Cooper Business District

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Group
02-16-351-080	8160 DOUGLAS	12/28/2023	$267,092.00	WD	03-ARM'S LENGTH	$267,092.00	$122,450.00	45.85	$266,289.00	$49,483.00	$48,680.00	111.30	232.57	0.71	0.71	$444.59	$69,891.24	$1.60	132.58	CBD R	2024-000074	COMMERCIAL	8/13/2024	201	COOPER BUSINESS
02-16-360-051	8004 DOUGLAS	12/31/2022	$200,000.00	WD	03-ARM'S LENGTH	$200,000.00	$96,250.00	48.13	$249,685.00	$30,055.00	$79,740.00	55.40	131.00	0.79	0.79	$542.00	$38,044.30	$0.87	88.00	CBD R	2023-01624	COMMERCIAL	8/13/2024	201	COOPER BUSINESS
02-17-426-020	8497 DOUGLAS	9/1/2024	$275,000.00	WD	03-ARM'S LENGTH	$275,000.00	$133,850.00	48.67	$289,763.00	$45,910.00	$60,673.00	121.60	280.00	1.00	1.00	$377.55	$45,910.00	$1.05	132.00	CBD R	2024-024828	COMMERCIAL	10/24/2024	401	COOPER BUSINESS
02-17-426-030	8491 DOUGLAS	9/1/2023	$155,000.00	WD	03-ARM'S LENGTH	$155,000.00	$75,850.00	48.94	$165,764.00	$49,909.00	$60,673.00	132.00	280.00	1.00	1.00	$378.10	$49,909.00	$1.15	132.00	CBD R	2023-022466	COMMERCIAL	8/13/2024	401	COOPER BUSINESS
02-17-426-051	8201 DOUGLAS	9/13/2023	$205,000.00	WD	03-ARM'S LENGTH	$205,000.00	$94,350.00	46.02	$208,653.00	$57,020.00	$60,673.00	121.59	280.00	0.95	0.95	$468.96	$60,147.68	$1.38	132.00	CBD R	2023-023520	COMMERCIAL	8/13/2024	201	COOPER BUSINESS
02-17-480-041	8093 DOUGLAS	4/14/2025	$205,000.00	WD	03-ARM'S LENGTH	$205,000.00	$85,950.00	41.93	$215,634.00	$82,049.00	$92,683.00	143.14	130.02	0.86	0.86	$573.21	$95,295.01	$2.19	142.00	CBD R	PTA	COMMERCIAL	9/3/2024	401	COOPER BUSINESS
02-20-232-081	7887 DOUGLAS	4/14/2023	$800,000.00	WD	03-ARM'S LENGTH	$800,000.00	$200,850.00	25.11	$573,544.00	$496,033.00	$269,577.00	0.00	0.00	4.63	4.63		$103,773.00	$2.46	0.00	CBD R	2023-009877	COMMERCIAL	8/13/2024	201	COOPER BUSINESS
		Totals:	$2,107,092.00			$2,107,092.00	$809,550.00		$1,969,332.00	$810,459.00	$672,699.00	685.03		9.94	9.94										
							Sale. Ratio =>	38.42			Average			**Average**		**Front Foot $**	Average								
							Std. Dev. =>	8.47			per FF=>	1183.10		**per Net Acre=>**	$81,559.73	**$464.07**	per SqFt=>	$1.53							
Small business district parcel	limited FF & overall size															**Using $460 FF**									
02-17-482-081	1666 W D	5/9/2025	$191,250.00	WD	03-ARM'S LENGTH	$191,250.00	$52,150.00	27.27	$142,588.00	$97,246.00	$48,584.00	43.00	131.00	0.16	0.16	$2,261.53	$623,371.79	**$14.31**	43.00	CBD R	PTA	COMMERCIAL	3/27/2025	401	COOPER BUSINESS
02-35-402-025	2671 BRACKET	10/23/2024	$250,000.00	WD	03-ARM'S LENGTH	$250,000.00	$61,300.00	24.52	$134,570.00	$149,097.00	$33,667.00	0.00	0.00	0.59	0.59	#DIV/0!	$252,706.78	**$5.80**	0.00	C0M 1	2024-027444	COMMERCIAL	5/19/2025	201	
`	8160 DOUGLAS	12/28/2023	$267,092.00	WD	03-ARM'S LENGTH	$267,092.00	$131,400.00	49.20	$258,361.00	$43,234.00	$34,503.00	111.30	232.57	0.71	0.71	$388.44	$61,064.97	$1.40	132.58	CBD R	2024-000074	COMMERCIAL	8/13/2024	201	COOPER BUSINESS
02-17-426-051	8201 DOUGLAS	9/13/2023	$205,000.00	WD	03-ARM'S LENGTH	$205,000.00	$98,750.00	48.17	$193,079.00	$49,614.00	$37,693.00	121.59	280.00	0.95	0.95	$408.05	$52,335.44	$1.20	132.00	CBD R	2023-023520	COMMERCIAL	8/13/2024	201	COOPER BUSINESS
02-17-480-041	8093 DOUGLAS	4/14/2025	$205,000.00	WD	03-ARM'S LENGTH	$205,000.00	$85,950.00	41.93	$171,938.00	$81,325.00	$48,263.00	127.01	264.00	0.86	0.86	$640.31	$94,454.12	$2.17	142.00	CBD R	PTA	COMMERCIAL	9/3/2024	401	COOPER BUSINESS
		Totals:	$1,118,342.00			$677,092.00	$316,100.00		$623,378.00	$174,173.00	$120,459.00	359.90		2.52	2.52			**$2.64**							

