

**Genesee Township Ind ECF Study for 2024**

**Improved Industrial Sales - Genesee County**

Parcel	Address	Location	SALE DATE	CLASS	SALE PRICE	Acres	Land value per Genesee Twp	County Land Imp	Total Combined Land Value	Bldg Residual	County RCNLD	ECF
02-09-501-013	9155 Perry Rd	Atlas Twp	09/16/2021	301	110,000	0.640	\$21,794	\$15,098	\$36,892	73,108	\$109,883	0.665
41-16-351-051	3302 Kent st	Flint City	01/10/2022	301	2,500,000	10.400	\$115,880	\$216,900	\$332,780	2,167,220	\$2,995,816	0.723
18-35-100-032	2295 Dodge Rd	Vienna Twp	08/31/2021	301	81,577	1.819	\$44,466	\$445	\$44,911	36,666	\$85,819	0.427
15-12-300-038	6401 Taylor Dr	Mundy	07/01/2021	301	4,925,000	29.780	\$348,800	\$89,542	\$438,342	4,486,658	\$4,453,071	1.008
12-21-100-019	8260 Embury Rd	Grand Blanc	02/04/2022	301	400,000	0.650	\$22,100	\$12,968	\$35,068	364,932	\$356,276	1.024
52-09-200-011 & -012	301 Rising St	Davison	04/30/2021	301	850,000	4.355	\$75,840	\$173,841	\$249,681	600,319	\$1,145,716	0.524
											Used for 2024 study	0.729