

COMMERCIAL & INDUSTRIAL LAND VALUES FOR 2026 ASSESSMENTS

CI-1 SOUTHEAST CORNER
 CI-4 WESTERN JACKSON ROAD
 CI-5 BAKER ROAD CORRIDOR

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	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Use Code
INDUS B																	
H-08-19-400-022	300 DINO DR	04/05/23	\$3,468,024	\$3,468,024	\$1,344,700	38.77	\$3,065,475	\$1,020,000	\$1,020,000	9.52	9.52	\$107,143	\$2.46	I2		COM/IND - WESTERN JACKSON RD	OFFICE BUILDING
												PRICE PER AC					
COMM A																	
H-08-20-215-017	7240 JACKSON RD	08/02/24	\$2,446,740	\$2,446,740	\$484,600	19.81	\$1,065,062	\$478,000	\$540,120	1.93	1.93	\$247,797	\$5.69	I2		COM/IND - WESTERN JACKSON RD	WAREHOUSE/DISTRIBUTION/WHOLESALE
H-08-25-450-003	2875 W LIBERTY DR	12/31/24	\$1,500,000	\$1,500,000	\$531,300	35.42	\$1,336,153	\$1,060,000	\$868,000	4.34	4.34	\$244,240				COM/IND - SOUTHEAST CORNER	OFFICE BUILDING
								\$1,538,000			6.27						
										PRICE PER AC		245,334.18					
COMM B																	
H-08-06-200-026	8256 DEXTER-CHELSE	01/31/24	\$760,000	\$760,000	\$283,300	37.28	\$403,911	\$109,820	\$101,150	0.73	0.73	\$150,438	\$3.45	I2		COM/IND - BAKER RD CORRIDOR	AUTO REPAIR
H-08-20-205-008	42 ENTERPRISE DR	07/11/23	\$400,000	\$400,000	\$187,200	46.80	\$423,006	\$218,500	\$276,000	1.15	1.15	\$190,000	\$4.36	I2		COM/IND - WESTERN JACKSON RD	OFFICE BUILDING
H-08-20-218-004	65 ENTERPRISE DR	09/06/24	\$60,000	\$60,000	\$39,600	66.00	\$94,080	\$60,000	\$88,800	0.37	0.37	\$162,162	\$3.72	I2		COM/IND - WESTERN JACKSON RD	
								\$388,320			2.25						
										PRICE PER AC		172,586.67					

COMM CONDO																	
H-08-19-425-008	253 DINO DR	10/27/23	\$1,079,700	\$377,895	\$92,600	24.50	\$340,585	\$96,710	\$59,400	0.66	0.34	\$146,530	\$3.36	I4	H-08-19-425-007	COM/IND - WESTERN JACKSON RD	COMMERCIAL CONDOMINIUM
												PRICE PER AC					

COMM A	240,000
COMM B	175,000
COMM CONDO	150,000
INDUS A	140,000
INDUS B	105,000
INDUS LOW GRADE	CI-1 55,000 CI-4 75,000 CI-5 75,000

CI-2 EASTERN JACKSON RD
 CI-3 CENTRAL JACKSON RD

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	Dollars/SqFt	ECF Area	Land Table	Use Code	Class
COMM A																	
H-08-21-400-016	5741 JACKSON RD	07/09/24	\$1,875,000	\$1,875,000	\$325,700	17.37	\$887,458	\$1,204,000	\$799,800	1.72	1.72	\$700,000	\$16.07	I1	COM/IND - CENTR/ WAREHOUSE/DISTRIBUTION/WHOLESA		201
H-08-21-400-035	140 S ZEEB RD	04/27/23	\$3,645,833	\$3,645,833	\$557,000	15.28	\$1,668,196	\$557,000	\$673,285	1.72	1.72	\$323,837	\$7.43	I5	COM/IND - EASTER RESTAURANT/CATERING		201
H-08-21-430-001	5899 JACKSON RD	10/10/23	\$2,700,000	\$2,700,000	\$1,034,200	38.30	\$1,856,367	\$1,203,000	\$1,120,000	2.71	2.71	\$443,911	\$10.19	I1	COM/IND - CENTR/ WAREHOUSE/DISTRIBUTION/WHOLESA		201
H-08-21-420-001	5920 JACKSON RD	09/11/24	\$750,000	\$750,000	\$472,500	63.00	\$955,362	\$739,638	\$945,000	3.90	3.15	\$189,651	\$4.35	I1	COM/IND - CENTR/ AUTO REPAIR		201
Totals:			\$8,970,833	\$8,970,833	\$2,389,400		\$5,367,383	\$3,703,638	\$3,538,085	10.05	9.30						
						Sale. Ratio =>	26.64	Average		Average		Average					
						Std. Dev. =>	22.25	per FF=>		per Net Acre=>		per SqFt=>					
												\$ PER ACRE		207,360.50			

COMM CONDO																	
H-08-21-335-004	6095 JACKSON RD	05/23/23	\$431,000	\$431,000	\$166,200	38.56	\$448,949	\$70,000	\$70,000	0.49	0.49	\$142,857	\$3.28	I3	COM/IND - CENTR/ INDUSTRIAL CONDO LOFTS		207
H-08-22-375-009	5277 JACKSON RD	09/25/24	\$390,000	\$140,400	\$81,900	58.33	\$130,471	\$80,129	\$70,200	0.23	0.23	\$342,432	\$7.86	I3	COM/IND - EASTER SMALL OFFICE		207
					STD DEV	13.98		\$150,129		0.72		AVG	\$5.57				
										\$ PER ACRE		207,360.50					

INDUS B																	
H-08-21-200-027	160 N STAEBLER RD	08/29/24	\$1,375,000	\$1,375,000	\$738,500	53.71	\$986,232	\$952,918	\$564,150	4.01	4.01	\$237,635	\$5.46	I1	COM/IND - CENTR/ AUTO REPAIR		201
H-08-21-400-031	5855 INTERFACE DR	06/26/23	\$8,100,000	\$8,100,000	\$5,381,300	66.44	\$8,120,771	\$2,000,000	\$2,343,000	15.62	15.62	\$128,041	\$2.94	I1	COM/IND - CENTR/ LIGHT MFG INDUSTRIAL BLDG		201
						STD DEV	9.00	\$2,952,918		19.63		AVG	\$4.20				
										\$ PER ACRE		150,428.83					

COMM A	360,000
COMM B	300,000
COMM CONDO	205,000
INDUS A	180,000
INDUS B	150,000
INDUS LOW GRADE	CI-2 110,000 CI-3 95,000
Golf Course	CI-2 4,800