



2026 Commercial/Industrial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Land Table	Paved	Class	Rate Group 1	Rate Group 2	Rate Group 3
61-20-552-055	106 S BRIDGE ST	2/26/2024	480000	480000	213300	44.4375	446620	144924	131544	38	132	0.168	0.168	3813.7895	862642.8571	19.803555	38	00030	\$18 PSF IN TOWN COMM	1	201			
61-20-552-149	175 N MAIN ST	9/6/2023	219000	219000	89500	40.8675799	177574	70496	29070	38	42.5	0.074	0.037	1855.1579	952648.6486	21.8698037	38	00030	\$18 PSF IN TOWN COMM	1	201			
Totals:			699000	699000	302800		624194	215420	160614	76		0.242	0.205											
					Sale. Ratio =>	43.3190272	Average				Average		Average											
					Std. Dev. =>	2.5243147	per FF=>		2834.4737			per Net Acre=>		890165.3	per SqFt=>		20.4353831							

COMMERCIAL AND INDUSTRIAL LAND ANALYSIS

INTOWN LAND TABLE

4.1.2023-3.31.2025

2024 \$ 13.00
2025 \$ 18.00

2026 \$ 20.00

SET AS INDICATED BY STUDY, ROUNDED DOWN CONSISTENT WITH CITY STUDIES

Parcel Number	Street Address	Sale Date	Sale Price	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	ECF Area	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Rate	Rate	Rate	
																								Group 1	Group 2	Group 3	
61-19-576-019	495 W BROAD ST	10/2/2023	600000	600000	178000	29.666667	386326	503371	239697	124	199	3.191	2.625	4059.444	157747.101	3.621375143	124	'00030	61-19-576-020	\$4.50 OUT OF TOWN COM F	0	1	001				
61-19-576-022	495 W BROAD ST	12/23/2024	2500000	2500000	0	0	1477781	1880881	625662	0	0	3.192	3.192	#DIV/0!	589248.434	13.52728268	0	'00030		\$4.50 OUT OF TOWN COM F	0	0	201				
61-20-100-008	1008 N BRIDGE ST	10/16/2024	235000	235000	51500	21.914894	123638	235000	123638	0	0	4.438	2.523	#DIV/0!	52951.7801	1.215605603	0	'00030		\$4.50 OUT OF TOWN COM F	0	1	202				
61-20-502-005	1021 N BRIDGE ST	6/2/2022	160000	160000	41600	26	143100	121764	54864	96	127	0.28	0.28	1268.375	434871.429	9.983274301	96	'00030		\$4.50 OUT OF TOWN COM F	0	1	201	FRONTAGE 1			
61-20-506-045	811 N BRIDGE ST	6/13/2024	290500	290500	106000	36.488812	225379	212181	147060	0	0	3.751	3.751	#DIV/0!	56566.5156	1.298588512	0	'00030		\$4.50 OUT OF TOWN COM F	0	1	201				
61-20-553-011	314 S MAIN ST	7/28/2022	250000	250000	127900	51.16	248235	96805	95040	160	132	0.485	0.485	605.0313	199597.938	4.582138158	160	'00030		\$4.50 OUT OF TOWN COM F	0	1	201	FRONTAGE 1			
61-29-100-018	200 LINDENWOOD DR	7/29/2021	598232	598232	436000	72.881424	614387	289345	292500	200	325	1.492	1.492	1446.725	193930.965	4.452042359	200	'00030		\$4.50 OUT OF TOWN COM F	0	1	201	FRONTAGE 1			
Totals:				4633732	4633732	941000	3218846	3339347	1578461	580		16.829	14.348														
						Sale. Ratio =>	20.307605		Average		Average		Average														
						Std. Dev. =>	23.084088		per FF=>		5757.4948	per Net Acre=>		198428.1	per SqFt=>		4.555283058										

COMMERCIAL AND INDUSTRIAL LAND ANALYSIS

OUTTWN LAND TABLE
4.1.2021-3.31-2025

2024 \$3.75 PSF
2025 \$4.50 PSF

2026 \$4.50 PSF
4 YEAR STUDY DUE TO LACK OF SALES

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when		Cur. Sale	Land Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels		Inspected			
				Adj. Sale \$	Sold														in Sale	Land Table	Gravel	Paved	Date	Class
56-10-400-004	GENESEE RD	11/19/2021	1245250	151270	82800	54.736564	165009	151270	165009	0	0	50.01	50.01	#DIV/0!	3024.795041	0.06943974	0	GBCC		GBCC - GRAND BLANC COUNTRY CL	0	1	10/24/2017	202
56-14-100-002	5313 PERRY RD	11/19/2021	1245250	199320	109100	54.736103	236553	101298	138531	0	0	47.059	47.059	#DIV/0!	2152.574428	0.04941631	0	GBCC		GBCC - GRAND BLANC COUNTRY CL	0	1	1/14/1997	201
56-14-100-006	GENESEE RD	11/19/2021	1245250	168263	92100	54.735741	229180	168263	141150	0	0	47.35	47.35	#DIV/0!	3553.600845	0.08157945	0	GBCC		GBCC - GRAND BLANC COUNTRY CL	0	1	1/14/1997	201
56-14-200-008	5270 PERRY RD	11/19/2021	1245250	1245250	261900	21.031921	985960	542990	283700	0	0	55.8	55.8	#DIV/0!	9731.003584	0.2233931	0	GBCC		GBCC - GRAND BLANC COUNTRY CL	0	1	NOT INSPECTE	201
56-14-200-008	5270 PERRY RD	6/14/2022	1607675	1607675	341800	21.260516	749861	1120586	262772	0	0	147.59	55.8	#DIV/0!	7592.560472	0.1743012	0	GBCC	56-14-400-004,	GBCC - GRAND BLANC COUNTRY CL	0	1	NOT INSPECTE	201
56-14-400-003	BUSH CREEK DR	11/19/2021	1245250	43664	23900	54.736167	81985	43664	67900	0	0	13.58	13.58	#DIV/0!	3215.316642	0.07381351	0	GBCC		GBCC - GRAND BLANC COUNTRY CL	0	1	NOT INSPECTE	201
56-14-400-004	5270 PERRY RD	11/19/2021	1245250	82579	45200	54.735465	316535	82579	316535	0	0	77.69	77.69	#DIV/0!	1062.929592	0.02440151	0	GBCC		GBCC - GRAND BLANC COUNTRY CL	0	1	NOT INSPECTE	201
Totals:				9079175	3498021	956800	2765083	2210650	1375597	0		439.079	347.289											
Sale. Ratio =>						27.352609	Average						Average											
Std. Dev. =>						16.390272	per FF=>						#DIV/0!	Average										
							per Net Acre=>						5034.743178	per SqFt=>						0.1155818				

City of Linden
2023: 6000/acre
2024: 5000/acre
4/1/2021 - 3/31/2025 2025: 5000/acre

2026 5000/acre
Set as indicated by study
No commercial/industrial acreage sales within City of Linden
Used outside sales from similar properties and markets
4 year study used as no additional sales found

Land Analysis
#30-COMMERCIAL ACREAGE