

City of Kalamazoo Commercial Industrial Sales for 2011 Assessments

Residential Sale Study period Oct. 1, 2008 through Sept. 30, 2010

Commercial Industrial Sale Study period Oct. 1, 2008 through Sept. 30, 2010

| Neigh. | Sale List # | Parcel Number | Property Address | | Sale Date | Sale Price | Deed Type | SEV When Sold | Net Acres | Current Property Class | Other Parcels In Sale, May be more than 1 | <<< Residential Building Summary >>> | | | | | | <<< Commercial/Industrial Building Summary >>> | | | | | | |
|--------|-------------|---------------|------------------|-----|----------------------|------------|-------------|---------------|-------------|------------------------|---|---|-------|---------------|------------|------------|------------|--|---------|--------------------------------------|---------|---------|------------|------------|
| | | | Num | Dir | | | | | | | | Street | Class | Story Height | Year Built | Floor Area | Bsmnt Area | Garage Area | # Bldgs | Occupancy | Class | Stories | Year Built | Floor Area |
| C17 | 1 | 06-25-445-001 | 3600 | | Alvan Rd | 10/31/2008 | \$1,200,000 | WD | \$645,600 | 12.18 | 201 | | | | | | | | 2 | Garage, Service/Repair Shed | C | 1 | 1971 | 27,826 |
| C33 | 2 | 06-22-192-155 | 917 | S | Burdick St | 10/01/2009 | \$250,000 | WD | \$161,300 | 0.65 | 201 | 06-22-192-154, 06-22-192-153, 06-22-192-001 | CD | 1 3/4 - 2 sty | | | | 1,920 | 1 | Mortuary | D | 2 | | 6,459 |
| C33 | 3 | 06-22-326-201 | 1016 | S | Burdick St | 03/01/2010 | \$100,000 | ML | \$94,000 | 0.34 | 201 | | | | | | | | 1 | Office Building | D | 2 | 1894 | 3,923 |
| C21 | 4 | 06-22-397-002 | 1719 | S | Burdick St | 07/01/2009 | \$47,500 | LC | \$36,500 | 0.06 | 201 | | | | | | | | 2 | Office Building | D,Brick | 2 | 1904 | 3,155 |
| BTR | 5 | 06-31-106-029 | 4780 | | Campus Dr | 03/19/2009 | \$128,400 | WD | \$49,900 | 2.14 | 307 | | | | | | | | | | | | | |
| INDLG | 6 | 06-16-244-001 | 831 | | Cobb Ave | 10/14/2008 | \$790,000 | WD | \$403,100 | 2.86 | 301 | | | | | | | | 1 | Industrial, Light Manufacturing | C | 1 | 1928 | 95,905 |
| MULT2 | 7 | 06-36-230-001 | 3600 | E | Cork Street Ct | 09/03/2010 | \$2,826,000 | WD | \$1,581,800 | 8.39 | 205 | 06-36-240-002, 06-36-226-001 | | | | | | | 3 | Hotel - Limited Service | D | 1 | 1978 | 89,224 |
| C33 | 8 | 06-21-489-001 | 508 | W | Crosstown Pkwy | 04/30/2010 | \$175,000 | WD | \$72,000 | 0.34 | 201 | | | | | | | | 2 | Store, Retail | C | 1 | 1956 | 5,115 |
| C27 | 9 | 06-19-105-003 | 487 | S | Drake Rd | 12/18/2008 | \$725,000 | WD | \$253,700 | 0.44 | 201 | | | | | | | | 1 | Office Building | C | 1 | 2006 | 3,515 |
| C26 | 10 | 06-19-355-002 | 1441 | S | Drake Rd | 01/29/2010 | \$330,000 | WD | \$145,800 | 0.42 | 201 | | | | | | | | 1 | Restaurant, Fast Food | D | 1 | 1988 | 2,054 |