FF $464.07 based on the 6 highlighted values

Small SF $2.01

Average SF $1.67

under 40k sq ft in size pricing $5.06/sf

Cooper Business District Small SF $2.64

Min. Twp. Pricing

All Commercial Cooper Twp

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Group	
02-08-426-016	9489 DOUGLAS	4/3/2025	$210,000.00	WD	03-ARM'S LENGTH	$210,000.00	$67,800.00	32.29	$135,637.00	$106,702.00	$32,339.00	0.00	0.00	2.56	1.28	#DIV/0!	$41,647.93	$0.96	0.00	C0M 1	2025-007533	COMMERCIAL	1/27/2025	201		
02-16-351-080	8160 DOUGLAS	12/28/2023	$267,092.00	WD	03-ARM'S LENGTH	$267,092.00	$122,450.00	45.85	$266,289.00	$49,483.00	$48,680.00	111.30	232.57	0.71	0.71	$444.59	$69,891.24	$1.60	132.58	CBD R	2024-000074	COMMERCIAL	8/13/2024	201	COOPER BUSINESS	small pricing
02-17-426-020	8497 DOUGLAS	9/1/2024	$275,000.00	WD	03-ARM'S LENGTH	$275,000.00	$133,850.00	48.67	$289,763.00	$45,910.00	$60,673.00	121.60	280.00	1.00	1.00	$377.55	$45,910.00	$1.05	132.00	CBD R	2024-024828	COMMERCIAL	10/24/2024	401	COOPER BUSINESS	
02-17-426-030	8491 DOUGLAS	9/1/2023	$155,000.00	WD	03-ARM'S LENGTH	$155,000.00	$75,850.00	48.94	$165,764.00	$49,909.00	$60,673.00	132.00	280.00	1.00	1.00	$378.10	$49,909.00	$1.15	132.00	CBD R	2023-022466	COMMERCIAL	8/13/2024	401	COOPER BUSINESS	
02-17-426-051	8201 DOUGLAS	9/13/2023	$205,000.00	WD	03-ARM'S LENGTH	$205,000.00	$94,350.00	46.02	$208,653.00	$57,020.00	$60,673.00	121.59	280.00	0.95	0.95	$468.96	$60,147.68	$1.38	132.00	CBD R	2023-023520	COMMERCIAL	8/13/2024	201	COOPER BUSINESS	small pricing
02-17-482-081	1666 W D	5/9/2025	$191,250.00	WD	03-ARM'S LENGTH	$191,250.00	$52,150.00	27.27	$142,588.00	$97,246.00	$48,584.00	43.00	131.00	0.16	0.16	$2,261.53	$623,371.79	$14.31	43.00	CBD R	PTA	COMMERCIAL	3/27/2025	401	COOPER BUSINESS	
02-17-480-041	8093 DOUGLAS	4/14/2025	$205,000.00	WD	03-ARM'S LENGTH	$205,000.00	$85,950.00	41.93	$215,634.00	$82,049.00	$92,683.00	143.14	130.02	0.86	0.86	$573.21	$95,295.01	$2.19	142.00	CBD R	PTA	COMMERCIAL	9/3/2024	401	COOPER BUSINESS	small pricing
02-20-232-081	7887 DOUGLAS	4/14/2023	$800,000.00	WD	03-ARM'S LENGTH	$800,000.00	$215,800.00	26.98	$416,878.00	$487,997.00	$104,875.00	0.00	0.00	4.63	4.63	#DIV/0!	$105,398.92	$2.42	0.00	CBD R	2023-009877	COMMERCIAL	8/13/2024	201	COOPER BUSINESS	
02-35-276-055	5657 N RIVERVIEW	5/18/2023	$169,900.00	WD	03-ARM'S LENGTH	$169,900.00	$43,150.00	25.40	$92,360.00	$169,900.00	$92,360.00	0.00	0.00	2.33	2.74	#DIV/0!	$72,918.45	$1.67	0.00	C0M 1	2023-012772	COMMERCIAL	6/21/2022	001		
02-35-402-025	2671 BRACKET	10/23/2024	$250,000.00	WD	03-ARM'S LENGTH	$250,000.00	$61,300.00	24.52	$134,570.00	$149,097.00	$33,667.00	0.00	0.00	0.59	0.59	#DIV/0!	$252,706.78	$5.80	0.00	C0M 1	2024-027444	COMMERCIAL	5/19/2025	201		small pricing
		Totals:	$2,728,242.00			$2,728,242.00	$952,650.00		$2,068,136.00	$1,295,313.00	$635,207.00	672.63		14.79	13.91										
							Sale. Ratio =>	34.92			Average			**Average**			**Average**									
							Std. Dev. =>	10.38			per FF=>	1925.74		**per Net Acre=>**	$87,609.94		**per SqFt=>**	**$2.01**							
															small sq ft pricing under 40,000sf area = $5.06/sf			without the highest							

