

## Agricultural Sales & Soil

Agricultural Sales						
Parcel	Street Address	Sale Date	Adj. Sale \$	Acres	Soil	Sales Price per Acre
08-20-200-025	Dillon Rd	8/29/2022	\$70,000	10.02	slightly above average	\$7,165
18-10-400-031	N Clio Rd	11/6/2023	\$75,000	11.31	slightly above average	\$7,184
15-29-300-039	Sharp Rd	12/1/2023	\$91,000	13.08	average	\$7,109
16-27-200-020	N Oak Rd	3/8/2024	\$111,000	15.28	Above average	\$7,708
13-01-200-011	Elms Rd	5/3/2022	\$113,450	21.59	slightly above average	\$5,791
13-01-200-012	Willard Rd	5/3/2022	\$120,750	23	slightly above average	\$5,371
17-25-200-006	E Wilson Rd	8/4/2022	\$140,000	30.45	Above average	\$3,233
01-33-200-017	Silver Lake Rd	3/1/2024	\$180,000	30.82	Above average	\$7,317
10-15-400-021	Seymore Rd	10/5/2023	\$185,000	36.67	Slightly above average	\$5,075
17-36-400-021	N Vassar RD	10/28/2022	\$150,000	45.47	Slightly above average	\$3,880
11-04-100-027	E Frances Rd	9/16/2022	\$170,000	47.85	Above average	\$3,125

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Genesee Township  
Agricultural

Land Study- 2024-2025

Tillable Table

Parcel #	Street Address	Sale Date	Adj. Sale \$	Gross Acreage	#1	#2	#3	#4	#5	#6	#7	#8	No Val ROW	Sales Price per Acre	Rate to #1	#1 Equivalent
					100%	95%	90%	80%	75%	65%	55%	45%	ect			
01-11-300-001	Lahring Rd	5/24/2023	\$332,000	74.59			60.90						4.69	\$4,578	0.90	\$6,868
04-29-300-018	W. Bristol Rd	1/19/2024	\$240,000	55.64		50.89							4.75	\$4,716	0.95	\$4,964
10-05-100-030			\$321,850	77.72									14.5	\$5,091	0.95	\$5,359
10-05-100-021	Miller Rd	6/8/2022			63.22											
10-21-300-001																
11-04-100-027	E Frances Rd	9/16/2022	\$170,000	47.85			39.14						8.71	\$4,343	0.90	\$4,826
17-15-200-015	N Genesee Rd	12/6/2022	\$145,000	50.16			38.92						11.24	\$3,726	0.80	\$4,657
18-34-200-016	W Dodge Rd	11/22/2022	\$360,000	98.73		73.78							24.95	\$4,879	0.95	\$5,136

## Land Commercial & Industrial Sales

LAND COMMERCIAL & INDUSTRIAL								
The land values changed slightly, from the previous year.								
Parcel #	Street Address	Date of Sale	Original Sales Price	Adjusted Sales Price	Sales Price reduced due to location	Acres	Per Sq ft	
59-30-551-055/056	Bristol Rd	11/5/2023	\$80,000	\$68,798	\$51,599	0.868	79,260	\$1.82
40-11-351-001	Flushing Rd	3/28/2024	100,00	100,000	75,000	1.09	91,743	2.11
41-18-360-031	1220 S Grand Traverse	8/3/2022	9,000	9,000	6,750	0.357	25,210	0.58
14-33-200-026	4011 Pierson Rd	12/19/2022	25,000	25,000	18,750	0.557	44,883	1.03
					<b>For 1 Acre used</b>	<b>\$38,025</b>		

## Land Industrial Sales – Specific to Energy Drive

LAND INDUSTRIAL Energy Drive						
No notable changes from the previous year.						
Parcel #	Street Address	Date of Sale	Sale	Adjusted sales	Acres	\$ Per Acre
11-20-251-023	Energy Dr	6/1/2022	\$80,000	\$10,000	1.046	\$9,560
11-20-251-026	Energy Dr	6/1/2022	80,000	10,000	1.220	8,197
11-20-251-027	Energy Dr	6/1/2022	80,000	10,000	1.046	9,560
11-20-251-028	Energy Dr	6/1/2022	80,000	10,000	1.046	9,560
11-20-251-029	Energy Dr	6/1/2022	80,000	10,000	1.046	9,560
11-20-551-030	Energy Dr	6/1/2022	80,000	10,000	1.046	9,560
11-20-551-035	Energy Dr	7/12/2023	40,000	10,000	1.002	9,804
11-20-551-034	Energy Dr	7/12/2023	40,000	10,000	3.216	3,109 *
11-20-551-001	Energy Dr	7/12/2023	40,000	10,000	1.586	6,305
11-20-551-002	Energy Dr	7/12/2023	40,000	10,000	3.950	2,532 *
11-20-501-003	Energy Dr	7/18/2023	30,000	10,000	1.120	8,929
11-20-501-004	Energy Dr	7/18/2023	30,000	10,000	1.120	8,929
11-20-501-005	Energy Dr	7/18/2023	30,000	10,000	1.120	8,929

\* 2 Acres Unused

**LAND COMMERCIAL**

Values were reduced due to location and market retraction.