| INDSM | 11 | 06-36-218-028 | 3513 | | Gembrit Cir | 02/06/2009 | \$150,000 | WD | \$113,500 | 0.78 | 301 | | | | | | | | 1 | Warehouse, Storage | C | 1 | 1969 | 8,052 |
| MULT5 | 12 | 06-16-312-040 | 308 | | Hilbert St | 10/27/2008 | \$199,000 | ML | \$90,000 | 0.40 | 205 | | C | 1 3/4 - 2 sty | | | | 720 | 1 | Multiple Residence | D,Brick | 2 | 1959 | 3,276 |
| C34 | 13 | 06-23-162-007 | 985 | | Jackson St | 08/17/2010 | \$75,000 | WD | \$45,100 | 0.25 | 201 | | | | | | | | 1 | Garage, Service/Repair | C | 1 | 1943 | 3,584 |
| CBD | 14 | 06-15-381-222 | 136 | S | Kalamazoo Mall | 10/21/2008 | \$385,000 | WD | \$191,900 | 0.24 | 201 | | | | | | | | 1 | Store, Retail | C | 1 | | 10,345 |
| 92 | 15 | 06-15-387-106 | 213 | S | Kalamazoo Mall | 08/04/2010 | \$155,000 | WD | \$77,600 | 0.40 | 207 | | | | | | | | 1 | Shopping Center, Mixed w/Residential | C | 2 | 1939 | 1,696 |
| C34 | 16 | 06-23-147-001 | 1348 | | King Hwy | 03/03/2010 | \$425,000 | WD | \$291,200 | 1.91 | 201 | | | | | | | | 1 | Warehouse, Storage | S | 1 | 1986 | 15,264 |
| C34 | 17 | 06-23-254-397 | 1918 | | King Hwy | 11/10/2008 | \$300,000 | WD | \$196,500 | 1.49 | 201 | | | | | | | | 1 | Warehouse, Storage | C | 1 | 1950 | 17,108 |
| MULT4 | 18 | 06-35-193-356 | 1433 | | Lakeway Ave | 06/08/2010 | \$187,500 | WD | \$88,100 | 0.36 | 205 | | | | | | | | 1 | Multiple Residence | D,Brick | 2 | 1963 | 3,894 |
| MULT4 | 19 | 06-35-199-286 | 1450 | | Lakeway Ave | 06/08/2010 | \$187,500 | WD | \$81,900 | 0.25 | 205 | | | | | | | | 1 | Multiple Residence | D,Brick | 2 | 1956 | 3,500 |
| CBD | 20 | 06-15-378-003 | 203 | E | Michigan Ave | 06/08/2009 | \$290,000 | ML | \$142,500 | 0.07 | 201 | | | | | | | | 1 | Store, Retail | C | 2 | 1910 | 5,060 |
| CBD | 21 | 06-15-353-003 | 312 | W | Michigan Ave | 11/30/2009 | \$200,000 | WD | \$87,700 | 0.04 | 201 | | | | | | | | 2 | Office Building | C | 2 | 1878 | 3,150 |
| C33 | 22 | 06-16-471-001 | 930 | W | Michigan Ave | 08/20/2010 | \$329,000 | ML | \$77,800 | 0.41 | 201 | | | | | | | | 1 | Market, Convenience | C | 1 | 1966 | 2,337 |
| C29 | 23 | 06-21-118-037 | 1502 | W | Michigan Ave | 10/13/2008 | \$265,000 | WD | \$87,600 | 0.15 | 201 | | | | | | | | 3 | Restaurant | C | 1 | 1949 | 4,582 |
| MULT8 | 24 | 06-19-449-001 | 3301 | W | Michigan Ave | 01/29/2010 | \$650,000 | ML | \$333,100 | 0.83 | 205 | | | | | | | | 1 | Multiple Residence | D,Brick | 2 | 1967 | 15,670 |
| CBD | 25 | 06-15-381-005 | 107 | W | Michigan Ave Unit 05 | 05/12/2009 | \$250,000 | WD | \$122,700 | 0.12 | 207 | | | | | | | | 1 | Office Building | C | 9 | 1907 | 4,665 |
| C17 | 26 | 06-25-303-001 | 2612 | | Miller Rd | 09/03/2010 | \$210,000 | WD | \$118,500 | 0.89 | 201 | | | | | | | | 1 | Warehouse, Storage | C | 1 | 1971 | 7,136 |

