

2024 Land Value Studies - Drummond Island Township cont.

DI 24 Commercial & Industrial FF

Parcel Number	Street Address	Sale Date	Adj Sale \$	LandResidual	Est LV	FF	Net Acres	\$/FF	\$/Acre	ECF	OtherParcelsinSind	TabClass	Rate Group
006-103-001-75	27050 E CHANNEL	02/15/22	[REDACTED]	[REDACTED]	[REDACTED]	215	8.45	\$139	\$3,549	COMM	006-103-001-00	COMM 201	CHANNEL R
006-165-015-51	29507 E CHANNEL	08/24/22	\$200,000	\$31,619	\$9,747	100	0.57	\$316	\$55,085	COMM		COMM 201	CHANNEL R
006-165-023-50	29905 E CHANNEL	07/10/23	\$100,000	\$51,349	\$34,527	192	1.19	\$268	\$43,042	COMM		COMM 201	CHANNEL R
006-172-014-00	35409 S FAIRBANK	04/08/22	\$325,000	\$20,156	\$20,156	134	0.62	\$150	\$32,353	COMM		COMM 201	CHANNEL R
006-281-015-00	30012 E JOHN SWC	03/03/23	\$500,000	\$129,224	\$67,468	323	4.92	\$400	\$26,286	COMM		COMM 201	CHANNEL R
006-260-020-00	31240 S MAXTON	11/10/22	\$900,000	\$153,791	\$153,791	419	13.80	\$367	\$11,144	COMM	006-260-014-00	COMM 201	WATERFRO
006-645-014-00	25937 E NATES	08/11/21	[REDACTED]	[REDACTED]	[REDACTED]	390	2.02	\$180	\$34,924	COMM	006-645-017-00	COMM 201	WATERFRO
006-665-073-00	32075 E TOURIST	07/21/21	[REDACTED]	[REDACTED]	[REDACTED]	350	1.41	\$671	\$167,113	COMM		COMM 201	WATERFRO

Totals: [REDACTED] **\$721,468** **\$579,375** **2,123** **32.98**

per FF=> \$340 **per Net Acre \$22,781**

Conclusion: All values extracted due no vacant sales. Holding Commercial FF Rates at \$120 and \$150, Commercial WF at \$500. Commercial and Industrial Acreage rates same as residential.