

2024 Iosco Township															
Commercial Class- 201															
Sales Study Dates: 04/01/2021-03/31/2023															
Tax Code	Sale Date	Sale \$	Time Adj.	Adj. Sale \$	Cur Appr	Sq. Feet	Acreage	# of Bldgs	Land	Bldg Residual	AG Bldg Value	Cost Manual	ECF	Notes:	
Convenience Store w/gas:														As a whole in Livingston Co.	
12-19-301-022	10/21	\$3,180,000.00	1.00	\$3,180,000.00	\$2,490,462.00	5,118.00	1.00	1.00	\$342,275.00	\$2,837,725.00		\$1,029,828.00	2.756		
18-19-300-013	9/22	\$2,935,000.00	1.00	\$2,935,000.00	\$1,687,803.00	3,100.00	1.47	1.00	\$769,038.00	\$2,165,962.00		\$849,631.00	2.549		
18-30-303-056 & 057	5/21	\$2,734,213.00	1.00	\$2,734,213.00	\$3,181,723.00	5,429.00	0.90	1.00	\$844,494.00	\$1,889,719.00		\$1,095,589.00	1.725		
08-28-200-020	12/22	\$2,755,000.00	1.00	\$2,755,000.00	\$2,900,339.00	4,270.00	1.71	1.00	\$741,619.00	\$2,013,381.00		\$1,003,691.00	2.006		
11-05-400-038	10/22	\$2,075,000.00	1.00	\$2,075,000.00	\$2,296,646.00	2,750.00	1.07	1.00	\$396,178.00	\$1,678,822.00		\$898,144.00	1.869		
										\$10,585,609.00		\$4,876,883.00	2.171		2.18
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Convenience Store w/gas:														Similar Square Footage	
18-19-300-013	9/22	\$2,935,000.00	1.00	\$2,935,000.00	\$1,687,803.00	3,100.00	1.47	1.00	\$769,038.00	\$2,165,962.00		\$849,631.00	2.549		
08-28-200-020	12/22	\$2,755,000.00	1.00	\$2,755,000.00	\$2,900,339.00	4,270.00	1.71	1.00	\$741,619.00	\$2,013,381.00		\$1,003,691.00	2.006		
11-05-400-038	10/22	\$2,075,000.00	1.00	\$2,075,000.00	\$2,296,646.00	2,750.00	1.07	1.00	\$396,178.00	\$1,678,822.00		\$898,144.00	1.869	Without High ECF 1.937	
														Avg with using misc deductions from CO 1.86	
										\$5,858,165.00		\$2,751,466.00	2.129		Use 1.899
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Commerical- Agricultral Business															
Utilizing Industrial Bldgs < 20k sqft															
18-31-401-009	8/22	\$700,000.00	1.00	\$700,000.00	\$499,600.00	13,218.00	1.09	1.00	\$90,212.00	\$603,135.00		\$583,058.00	1.034		
11-05-303-008	3/21	\$795,000.00	1.00	\$795,000.00	\$851,400.00	10,334.00	3.27	1.00	\$142,441.00	\$636,178.00		\$586,660.00	1.084		
										\$1,239,313.00		\$1,169,718.00	1.059		1.06
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Comercial/Industrial Flex														Comparable Townships	
Utilizing Industrial Bldgs > 20k sqft															
05-15-100-016	6/21	\$1,550,000.00	1.00	\$1,550,000.00	\$1,712,876.00	25,402.00	2.11	1.00	\$96,508.00	\$1,373,341.00		\$1,677,001.00	0.819		
05-10-300-038	3/23	\$2,700,000.00	1.00	\$2,700,000.00	\$3,332,674.00	49,200.00	5.38	1.00	\$258,267.00	\$2,389,813.00		\$2,650,772.00	0.902		
										\$3,763,154.00		\$4,327,773.00	0.870		0.86
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Comercial/Industrial Flex														Similar Square Footage	
Utilizing Industrial Bldgs > 20k sqft															
16-23-100-025	7/22	\$1,350,000.00	1.00	\$1,350,000.00	\$1,918,300.00	30,938.00	4.51	1.00	\$108,051.00	\$1,235,629.00		\$1,534,937.00	0.805		
17-36-400-039	7/21	\$1,425,000.00	1.00	\$1,425,000.00	\$1,303,200.00	34,809.00	1.81	1.00	\$102,497.00	\$1,290,977.00		\$1,832,567.00	0.704		
										\$2,526,606.00		\$3,367,504.00	0.750		0.75