

**2026 Industrial ECF**

| Parcel Number    | Street Address    | Sale Date | Sale Price          | Instr. | Terms of Sale              | Adj. Sale \$        | Cur. Asmnt.         | Asd/Adj. Sale            | Cur. Appraisal      | Land + Yard | Bldg. Residual      | Cost Man. \$        | E.C.F.       |
|------------------|-------------------|-----------|---------------------|--------|----------------------------|---------------------|---------------------|--------------------------|---------------------|-------------|---------------------|---------------------|--------------|
| 70-16-22-200-069 | 11441 LAKEWOOD    | 05/15/24  | \$1,200,000         | LG     | 04-BUYERS INTEREST IN A LC | \$1,200,000         | \$821,500           | 66.46                    | \$1,642,992         | \$217,892   | \$982,108           | \$1,006,427         | 0.976        |
| 70-16-15-400-056 | 2530 KAMAR        | 09/29/23  | \$5,970,000         | WD     | 03-ARM'S LENGTH            | \$5,970,000         | \$4,162,000         | 69.72                    | \$8,323,941         | \$708,198   | \$5,261,802         | \$5,378,350         | 0.978        |
| 70-16-17-309-007 | 135 MANUFACTURERS | 03/28/25  | \$1,000,000         | PTA    | 03-ARM'S LENGTH            | \$1,000,000         | \$610,300           | 61.03                    | \$1,220,547         | \$207,720   | \$792,280           | \$715,273           | 1.108        |
| 70-16-21-375-005 | 376 ROOST         | 04/07/23  | \$300,000           | LC     | 04-BUYERS INTEREST IN A LC | \$300,000           | \$180,000           | 60.00                    | \$359,936           | \$74,823    | \$225,177           | \$201,351           | 1.118        |
| 70-16-17-310-004 | 156 MANUFACTURERS | 04/17/24  | \$900,000           | WD     | 03-ARM'S LENGTH            | \$900,000           | \$543,300           | 60.37                    | \$1,086,598         | \$143,603   | \$756,397           | \$665,957           | 1.136        |
| 70-16-28-201-007 | 507 CHICAGO       | 01/19/24  | \$2,355,000         | WD     | 03-ARM'S LENGTH            | \$2,355,000         | \$1,049,000         | 44.54                    | \$2,835,216         | \$325,425   | \$2,029,575         | \$1,772,451         | 1.145        |
| 70-16-05-300-033 | 13467 QUINCY      | 06/20/24  | \$20,000,000        | WD     | 03-ARM'S LENGTH            | \$20,000,000        | \$11,612,700        | 58.06                    | \$23,225,364        | \$1,496,295 | \$18,503,705        | \$15,345,388        | 1.206        |
| 70-16-04-100-038 | 4511 HOLLAND      | 11/30/23  | \$10,000,000        | CD     | 03-ARM'S LENGTH            | \$10,000,000        | \$5,353,400         | 53.53                    | \$10,706,713        | \$646,945   | \$9,353,055         | \$7,104,356         | 1.317        |
| 70-16-22-200-070 | 11439 LAKEWOOD    | 05/15/24  | \$1,300,000         | LC     | 03-ARM'S LENGTH            | \$1,300,000         | \$680,300           | 52.33                    | \$1,360,655         | \$167,295   | \$1,132,705         | \$842,768           | 1.344        |
| 70-16-09-301-002 | 12764 GREENLY     | 02/24/25  | \$623,500           | PTA    | 03-ARM'S LENGTH            | \$623,500           | \$318,800           | 51.13                    | \$637,651           | \$74,844    | \$548,656           | \$397,463           | 1.380        |
| 70-16-19-381-026 | 120 ANILINE       | 05/31/24  | \$275,500           | WD     | 03-ARM'S LENGTH            | \$275,500           | \$131,700           | 47.80                    | \$263,392           | \$15,009    | \$260,491           | \$175,412           | 1.485        |
| 70-16-08-300-065 | 3480 WINDQUEST    | 08/29/24  | \$2,400,000         | WD     | 03-ARM'S LENGTH            | \$2,400,000         | \$1,132,700         | 47.20                    | \$2,265,450         | \$407,794   | \$1,992,206         | \$1,311,904         | 1.519        |
| 70-16-19-398-011 | 95 CHRIS CRAFT    | 09/21/23  | \$135,000           | WD     | 03-ARM'S LENGTH            | \$135,000           | \$62,500            | 46.30                    | \$125,032           | \$20,200    | \$114,800           | \$74,034            | 1.551        |
| 70-16-05-400-059 | 13110 RANSOM      | 03/31/25  | \$4,500,000         | PTA    | 03-ARM'S LENGTH            | \$4,500,000         | \$2,064,600         | 45.88                    | \$4,129,189         | \$811,865   | \$3,688,135         | \$2,342,743         | 1.574        |
| 70-16-21-374-001 | 117 FIFTH         | 06/14/23  | \$235,000           | WD     | 03-ARM'S LENGTH            | \$235,000           | \$105,200           | 44.77                    | \$210,461           | \$47,270    | \$187,730           | \$115,248           | 1.629        |
| 70-16-19-398-035 | 429 COMMODORE     | 05/01/23  | \$290,000           | MLC    | 03-ARM'S LENGTH            | \$290,000           | \$125,100           | 43.14                    | \$250,284           | \$20,200    | \$269,800           | \$162,489           | 1.660        |
| 70-16-19-398-032 | 435 COMMODORE     | 10/19/23  | \$290,000           | WD     | 03-ARM'S LENGTH            | \$290,000           | \$119,000           | 41.03                    | \$237,980           | \$20,200    | \$269,800           | \$153,799           | 1.754        |
| 70-16-19-499-006 | 260 HOWARD        | 04/26/24  | \$837,000           | WD     | 03-ARM'S LENGTH            | \$837,000           | \$319,100           | 38.12                    | \$638,112           | \$32,972    | \$804,028           | \$427,359           | 1.881        |
| 70-16-19-398-023 | 56 CHRIS CRAFT    | 05/31/23  | \$400,000           | WD     | 03-ARM'S LENGTH            | \$400,000           | \$70,300            | 17.58                    | \$217,857           | \$30,000    | \$370,000           | \$132,667           | 2.789        |
| 70-16-19-398-024 | 60 CHRIS CRAFT    | 05/31/23  | \$400,000           | WD     | 03-ARM'S LENGTH            | \$400,000           | \$70,300            | 17.58                    | \$217,857           | \$30,000    | \$370,000           | \$132,667           | 2.789        |
| <b>Totals:</b>   |                   |           | <b>\$44,314,000</b> |        |                            | <b>\$44,314,000</b> | <b>\$23,969,600</b> |                          | <b>\$48,676,488</b> |             | <b>\$39,854,712</b> | <b>\$31,226,836</b> |              |
|                  |                   |           |                     |        |                            |                     |                     | <b>Sale. Ratio =&gt;</b> | <b>54.09</b>        |             |                     | <b>E.C.F. =&gt;</b> | <b>1.276</b> |
|                  |                   |           |                     |        |                            |                     |                     | <b>Std. Dev. =&gt;</b>   | <b>13.70</b>        |             |                     |                     |              |

