

Bay County Marijuana Sales List
Spaulding 2023 Commercial Marijuana Sales from out of County

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Bldg. Residual	Calculated Cost By Manuel	ECF	Class	Use Code		
080-023-100-125-00	1639 S HURON RD	05/11/18	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,650	31.33	\$199,410	\$86,700	\$86,700	\$59,737	\$140,263	\$139,673	1.00	201	MARIJUANA PROVISIONING CENTER/RETAIL		
080-036-100-015-01	2632 S HURON RD	03/06/18	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$48,150	24.44	\$190,574	\$78,500	\$78,500	\$0	\$197,000	\$190,574	1.03	201	MARIJUANA PROVISIONING CENTER/RETAIL		
080-026-400-025-00	2401 S HURON RD	11/23/22	\$1,380,000	CD	03-ARM'S LENGTH	\$1,380,000	\$481,500	34.89	\$1,219,246	\$481,500	\$481,500	\$299,636	\$1,080,364	\$919,610	1.17	201	MARIJUANA PROVISIONING CENTER/RETAIL		
080-026-400-025-00	2401 S HURON RD	06/10/22	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000	\$481,500	26.75	\$1,219,246	\$481,500	\$481,500	\$299,636	\$1,500,364	\$919,610	1.63	201	MARIJUANA PROVISIONING CENTER/RETAIL		
080-010-200-065-00	569 S HURON RD	08/21/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$64,750	21.23	\$186,133	\$68,400	\$68,400	\$66,727	\$238,273	\$119,406	2.00	201	MARIJUANA PROVISIONING CENTER/RETAIL		
Totals:			\$3,882,000			\$3,882,000	\$1,138,550		\$3,014,609	\$1,196,600	\$1,196,600	\$725,736			1.37				
								Sale. Ratio =>	29.33	\$239,320	\$239,320	\$145,147							
								Std. Dev. =>	5.44										

Conclusion: this neighborhood contains only one parcel, along with there being no Marajuana affiliated sales in Saginaw County, this study relies on sales from neighboring Bay County. Consideration to sale #4 ECF 1.60 will be used.