Commercial without the business district parcels

Using 4 sales under one acre $2.64 / sf

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Group
02-35-276-055	5657 N RIVERVIEW	5/18/2023	$169,900.00	WD	03-ARM'S LENGTH	$169,900.00	$43,150.00	25.40	$92,360.00	$169,900.00	$92,360.00	0.00	0.00	2.33	2.33	#DIV/0!	$72,918.45	$1.67	0.00	C0M 1	2023-012772	COMMERCIAL	6/21/2022	001	
02-35-276-053	5657 N RIVERVIEW	8/27/2025	$337,500.00	WD	03-ARM'S LENGTH	$337,500.00	$211,850.00	62.77	$211,850.00	$337,500.00	$211,850.00	0.00	0.00	11.10	11.10	#DIV/0!	$30,405.41	$0.70	0.00	C0M 1	2023-012772	COMMERCIAL	6/21/2022	001	
		Totals:	**$507,400.00**			**$507,400.00**	$211,850.00		**$304,210.00**	**$507,400.00**	**$304,210.00**	0.00		11.10	11.10			**$1.19**							
							Sale. Ratio =>	41.75			Average			Average			**Average**								
							Std. Dev. =>	#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	$45,711.71		**per SqFt=>**	**$1.19**							

Using $0.70 for outlying sf pricing

Outside of Township	Larger Parcels													TOTAL AC	5.5 AC VALUE	RESIDUAL AC	RESIDUAL $/AC								
01-24-126-050 & 040	Alamo	5/1/2020	$538,640.00	WD	03-ARMS LENGTH	$564,035.00								11.03	$147,607.00	5.53	$26,692.00	$0.60		COM	COUNTY INFO	COMMERCIAL		201	
01-13-376-021	Alamo	9/1/2023	$775,000.00			$775,000.00								27.21	$358,572.00	21.71	$16,513.00	$0.40		COM	COUNTY INFO	COMMERCIAL		201	
02-08-426-016	9489 DOUGLAS	4/3/2025	$210,000.00	WD	03-ARM'S LENGTH	$210,000.00	$67,800.00	32.29	$135,637.00	$106,702.00	$32,339.00	0.00	0.00	2.56	2.56	#DIV/0!	$41,647.93	$1.00	0.00	C0M 1	2025-007533	COMMERCIAL	1/27/2025	201	

using these 3 sales for outlying property $0.70 / SF