

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood AGNEW.AG NEW 2022, Last Edited: 11/14/2022

Rates for Rate Table 'AG - NEW', (Acres)
TILLABLE : ~~5,400~~ — 5500
NON TILLABLE : 4,200
LOW/MUCK : ~~2,200~~ - 2300
HOME SITE : ~~14,500~~ - 17000
DEVELOPMENTAL : 7,500
ROW : 0

Ag Properties

15209 Cedar Springs	\$475,000	Apr-22 82.4 A - \$5764 per acre	24-200-010 & 400-001
377 19 Mile Rd	\$156,000	Apr-21 34.77 A - \$4486 per acre	18-300-036
2191 19 Mile Rd	\$417,000	Mar-21 72.83 A - \$5725 per acre	16-400-010
1951 19 Mile Rd	\$400,000	Mar-21 76 A - \$5263 per acre	16-300-003
4349 Egner	\$210,000	Sep-20 37.95 A - \$5533 per acre	13-100-012
14156 Division	\$155,000	Jun-20 30.02 A - \$5163 per acre	30-301-037
1082 19 Mile Rd	\$225,525	Jan-20 39.19 A - \$5754 per acre	20-100-004
2104 21 Mile Rd	\$135,000	Jan-20 41.46 A - \$3256 per acre (7.23 low)	09-200-009
22 Mile Rd	\$186,280	Dec-19 62.32 A - \$2989 per acre (20A wet)	05-100-019 & 028

Use \$5500 per acre

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Ecf Area	Land Table	Class
41-02-18-300-036	377 19 MILE RD NE	04/19/21	\$156,000	\$156,000	\$87,700	48.40	\$186,380	\$145,913	\$186,380	34.77	34.77	\$4,197	AG AG NEW 2022		101
41-02-14-200-010	15209 CEDAR SPRINGS AVE NE	04/15/22	\$475,000	\$475,000	\$148,300	31.22	\$296,646	\$475,000	\$296,646	82.40	57.40	\$5,765	AG AG NEW 2022		102
Totals:															
										117.17	92.17				
										Average	Average				
										per Net Acre=>	per FF=>	per Net Acre=>	per SqFt=>		
										34.23	5,299.25				
										8.61					

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood COM N.COMM NEW WC - 17 MILE, Last Edited: 11/17/2022

Rates for Rate Table 'COMMERCIAL', (SqFt)

PRIME UP TO 2 A: 2.00
PRIME 2 - 10 A : 1.00
OVER 10 ACRES : 0.15
WC STORAGE COND: 7500.00
STANDARD <2A : 1.50
STD 2 - 10 A : 0.75
MEIJER ADJ : 3.50* 4.00
ROW : 0.00
LOW : 0.06
MEIJER INFLUENC: 2.50* 3.00

