

**CITY OF WESTLAND 2023 COMMERCIAL LAND VALUE SUMMARY**

<b>TABLE</b>	<b>2022 \$/Sq Ft</b>	<b>Mean Average per Sq Ft</b>	<b>Lowest Sale</b>	<b>Highest Sale</b>	<b>2023 \$/Sq Ft</b>	<b># of Sales</b>	<b>COMMENTS?</b>
<b>801. COMM IN TIFA/DDA AREAS</b>	\$ 4.25	\$ 5.73	\$ 0.36	\$ 13.92	\$ 4.25	17	
<b>802. GENERAL COMMERCIAL</b>	\$ 3.00	\$ 3.40	\$ 0.52	\$ 10.26	\$ 3.00	10	
<b>803. COMMERCIAL MALL</b>	\$ 10.00	\$ 11.01	\$ 10.43	\$ 23.09	\$ 10.00	3	USED CITY OF TAYLOR SALE TO ASSIST
<b>806. COMMERCIAL SE 1/4</b>	\$ 1.50	\$ 1.72	\$0.77	\$ 2.90	\$ 1.50	8	USED CITY OF INKSTER SALES TO ASSIST

CITY OF WESTLAND 2023 COMMERCIAL LAND VALUE SUMMARY

2022 \$/Sq Ft

2023 \$/Sq Ft

801. COMM IN TIFA/DDA AREAS

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		Other Parcels in Sale
											PER SQ FT	ECF Area	
Westland	015 01 0007 001	7988 N WAYNE	01/31/20	\$1,500,000	\$537,900	35.86	\$1,090,028	\$830,772	2.27	99,011.88	\$	8.39	RET
WESTLAND	56 063 01 0025 001	1007 S WAYNE	11/30/20	\$350,000	\$177,300	50.66%	\$342,752	\$106,044	0.38	16,466	\$	6.44	00001
WESTLAND	56 015 99 0001 002	7977 N WAYNE	05/20/20	\$475,000	\$302,400	63.66%	\$658,917	\$197,233	1.25	54,450	\$	3.62	00001
WESTLAND	56 045 99 0021 701	1609 N WAYNE	10/29/20	\$225,000	\$151,600	67.38%	\$317,640	\$51,108	3.30	143,748	\$	0.36	00001
WESTLAND	56 015 01 0010 003	7730 N WAYNE	01/23/20	\$465,000	\$233,800	50.28%	\$411,977	\$141,885	0.34	14,810	\$	9.58	00003
WESTLAND	56 057 99 0025 000	606 S WAYNE	10/21/20	\$200,000	\$65,200	32.60%	\$158,285	\$125,415	0.43	18,600	\$	6.74	00003
Westland	015 02 0001 000	7626 N WAYNE	03/12/19	\$500,000	\$456,100	91.22	\$872,142	\$31,441	2.18	94,960.80	\$	0.33	AUT
Westland	020 99 0007 710	35500 CENTRAL CITY	05/28/19	\$2,425,000	\$1,313,600	54.17	\$2,583,514	\$1,135,545	6.99	304,484.40	\$	3.73	BBOX
Westland	027 99 0022 001	38418 FORD	03/18/19	\$458,436	\$555,900	121.26	\$732,796	\$36,103	1.68	73,050.12	\$	0.49	RES
Westland	028 01 0043 303	37660 FORD	08/28/19	\$650,000	\$369,600	56.86	\$752,504	\$57,263	0.86	37,592.28	\$	1.52	OFF
Westland	029 99 0008 707	35599 WARREN	06/11/19	\$1,400,000	\$470,900	33.64	\$970,345	\$618,488	1.02	44,431.20	\$	13.92	RET
Westland	031 01 0044 002	37368 FORD	05/15/19	\$525,000	\$253,600	48.30	\$497,967	\$97,197	0.38	16,509.24	\$	5.89	AUT
Westland	032 02 0568 303	6005 N WAYNE	05/29/19	\$1,410,000	\$727,100	51.57	\$1,391,139	\$350,244	1.79	77,972.40	\$	4.49	RET
Westland	034 99 0016 003	34733 WARREN	12/03/19	\$700,000	\$198,800	28.40	\$402,511	\$434,855	0.74	32,321.52	\$	13.45	RES
Westland	036 99 0001 001	34290 FORD	08/09/19	\$275,000	\$126,500	46.00	\$252,243	\$275,000	1.09	47,436.84	\$	5.80	RES
Westland	075 07 0008 001	2262 S WAYNE	05/29/19	\$200,000	\$74,600	37.30	\$148,999	\$115,982	0.35	15,289.56	\$	7.59	RET 075 07 0007 001
Westland	076 02 0289 301	2134 S WAYNE	05/06/19	\$625,000	\$306,900	49.10	\$603,825	\$136,141	0.62	27,050.76	\$	5.03	OFF 076 02 0288 001

