEIGHT TOWARD SALES 2 AND 6
 34928+41500=76428/2=38214
 USE \$37,900 PER ACRE weight toward Columbia sales
 blend of Columbia Twp and other Twps in Jackson
 Utility Res Rate 1/2 Front Foot Rate = \$170

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Column1	Column2	Column3	Column4	Column5	Column6
000-08-28-337-004-00	534 WAYNE	04/24/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,900	55.10	\$147,628	\$82,000	\$82,000	\$24,150	0.34						
5-0390.1000	503 E BIDDLE ST	05/25/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$138,500	72.89	\$373,348	\$179,000	\$179,000	\$25,041	0.77						
5-2175.3000	1912 TOWNLEY ST	04/23/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$136,200	60.53	\$221,366	\$140,500	\$140,500	\$20,945	0.58						
													\$70,136	1.69					