Holland Charter Township

| Industrial Land Values |         |        |           |             |      |
|------------------------|---------|--------|-----------|-------------|------|
| Square Foot            | \$/SF   | Acres  | \$/Acre   | Value       | Note |
| 2,500                  | \$13.45 | 0.06   | \$585,977 | \$33,630    |      |
| 5,000                  | \$9.51  | 0.11   | \$414,348 | \$47,561    |      |
| 7,500                  | \$7.77  | 0.17   | \$338,314 | \$58,250    |      |
| 10,000                 | \$6.73  | 0.23   | \$292,988 | \$67,261    |      |
| 12,500                 | \$6.02  | 0.29   | \$262,057 | \$75,200    |      |
| 15,000                 | \$5.49  | 0.34   | \$239,224 | \$82,377    |      |
| 20,000                 | \$4.76  | 0.46   | \$207,174 | \$95,121    |      |
| 25,000                 | \$4.25  | 0.57   | \$185,302 | \$106,349   |      |
| 30,000                 | \$3.88  | 0.69   | \$169,157 | \$116,499   |      |
| 40,000                 | \$3.36  | 0.92   | \$146,494 | \$134,522   |      |
| 43,560                 | \$3.22  | 1.00   | \$140,380 | \$140,380   |      |
| 50,000                 | \$3.01  | 1.15   | \$131,028 | \$150,400   |      |
| 60,000                 | \$2.75  | 1.38   | \$119,612 | \$164,755   |      |
| 65,340                 | \$2.63  | 1.50   | \$114,620 | \$171,930   |      |
| 87,120                 | \$2.28  | 2.00   | \$99,264  | \$198,528   |      |
| 108,900                | \$2.04  | 2.50   | \$88,784  | \$221,961   |      |
| 130,680                | \$1.86  | 3.00   | \$81,049  | \$243,146   |      |
| 174,240                | \$1.61  | 4.00   | \$70,190  | \$280,761   |      |
| 217,800                | \$1.44  | 5.00   | \$62,780  | \$313,900   |      |
| 304,920                | \$1.30  | 7.00   | \$56,752  | \$397,266   |      |
| 435,600                | \$1.17  | 10.00  | \$50,993  | \$509,932   |      |
| 653,400                | \$1.04  | 15.00  | \$45,153  | \$677,292   |      |
| 871,200                | \$0.95  | 20.00  | \$41,419  | \$828,387   |      |
| 1,089,000              | \$0.89  | 25.00  | \$38,737  | \$968,435   |      |
| 1,306,800              | \$0.84  | 30.00  | \$36,675  | \$1,100,265 |      |
| 1,742,400              | \$0.77  | 40.00  | \$33,643  | \$1,345,719 |      |
| 2,178,000              | \$0.72  | 50.00  | \$31,465  | \$1,573,227 |      |
| 4,356,000              | \$0.59  | 100.00 | \$25,557  | \$2,555,714 |      |

