

CITY OF WESTLAND 2023 INDUSTRIAL LAND VALUE SUMMARY

TABLE	AVE 2022 \$/Sq Ft	Mean Average per Sq Ft	Lowest Sale	Highest Sale	2023 \$/Sq Ft	# of Sales	Notes
850. INDUSTRIAL PROPERTY	\$1.85	\$1.88	\$0.70	\$6.41	\$1.85	12	USED COMPARABLE COMMUNITES
		\$1.66	\$1.07	\$2.09	\$1.85	4	<i>WESTLAND SALES ONLY</i>
851. INDUSTRIAL > 8 ACRES	\$1.35	\$0.76	\$0.76	\$4.88	\$1.35	6	USED COMPARABLE COMMUNITES

CITY OF WESTLAND 2023 INDUSTRIAL LAND VALUE SUMMARY

850. INDUSTRIAL PROPERTY

Community	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
WESTLAND	56 027 02 0004 000	6271 COMMERCE	11/27/19	\$1,250,000	\$354,300	28.34%	\$1,245,749	\$108,951	1.20	52,359	\$2.08	
WESTLAND	56 028 03 0019 002	6202 E EXECUTIVE	11/13/20	\$600,000	\$259,900	43.32%	\$530,047	\$133,856	1.47	63,903	\$2.09	
WESTLAND	56 028 04 0039 000	5727 E EXECUTIVE	09/20/19	\$825,000	\$378,500	45.88%	\$861,437	\$82,917	1.37	59,677	\$1.39	
WESTLAND	56 027 01 0007 303	38700 WEBB	07/01/21	\$408,000	\$199,900	49.00%	\$422,785	\$36,834	0.79	34,412	\$1.07	
LIVONIA	46 111 03 0008 000	34437 ROSATI	03/26/21	\$40,000	\$40,000	100.00%	\$31,145	\$40,000	0.72	31,145	\$1.28	
LIVONIA	46 111 03 0010 000	34430 ROSATI	03/26/21	\$40,000	\$40,000	100.00%	\$27,922	\$40,000	0.64	27,922	\$1.43	
LIVONIA	46 111 03 0004 000	34421 ROSATI	06/07/21	\$40,000	\$40,000	100.00%	\$26,572	\$40,000	0.61	26,572	\$1.51	
LIVONIA	46 111 03 0003 000	34417 ROSATI	06/07/21	\$40,000	\$40,000	100.00%	\$25,613	\$40,000	0.59	25,613	\$1.56	
LIVONIA	46 111 03 0002 000	34413 ROSATI	06/07/21	\$40,000	\$40,000	100.00%	\$25,483	\$40,000	0.59	25,483	\$1.57	
ROMULUS	80 003 03 0008 000	MIDDLEBELT	12/30/20	\$10,000	\$9,400	94.00%	\$28,497	\$10,000	0.33	14,244	\$0.70	
ROMULUS	80 008 01 0011 000	METROPLEX	08/30/19	\$60,000	\$26,900	44.83%	\$49,550	\$60,000	0.91	39,640	\$1.51	
ROMULUS	80 074 01 0158 002	38600 NORTHLINE	06/23/20	\$500,000	\$52,800	10.56%	\$116,959	\$500,000	1.79	77,972	\$6.41	
12										1,132,558	478,942	\$2.36 WEIGHTED AVG \$1.88 MEAN AVG \$4.25 MEDIAN

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WESTLAND	56 027 02 0004 000	6271 COMMERCE	11/27/19	\$1,250,000	\$354,300	28.34%	\$1,245,749	\$108,951	1.20	52,359	\$2.08	
WESTLAND	56 027 01 0007 303	38700 WEBB	07/01/21	\$408,000	\$199,900	49.00%	\$422,785	\$36,834	0.79	34,412	\$1.07	
WESTLAND	56 028 03 0019 002	6202 E EXECUTIVE	11/13/20	\$600,000	\$259,900	43.32%	\$530,047	\$133,856	1.47	63,903	\$2.09	
WESTLAND	56 028 04 0039 000	5727 E EXECUTIVE	09/20/19	\$825,000	\$378,500	45.88%	\$861,437	\$82,917	1.37	59,677	\$1.39	
4										362,558	210,351	\$1.72 WEIGHTED AVG \$1.66 MEAN AVG \$1.74 MEDIAN

851. INDUSTRIAL > 8 ACRES

Community	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
REDFORD	79 036 99 0001 000	24940 PLYMOUTH	11/04/20	\$1,850,000	\$339,700	18.36%	\$615,274	\$1,443,814	9.60	418,176	\$3.45	
TAYLOR	60 092 99 0015 000	RACHO	05/29/19	\$300,000	\$168,800	56.27%	\$397,134	\$300,000	9.12	397,137	\$0.76	
NORTHVILLE TWP	77 066 99 0001 722	48600 5 MILE	04/04/19	\$1,028,000	\$570,200	55.47%	\$1,140,402	\$1,028,000	7.48	325,829	\$3.16	
PLYMOUTH TWP	78 023 99 0030 703	14200 HAGGERTY	06/24/19	\$4,000,000	\$1,318,500	32.96%	\$1,433,124	\$4,000,000	18.80	818,928	\$4.88	
TAYLOR	60 079 99 0004 000	INKSTER	04/18/19	\$242,000	\$138,000	57.02%	\$872,071	\$242,000	20.02	872,071	\$0.28	
TAYLOR	60 092 99 0015 000	RACHO	05/29/19	\$300,000	\$168,800	56.27%	\$397,134	\$300,000	9.12	397,137	\$0.76	
6										7,313,814	3,229,277	\$2.26 WEIGHTED AVG \$0.76 MEAN AVG \$2.10 MEDIAN