

2023 CITY OF WAYNE INDUSTRIAL LAND VALUE SUMMARY

TABLE	AVE 2022 \$/Sq Ft	Mean Average per Sq Ft	Lowest Sale	Highest Sale	2023 \$/Sq Ft	# of Sales	Notes
997. INDUSTRIAL							
1-5 ACRES	\$ 1.23	\$ 1.54	\$ 0.41	\$ 3.50	\$ 1.23	6	
5-30 AC & MAJOR	\$ 0.90	\$ 0.98	\$ 0.06	\$ 1.36	\$ 0.90	7	
30+ ACRES	\$ 0.46	\$ 0.75	\$ 0.11	\$ 1.69	\$ 0.46	3	USED OLDER SALES SINCE NOT MANY SALES FOR PROPERTIES THIS LARGE

INDUSTRIAL LAND VALUE ANALYSIS

1-5 ACRES

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	Other Parcels in Sale
56 050 01 0198 000	1989 N MARIE	03/07/19	\$15,000	\$11,700	78.00	\$29,817	\$15,000	0.37	16,117.20	\$0.93	
80 008 01 0011 000	METROPLEX	08/30/19	\$60,000	\$26,900	44.83	\$49,550	\$60,000	0.91	39,639.60	\$1.51	
83 002 99 0022 001	6045 HAGGERTY RD	11/26/19	\$70,000	\$48,800	69.71	\$142,876	\$70,000	1.64	71,438.40	\$0.98	
56 058 03 0025 000	1157 MANUFACTURERS	10/24/18	\$425,000	\$205,800	48.42	\$422,124	\$72,825	0.87	37,810.08	\$1.93	
56 053 99 0014 000	300 S NEWBURGH	06/01/18	\$465,000	\$149,800	32.22	\$332,700	\$280,820	1.84	80,281.08	\$3.50	
71 136 99 0006 000	SHELDON S	07/27/18	\$75,000	\$148,780	198.37	\$323,978	\$75,000	4.25	185,130.00	\$0.41	
6							\$ 573,645		430,416	\$ 1.33	WEIGHTED AVG
										\$ 1.54	MEAN AVG
										\$ 0.67	MEDIAN

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	Other Parcels in Sale
78 009 99 0003 700	FIVE MILE	03/23/18	\$250,000	\$273,860	109.54%	\$765,459	\$250,000	7.81	340,203.60	\$0.73	
71 003 99 0001 001	S MARKET	04/25/18	\$450,000	\$346,300	76.96	\$692,604	\$450,000	7.95	346,302.00	\$1.30	
71 003 99 0001 001	S MARKET	04/25/18	\$450,000	\$346,300	76.96%	\$692,604	\$450,000	7.95	346,302.00	\$1.30	
83 123 99 0001 002	RAWSONVILLE RD	03/01/18	\$25,000	\$56,300	225.20%	\$103,782	\$25,000	9.53	415,126.80	\$0.06	
80 064 99 0001 000	GODDARD	08/02/18	\$445,000	\$168,800		\$313,632	\$445,000	5.76	250,905.60	\$1.77	
80 002 99 0014 000	BEVERLY	01/28/18	\$150,000	\$303,900	202.60%	\$560,835	\$150,000	10.30	448,668.00	\$0.33	
71 002 99 0003 703	JOY	11/30/18	\$10,000,000	\$4,373,960	43.74%	\$10,595,161	\$1,585,452	26.81	1,167,843.60	\$1.36	71 003 99 0005 703
7							\$ 3,355,452		3,315,352	\$ 1.01	WEIGHTED AVG
										\$ 0.98	MEAN AVG
										\$ 1.05	MEDIAN

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	LAND RESIDUAL	NET ACRES	LAND SQ FT	LAND RESIDUAL PER SQ FT	Other Parcels in Sale
60 019 99 0009 708	8625 INKSTER	06/15/18	\$2,175,000	\$777,700	35.76%	\$2,116,928	\$602,137	124.90	5,440,644	\$ 0.11	
71 143 99 0019 702	40500 VAN BORN	08/31/17	\$3,900,000	\$1,783,550	45.73%	\$4,646,455	\$631,348	31.63	1,377,803	\$ 0.46	
55 023 99 0004 000	32500 VAN BORN	09/29/17	\$12,200,000	\$3,355,600	27.50%	\$10,028,339	\$2,547,802	34.54	1,504,562.40	\$ 1.69	
3							\$ 3,781,287		8,323,009	\$ 0.45	WEIGHTED AVG
										\$ 0.75	MEAN AVG
										\$ 0.90	MEDIAN