17

\$ 4,740,716

1,118,185.20

**WEIGHTED**  
**4.24** **AVG**  
**5.73** **MEAN AVG**  
**6.71** **MEDIAN**

802. GENERAL COMMERCIAL

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		Other Parcels in Sale
											PER SQ FT	ECF Area	
WESTLAND	56 062 01 0166 006	CHERRY HILL	05/28/20	\$12,000	\$21,400	178.33%	\$42,864	\$12,000	0.33	14,288	\$	0.84	800
WESTLAND	56 002 99 0041 000	8620 N MIDDLEBELT	09/09/20	\$120,000	\$95,500	79.58%	\$240,336	\$27,550	0.97	42,253	\$	0.65	00002
WESTLAND	56 028 04 0034 000	5838 E EXECUTIVE	12/16/20	\$400,000	\$220,500	55.13%	\$405,340	\$138,408	1.65	71,874	\$	1.93	00005
Westland	002 01 0740 000	29191 JOY	12/17/19	\$8,000	\$8,300	103.75	\$16,609	\$8,000	0.10	4,399.56	\$	1.82	800
Westland	006 05 0166 002	8056 N MERRIMAN	07/12/19	\$240,000	\$87,700	36.54	\$178,993	\$86,228	0.19	8,407.08	\$	10.26	OFF
Westland	009 99 0001 002	31501 JOY	12/18/19	\$2,275,000	\$888,900	39.07	\$1,807,445	\$938,003	3.60	156,816.00	\$	5.98	RET
Westland	050 01 0145 000	1913 KNOLSON	03/29/19	\$160,000	\$62,200	38.88	\$153,554	\$88,644	0.63	27,399.24	\$	3.24	AUT
Westland	057 01 0021 000	167 S PARENT	03/19/19	\$300,000	\$134,500	44.83	\$294,339	\$60,285	0.42	18,208.08	\$	3.31	APT
Westland	059 99 0004 003	1475 S NEWBURGH	08/20/19	\$800,000	\$583,900	72.99	\$1,195,023	\$83,266	3.66	159,429.60	\$	0.52	AUT
Westland	069 99 0002 001	130 TAMI CIRCLE EAST	08/27/19	\$9,500,000	\$3,488,000	36.72	\$8,456,654	\$2,340,998	9.93	432,550.80	\$	5.41	APT

10

\$ 3,783,382

935,625.24

**WEIGHTED**  
**4.04** **AVG**  
**3.40** **MEAN AVG**  
**3.13** **MEDIAN**

806. COMMERCIAL SE 1/4

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		Other Parcels in Sale
											PER SQ FT	ECF Area	
Westland	053 99 0021 000	37435 CHERRY HILL	11/18/19	\$600,000	\$280,800	46.80	\$83,799	\$516,201	7.95	346,258.44	\$ 1.49		OFF 053 99 0022 000, 053 99 0028 000
Westland	083 02 0007 302	4675 S MIDDLEBELT	08/22/18	\$485,000	\$389,000	80.21	\$522,809	\$39,750	1.19	51,705.72	\$ 0.77		RET
WESTLAND	56 074 06 1213 004	34243 PALMER	10/21/20	\$125,000	\$94,400	75.52%	\$148,033	\$13,557	0.28	12,197	\$ 1.11		00001
WESTLAND	56 073 03 0391 000	32603 MANISTEE	11/06/20	\$90,000	\$37,300	41.44%	\$84,996	\$15,023	0.23	10,019	\$ 1.50		00004
INKSTER	44 005 03 0420 302	MICHIGAN AVE	10/26/20	\$10,000	\$10,800	108.00%	\$26,709	\$10,000	0.20	8,886	\$ 1.13		INKSTER
INKSTER	44 011 99 0001 000	29406 MICHIGAN AVE	01/16/20	\$75,000	\$35,800	47.73%	\$59,242	\$75,000	0.68	29,621	\$ 2.53		INKSTER
Inkster	44 006 01 0102 305	1080 INKSTER RD	08/06/18	\$350,000	\$120,200	34.34	\$343,891	\$39,151	0.38	16,552.80	\$ 2.37		INKSTER
Inkster	44 011 99 0008 000	2603 HENRY RUFF	11/30/18	\$600,000	\$265,000	44.17	\$425,393	\$562,291	4.45	193,842.00	\$ 2.90		INKSTER

8	\$ 1,270,973	669,081.60	\$ 1.90	AVG
			\$ 1.72	MEAN AVG
			\$ 2.20	MEDIAN

803. COMMERCIAL MALL

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		Other Parcels in Sale
											PER SQ FT	ECF Area	
Taylor	60 072 99 0001 711	14800 RACHO	10/24/2018	\$ 2,050,000	\$ 521,600	25.444	\$ 812,632	\$ 1,237,368	1.23	53,578.80	\$ 23.09		TAYLOR
Westland	56 015 99 0011 709	35000 WARREN	12/22/2016	\$ 35,000,000	\$ 26,678,930	76.226	\$ 16,736,800	\$ 18,263,200	40.21	1,751,547.60	\$ 10.43		800
Westland	56 020 99 0001 719	35400 WARREN	3/22/2018	\$ 1,516,666	\$ -	0.000	\$ 1,085,177	\$ 996,027	1.30	56,628.00	\$ 17.59		800

3	\$ 20,496,595	1,861,754.40	\$ 11.01	AVG
			\$ 17.04	MEAN AVG
			\$ 20.34	MEDIAN