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Aud. when Sold	Aud./adj. Sale	Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Land Table	Class							
41-02-36-100-079	4250 17 MILE RD NE	11/22/22	\$500,000	WD	\$500,000	\$166,100	33.72	\$434,968	\$500,000	\$434,968	16.57	16.57	\$30,175	\$0.69	COMM	COMM NEW WC - 1 202	41070							
41-02-25-300-054	4215 17 MILE RD NE	08/25/23	\$375,000	WD	\$375,000	\$94,600	25.23	\$189,290	\$375,000	\$189,290	10.97	10.97	\$34,184	\$0.78	COMM	COMM NEW WC - 1 202	41070							
41-02-35-200-037	13677 WHITE CREEK AVE NE	07/01/21	\$815,000	WD	\$815,000	\$407,400	49.99	\$563,231	\$815,000	\$563,231	23.24	23.24	\$35,069	\$0.81	COMM	COMM NEW WC - 1 201								
41-02-23-400-029	14951 WHITE CREEK AVE NE	08/31/23	\$250,000	WD	\$250,000	\$140,200	56.08	\$256,074	\$104,611	\$110,685	1.54	1.54	\$67,929	\$1.56	COMM	COMM NEW WC - 1 201								
41-02-28-400-037	2365 17 MILE RD NE	12/06/21	\$230,000	WD	\$230,000	\$56,800	25.82	\$220,800	\$142,229	\$143,029	1.99	1.99	\$71,472	\$1.64	COMM	COMM NEW WC - 1 201								
41-02-29-400-057	1321 17 MILE RD NE	07/13/22	\$475,000	WD	\$475,000	\$164,100	34.55	\$423,134	\$209,284	\$157,418	2.35	2.35	\$89,057	\$2.04	COMM	COMM NEW WC - 1 201								
41-02-26-400-022	14175 EDGERTON AVE NE	06/01/23	\$150,000	WD	\$150,000	\$39,600	26.40	\$125,017	\$150,000	\$125,017	1.62	2.04	\$92,593	\$2.13	COMM	COMM NEW WC - 1 201								
41-02-28-400-012	2371 17 MILE RD NE	09/11/23	\$500,000	WD	\$500,000	\$172,600	34.52	\$445,904	\$125,970	\$71,874	1.00	1.00	\$125,970	\$2.89	COMM	COMM NEW WC - 1 202								
41-02-26-400-016	14050 EDGERTON AVE NE	07/28/23	\$1,100,000	WD	\$1,100,000	\$185,800	16.89	\$374,091	\$985,200	\$259,291	3.27	3.27	\$301,284	\$6.92	COMM	COMM NEW WC - 1 201								
Totals:												\$4,385,000	\$1,427,200	\$3,032,509	\$3,407,294	62.55	62.57	Average	Average	\$2,054,803	per Net Acres=>	54,473.13	per SqFt=>	\$1.25
												\$4,385,000	\$1,427,200	\$3,032,509	\$3,407,294	62.55	62.57	Average	Average	\$2,054,803	per Net Acres=>	54,473.13	per SqFt=>	\$1.25
												\$4,385,000	\$1,427,200	\$3,032,509	\$3,407,294	62.55	62.57	Average	Average	\$2,054,803	per Net Acres=>	54,473.13	per SqFt=>	\$1.25

- Prime up to 2 A \$2.00
- Prime 2 - 10 A \$1.00
- Over 10 Acres \$0.15
- WC Storage Condo \$7,500.00
- Standard <2 A \$1.50
- Std 2 - 10 A \$0.75
- Meijer Adj \$4.00
- ROW \$0.00
- LOW \$0.06
- Meijer Influence \$3.00

Unit: 27 - SOLON TOWNSHIP
Rates/Values for Neighborhood IND.INDUSTRIAL, Last Edited: 11/21/2022

Sites:
Site 'A': Description: 'SITE' Value: 15,000

Rates for Rate Table 'RATE TABLE 53', (SqFt)
REM ACREAGE : 0.13
ROW : 0.00
IND PRIME : 1.00
IND GOOD : 0.50
LOW LAND : 0.05
SQFT BACK : 0.40
LRG BACK SQFT : 0.40

34-300-030 Sale 1/13/2021
\$973,000 45.673 A
\$21,303 per acre .489 per A

IND Prime \$1.00 First 2 1/2 A 108,900
IND Good .50 Next 5 A
LRG Back / SQFT Back .40
Rem Acre .13 Excess acreage

34-200-023 Sale 12/16/2021 \$259,000
19.39 A (with A low)

2.5A Prime \$1.00 108,900
5A Good .50 108,900
5.82 Rem A .10 25,355
6.06 Low/wet .05 6845

Comm/Ind Sales	Sale Price	Date	Acres	Price per Acre	Frft Foot	Price Per FF	PP#
Commercial							
14100 White Creek	\$150,000	Jul-21	2.28	\$65,789	Back lot		25-300-045
4288 17 Mile Rd	\$87,300	Jul-20	2.83	\$30,848	320	\$273	36-100-080
14190 White Creek	\$65,000	Mar-19	4.09	\$15,892	330	\$197	25-300-051
13839 West	\$48,000	Jul-18	2.42	\$19,835	157	\$306	36-100-046
White Creek	\$250,000	Jun-17	6.56	\$38,110	Back lot		35-400-053
White Creek	\$50,000	Jun-17	1.2	\$41,667	Back lot		35-400-054
Industrial							
Woodlawn Hills	\$285,000	Dec-21	12.7	\$22,441	480	\$594	34-200-032
13706 Woodlawn Hills	\$250,000	Dec-21	19.39	\$12,893	Ex Frt - Low land		34-200-023
13549 Woodlawn Hills	\$723,000	Jan-21	33.65	\$21,486	Back lot		34-200-024
13617 Woodlawn Hills	\$250,000	Jan-21	12.03	\$20,781	Back lot		34-200-019
13951 Woodlawn Hills	\$85,000	Sep-18	2.89	\$29,412	290	\$293	34-200-026