NOTE: The Assessor's office has not verified all the sales in this listing.

Sales are in order by Street Name.

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|--------|-------------|---------------|------------------|-----|----------------|------------|-----------|---------------|-----------|------------------------|---|--|-------|--------------|---------------|------------|------------|--|-------------------------------|---------------|-------|---------|------------|------------|
| | | | Num | Dir | | | | | | | | Street | Class | Story Height | Year Built | Floor Area | Bsmnt Area | Garage Area | # Bldgs | Occupancy | Class | Stories | Year Built | Floor Area |
| C32 | 27 | 06-15-122-091 | 912 | N | Park St | 02/17/2010 | \$90,000 | ML | \$100,000 | 0.72 | 201 | | | | | | | 1 | Garage, Service/Repair Shed | C | 1 | 1928 | 9,088 | |
| C45 | 28 | 06-22-317-001 | 1218 | S | Park St | 11/18/2009 | \$96,000 | WD | \$74,900 | 0.26 | 201 | 06-22-317-002 | | | | | | 1 | Office Building | D | 1 | 1950 | 845 | |
| C17 | 29 | 10-02-255-003 | 5303 | | Portage Rd | 12/31/2009 | \$300,000 | WD | \$321,200 | 0.48 | 201 | | | | | | | 1 | Shed, Equipment, 4 Wall | C | 1 | 2006 | | |
| C34 | 30 | 06-23-315-001 | 1301 | | Portage St | 03/01/2010 | \$117,500 | ML | \$46,600 | 0.05 | 201 | | | | | | | 1 | Store, Retail | D | 2 | 1920 | 3,514 | |
| C34 | 31 | 06-22-494-003 | 1617 | | Portage St | 10/28/2008 | \$280,000 | WD | \$172,000 | 0.69 | 201 | 06-22-499-684, 06-22-499-832, 06-23-370-836, 06-22-499-685 | | | | | | 1 | Store, Retail | C | 1 | 1958 | 5,825 | |
| C19 | 32 | 06-26-367-002 | 3020 | | Portage St | 04/20/2010 | \$37,500 | ML | \$26,600 | 0.05 | 201 | | | | | | | 1 | Store, Retail | C | 1 | 1953 | 1,210 | |
| C19 | 33 | 06-26-367-003 | 3036 | | Portage St | 07/15/2009 | \$250,000 | ML | \$104,600 | 0.27 | 201 | | | | | | | 2 | Restaurant, Fast Food | D | 1 | 1956 | 2,617 | |
| C32 | 34 | 06-16-296-078 | 715 | W | Ransom St | 02/20/2009 | \$275,000 | WD | \$77,500 | 0.68 | 201 | | | | | | | 1 | Warehouse, Storage | C | 1 | 1963 | 5,760 | |
| C45 | 35 | 06-22-335-004 | 1141 | S | Rose St Unit 4 | 05/28/2010 | \$35,000 | WD | \$19,700 | 0.81 | 207 | | | | | | | 1 | Medical - Office Building | D | 2 | 1965 | 1,152 | |
| MULT8 | 36 | 06-21-114-035 | 511 | | Sprague Ave | 01/23/2009 | \$600,000 | ML | \$337,500 | 0.45 | 205 | | | | | | | 1 | Multiple Residence | D,Brick | 3 | 1965 | 24,243 | |
| MULT7 | 37 | 06-21-136-015 | 446 | | Stanwood St | 09/16/2010 | \$109,900 | WD | \$59,200 | 0.30 | 205 | | | C | 1 3/4 - 2 sty | | 460 | 1 | Fraternity House | D | 2 | 1885 | 2,800 | |
| MULT6 | 38 | 06-16-411-025 | 321 | | Stuart Ave | 06/16/2010 | \$257,000 | WD | \$79,900 | 0.31 | 205 | | | | | | | 1 | Multiple Residence | D,Siding | 2 | 1875 | 4,950 | |
| MULT3 | 39 | 06-22-157-004 | 314 | W | Vine St | 04/20/2009 | \$138,000 | WD | \$72,500 | 0.10 | 205 | | | | | | | 1 | Multiple Residence | D,Siding | 2 | 1905 | 3,128 | |
| C32 | 40 | 06-15-160-001 | 700 | N | Westnedge Ave | 01/07/2010 | \$625,000 | WD | \$441,600 | 0.96 | 201 | 06-15-160-105, 06-15-155-111 | | | | | | 1 | Shopping Center, Neighborhood | C | 1 | 2004 | 10,534 | |
| C33 | 41 | 06-22-160-001 | 817 | S | Westnedge Ave | 11/13/2008 | \$50,000 | WD | \$39,600 | 0.05 | 201 | | | CD | 1 3/4 - 2 sty | | 1,372 | 686 | 1 | Store, Retail | C | 1 | | 410 |
| C33 | 42 | 06-22-360-001 | 1517 | S | Westnedge Ave | 05/14/2010 | \$150,000 | LC | \$74,200 | 0.35 | 201 | | | | | | | 1 | Restaurant, Fast Food | S | 1 | 1959 | 2,127 | |
| C23 | 43 | 06-28-234-004 | 1844 | S | Westnedge Ave | 11/17/2009 | \$116,000 | ML | \$109,500 | 0.63 | 201 | | | | | | | 2 | Shed, Utility, 4 Wall | C | 1 | 1958 | 3,539 | |
| C23 | 44 | 06-28-234-004 | 1844 | S | Westnedge Ave | 12/29/2008 | \$130,000 | ML | \$105,500 | 0.63 | 201 | | | | | | | 2 | Shed, Utility, 4 Wall | C | 1 | 1958 | 3,539 | |
| C15 | 45 | 06-33-239-032 | 3402 | S | Westnedge Ave | 03/19/2009 | \$180,000 | WD | \$104,000 | 0.33 | 201 | | | | | | | 1 | Store, Retail | C | 1 | 1957 | 2,800 | |
| C15 | 46 | 06-33-299-001 | 3904 | S | Westnedge Ave | 05/26/2010 | \$175,000 | WD | \$71,900 | 0.34 | 201 | | | | | | | 1 | Restaurant, Fast Food | D | 1 | 1984 | 320 | |
| C13 | 47 | 06-29-489-001 | 1850 | | Whites Rd 1 | 12/30/2008 | \$218,000 | WD | \$150,000 | 2.23 | 207 | | | | | | | 1 | Medical - Office Building | D | 2 | 1978 | 2,047 | |

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