

Cooper Commercial - Cooper Business District

**Cooper Township
Commercial County wide
sales**

Sale Date	IN/OUT	Document	Parcel #	Sale Price (Adj)	Terms of Sale	Land Value	Imp. Value	Ag Bldg	Res Bldg	Com/Ind Bldg	Total Bldg	Land & Imp	Bldg Price Residual	ECF	Township
4/7/2023	OUT	23-010098	04-34-385-031	\$185,000.00	03-ARM'S LENGTH	\$19,200.00	\$12,622.00	0	0	\$152,930.00	\$152,930.00	\$31,822.00	\$153,178.00	1.00	Ross
4/24/2023	OUT	23-009578	07-13-485-065	\$120,000.00	31-SPLIT IMPROVED	\$13,695.00	\$18,202.00	0	0	\$100,052.00	\$100,052.00	\$31,897.00	\$88,103.00	0.88	Comstock
5/19/2023	OUT	23-011989	14-13-192-370	\$145,000.00	03-ARM'S LENGTH	\$12,000.00	\$2,775.00	0	0	\$140,678.00	\$140,678.00	\$14,775.00	\$130,225.00	0.93	Schoolcraft
6/9/2023	OUT	23-014230	03-23-201-039	\$210,000.00	03-ARM'S LENGTH	\$52,497.00	\$10,039.00	0	0	\$121,736.00	\$121,736.00	\$62,536.00	\$147,464.00	1.21	Richland
6/19/2023	OUT	23-015016	12-02-160-040	\$71,000.00	03-ARM'S LENGTH	\$28,200.00	\$613.00	0	0	\$65,011.00	\$65,011.00	\$28,813.00	\$42,187.00	0.65	Climax
6/23/2023	OUT	23-015645	08-21-426-001	\$1,074,000.00	03-ARM'S LENGTH	\$245,356.00	\$82,657.00	0	0	\$751,183.00	\$751,183.00	\$328,013.00	\$745,987.00	0.99	Charleston
8/17/2023	OUT	23-020966	07-24-226-010	\$150,000.00	03-ARM'S LENGTH	\$3,222.00	\$0.00	0	0	\$160,153.00	\$160,153.00	\$3,222.00	\$146,778.00	0.92	Comstock
9/13/2023	OUT	23-023520	02-17-426-051	\$205,000.00	03-ARM'S LENGTH	\$26,581.00	\$34,498.00	0	0	\$191,193.00	\$191,193.00	\$61,079.00	\$143,921.00	0.75	Cooper
10/4/2023	OUT	23-024212	15-19-102-001	\$289,000.00	19-MULTI PARCEL ARM'S LENGTH	\$22,800.00	\$6,991.00	0	113911	\$191,232.00	\$305,143.00	\$29,791.00	\$259,209.00	0.85	Brady
10/5/2023	OUT	23-024607	14-18-379-080	\$360,000.00	03-ARM'S LENGTH	\$35,755.00	\$14,622.00	0	0	\$380,394.00	\$380,394.00	\$50,377.00	\$309,623.00	0.81	Schoolcraft
10/6/2023	OUT	23-027537	15-07-300-023	\$438,000.00	03-ARM'S LENGTH	\$85,395.00	\$15,076.00	0	0	\$343,138.00	\$343,138.00	\$100,471.00	\$337,529.00	0.98	Brady
10/10/2023	OUT	23-025995	12-19-163-010	\$335,000.00	19-MULTI PARCEL ARM'S LENGTH	\$64,801.00	\$2,560.00	0	0	\$291,581.00	\$291,581.00	\$67,361.00	\$267,639.00	0.92	Climax
12/21/2023	OUT	24-000124	12-19-165-180	\$79,000.00	03-ARM'S LENGTH	\$6,000.00	\$3,557.00	0	0	\$76,859.00	\$76,859.00	\$9,557.00	\$69,443.00	0.90	Climax
1/16/2024	OUT	24-003402	15-18-100-048	\$245,000.00	31-SPLIT IMPROVED	\$21,264.00	\$19,205.00	0	0	\$288,911.00	\$288,911.00	\$40,469.00	\$204,531.00	0.71	Brady
2/28/2024	OUT	24-005592	03-22-226-201	\$337,500.00	03-ARM'S LENGTH	\$72,316.00	\$10,970.00	0	183651	\$76,090.00	\$259,741.00	\$83,286.00	\$254,214.00	0.98	Richland
3/8/2024	OUT	24-008864	14-19-230-031	\$250,000.00	03-ARM'S LENGTH	\$48,110.00	\$16,778.00	0	0	\$168,634.00	\$168,634.00	\$64,888.00	\$185,112.00	1.10	Schoolcraft
4/2/2024	IN	24-011180	15-18-100-047	\$423,000.00	03-ARM'S LENGTH	\$44,301.00	\$40,547.00	0	0	\$394,331.00	\$394,331.00	\$84,848.00	\$338,152.00	0.86	Brady
4/5/2024	IN	24-011156	06-03-490-103	\$225,000.00	03-ARM'S LENGTH	\$20,725.00	\$19,438.00	0	0	\$205,901.00	\$205,901.00	\$40,163.00	\$184,837.00	0.90	Kalamazoo
5/29/2024	IN	24-021327	03-24-115-021	\$450,000.00	03-ARM'S LENGTH	\$134,628.00	\$2,145.00	0	0	\$332,620.00	\$332,620.00	\$136,773.00	\$313,227.00	0.94	Richland
6/21/2024	IN	24-017583	08-18-376-026	\$600,000.00	03-ARM'S LENGTH	\$40,166.00	\$39,172.00	0	0	\$511,765.00	\$511,765.00	\$79,338.00	\$520,662.00	1.02	Charleston
6/27/2024	IN	24-017366	06-02-226-047	\$250,000.00	19-MULTI PARCEL ARM'S LENGTH	\$35,151.00	\$47,084.00	0	0	\$248,064.00	\$248,064.00	\$82,235.00	\$167,765.00	0.68	Kalamazoo
7/16/2024	IN	24-019722	06-02-165-146	\$225,000.00	03-ARM'S LENGTH	\$13,881.00	\$79,758.00	0	0	\$162,085.00	\$162,085.00	\$93,639.00	\$131,361.00	0.81	Kalamazoo
7/31/2024	IN	24-022135	14-18-402-101	\$249,000.00	03-ARM'S LENGTH	\$31,111.00	\$18,388.00	0	0	\$297,736.00	\$297,736.00	\$49,499.00	\$199,501.00	0.67	Schoolcraft
8/29/2024	IN	24-023626	14-13-130-069	\$350,000.00	03-ARM'S LENGTH	\$52,201.00	\$25,778.00	0	0	\$319,193.00	\$319,193.00	\$77,979.00	\$272,021.00	0.85	Schoolcraft
10/23/2024	IN	24-027444	02-35-402-025	\$250,000.00	03-ARM'S LENGTH	\$47,531.00	\$19,728.00	0	0	\$159,219.00	\$159,219.00	\$67,259.00	\$182,741.00	1.15	Cooper
12/3/2024	IN	24-030714	03-23-226-021	\$450,000.00	03-ARM'S LENGTH	\$130,987.00	\$36,680.00	0	0	\$453,047.00	\$453,047.00	\$167,667.00	\$282,333.00	0.62	Richland
12/16/2024	IN	25-000596	03-14-351-151	\$200,000.00	03-ARM'S LENGTH	\$26,249.00	\$10,391.00	0	0	\$190,788.00	\$190,788.00	\$36,640.00	\$163,360.00	0.86	Richland

Cooper only 0.95 Overall Average 0.90

Using

0.91