

**FORD RIVER TOWNSHIP
2026 COMMERCIAL LAND STUDY**

There have only been very few Commercial sales in the last several years.
Needed to include sales outside the study period & other townships.

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	ECF Area	er Parcels in S	Class	Rate Group 1
014-081-010-00	3629 US HWY 2 & 41	12/28/21	\$110,000	\$110,000	\$97,000	88.18	\$103,671	\$20,959	\$14,630	234.0	120.0	\$90	2-COM	201	CMMR'L FF LOW	
009-056-036-10	4568 I RD	10/13/21	\$73,000	\$73,000	\$26,100	35.75	\$63,046	\$32,246	\$22,292	418.0	472.5	\$77	2-COM	201	CMMR'L FF	
009-061-050-00	4130 STATE HIGHWAY M35	08/12/22	\$126,000	\$126,000	\$59,400	47.14	\$138,199	\$14,530	\$26,729	293.7	192.8	\$49	2-COM	201	CMMR'L FF	
Totals:			\$309,000	\$309,000	\$182,500		\$304,916	\$67,735	\$63,651	945.7						
										Average						
										per FF=>		\$72				

2026 COMM RATES USED

COMM FF	\$72
COMM PRIME LK	\$479 consistant with Adjusted WF from Res WF study
COMM ACRES	\$930
GOLF COURSE	\$1,500