

Claybanks Township Commercial & Industrial 2020 Land Value Analysis

* Due to the lack of commercial and industrial classes in Claybanks Township, Analysis was developed using comparisons from other townships within Oceana County.

**2020
COMMERCIAL / INDUSTRIAL**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	TOWNSHIP
006-013-400-07	5140 W Polk	8/2/2017	\$140,000	MLC	\$24,907	\$24,907	2.375	2.500	\$10,487	township/rural
006-013-400-07	5140 W Polk	8/2/2017	\$140,000	MLC	\$29,064	\$29,064	2.375	2.500	\$12,237	township/rural
006-024-200-09	5105 W Polk Rd	7/26/2018	\$95,000	WD	\$25,350	\$25,350	1.736	2.039	\$14,603	Golden Twp
006-024-200-09	5105 W Polk Rd	7/26/2018	\$95,000	WD	\$19,722	\$19,722	1.736	2.039	\$11,361	Golden Twp
011-013-100-15	5450 W Shelby Rd	9/11/2017	\$35,000	WD	\$35,000	\$35,000	2.833	3.150	\$12,354	Shelby/Township
011-013-200-09	4870 W Shelby Rd	1/25/2018	\$140,000	WD	\$45,164	\$45,164	2.992	3.537	\$15,095	Shelby
007-008-200-07	3781 N Oceana Dr	7/16/2018	\$310,000	WD	\$61,565	\$61,565	3.273	3.535	\$18,810	Hart Township
007-008-200-07	3781 N Oceana Dr	7/16/2018	\$310,000	WD	\$64,356	\$64,356	3.273	3.535	\$19,663	Hart Township
011-013-200-09	4870 W Shelby Rd	1/25/2019	\$140,000	WD	\$29,064	\$29,064	2.992	3.537	\$9,714	Shelby
Totals:			\$1,405,000		\$334,192	\$334,192	23.585	26.37		
							Average			
							per Net Acre=>		14,169.68	

Sales not used

019-002-100-12	4832 S 194 Ave	12/28/2017	\$60,000	WD	\$18,660	\$18,660	0.279	0.459	\$66,882	Township/Greenwood
019-002-100-12	4832 S 194 Ave	12/28/2017	\$60,000	WD	\$12,456	\$12,456	0.279	0.459	\$44,645	Township/Greenwood
008-010-400-05	3351 N 144th Ave	11/7/2017	\$10,000	WD	\$8,046	\$8,046	0.662	1.000	\$12,154	Township
008-010-400-05	3351 N 144th Ave	11/7/2017	\$10,000	WD	\$2,076	\$2,076	0.662	1.000	\$3,136	Township
014-035-100-05	8129 E M 20	7/3/2017	\$73,000	WD	\$15,155	\$15,155	4.808	5.000	\$3,152	Township
007-021-100-01	W Polk Rd	7/26/2017	\$35,000	WD	\$35,000	\$35,000	4.400	5.650	\$7,955	Hart Township