

Oakfield Township Commercial Vacant Land Analysis

04/01/20 - 03/31/22

Created 11/22/22

MSM

Indicated \$/SF	0.95
\$/SF Used	\$0.95

200 Vacant Land Sales

Parcel Number	Street Address	Sale Date	Sale Price(SP)	Adj. SP	Land Resid.	LV	Acres	\$/Acre	\$/SqFt	Class
41-08-15-200-035	12400 NE 14 MILE	10/30/20	\$105,000	\$105,000	\$105,000	\$152,882	4.00	\$26,250	\$0.60	201
41-08-17-201-011	10930 NE 14 MILE	05/04/21	\$190,000	\$190,000	\$190,000	\$104,194	3.11	\$61,172	\$1.40	001
Totals:			\$295,000	\$295,000	\$295,000	\$257,076	7.11			
								Average per SqFt=>	\$0.95	

Excluded Sales

41-08-17-100-028	10774 NE 14 MILE	08/26/20	\$15,000	\$15,000	\$15,000	\$57,935	1.40	\$10,714	\$0.25	202
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see BS&A Comments for notes on exclusion