Parcel	Address	Sale Date	Sale Price	Acres	Price per Acre	Acres reduced 35% Due to Location	Price per Acre 35% reduction
12-16-100-019	Tri Park Dr	4/8/2022	\$99,000	2.908	\$34,044	\$64,365	\$22,129
12-16-100-031	Tri Park Dr	6/22/2022	110,000	3.32	33,133	71,500	21,536
						135,865	43,665
						\$67,933	\$21,833
					<b>Used for 3 acres</b>		<b>\$67,933</b>

  

Parcel	Address	Sale Date	Sale Price	Acres	Price per Acre	Acres reduced 35% Due to Location	Price per Acre 35% reduction
59-32-200-011	Quinlan Dr	10/6/2022	\$140,000	7.344	\$19,063	\$91,000	\$14,297
59-22-100-041	Center Rd	6/2/2023	210,000	12.296	17,079	133,500	11,101
						\$224,500	\$25,398
						\$112,250	\$12,699
					<b>Used as reference for 7-13 acres</b>		<b>\$112,250</b>

**Land Values Solar Farms**

LAND INDUSTRIAL		SOLAR FARM			
Parcel #	Street Address	Date of Sale	Sales Price	Acres	\$ Per Acre
No notable changes from the previous year.					
16-19-200-001	Coldwater Rd	9/20/2022	\$1,311,690	112.17	\$11,694.00 *
11-17-200-014	Bray Rd	6/6/2023	264,000	26	10,154
11-17-200-015	Bray Rd	7/20/2023	197,300	19.73	10,000
11-17-200-017	Stanley Rd	8/8/2023	630,000	63.59	9,907
11-17-400-001	Coldwater Rd	7/20/2023	1,043,240	91.4	11,414
11-17-400-010	Coldwater Rd	6/23/2023	244,100	22.93	10,645
11-20-200-009	Coldwater Rd	7/20/2023	330,000	31.86	10,358
11-20-200-007	Bray Rd	7/20/2023	933,900	82.99	11,253
			* This was in Richfield Township		

The above sales were used to value Solar Farms	
Values Used	Per Acre
\$195,000	20
250,000	25
310,000	30
400,000	40
436,000	50
1,150,000	100

# Residential Land Genesee Overall

There were lack of sales and some sales from Thetford and nearby townships Were used.

## LAND COMMERCIAL

The land values changed slightly, from the previous year.

Parcel #	Street Address	Date of Sale	Original Sales Price	Adjusted Sales Price	Sales Price reduced due to location	Acres	Per Sq ft
59-30-551-055/056	Bristol Rd	11/5/2023	\$80,000	\$68,798	\$51,599	0.868	79,260 \$1.82
40-11-351-001	Flushing Rd	3/28/2024	100,00	100,000	75,000	1.09	91,743 2.11
41-18-360-031	1220 S Grand Traverse	8/3/2022	9,000	9,000	6,750	0.357	25,210 0.58
14-33-200-026	4011 Pierson Rd	12/19/2022	25,000	25,000	18,750	0.557	44,883 1.03
					For 1 Acre used	1 Acre	<b>\$38,025</b>

## LAND GENESEE OVERALL

The land values changed slightly, from the previous year.

Parcel #	Street Address	Date of Sale	Original Sales Price	Adjusted Sales Price	Sales Price reduced due to location	Land Residual	Effect. FF	Dollars/FF
11-11-100-015	7328 N Genesee Rd	10/21/2022	\$95,000	\$95,000	0	\$22,179	158.4	\$140
11-11-526-009	5340 E Mt Morris Rd	5/31/2022	\$242,000	\$242,000	0	\$15,068	128.6	\$117
					Front Foot Used was			\$151

## LAND GENESEE OVERALL

The land values changed slightly, from the previous year.

Parcel #	Street Address	Date of Sale	Original Sales Price	Adjusted Sales Price	Net Acres	Dollar /Acre
11-11-100-015	7328 N genesee Rd	10/21/2022	\$95,000	\$95,000	1.00	\$22,201
11-10-400-050	7142 Russell St	5/23/2022	\$135,000	\$135,000	1.98	\$26,015
					Used \$23,000 for 1 Acre	

**LAND GENESEE OVERALL**

The land values changed slightly, from the previous year.

Parcel #	Street Address	Date of Sale	Original Sales Price	Adjusted Sales Price	Net Acres	Dollar /Acre	
17-02-300-008	Genesee Rd	5/31/2022	\$25,000	\$25,000	5	5000	
17-32-300-012	Lewis Rd	3/1/2022	40,000	40,000	5	8000	Historical *

Historical date additional was used for  
5 acres for \$32,000

**LAND GENESEE OVERALL**

The land values changed slightly, from the previous year.

Parcel #	Street Address	Date of Sale	Original Sales Price	Adjusted Sales Price	Net Acres	Dollar /Acre	
013-004-013-40,50,90	Rural Twp	6/14/2023	\$86,000	\$86,000	11.01	\$7,811.08	Perked
11-23-400-010	5427Hopkins Rd	1/9/2023	55,000	55,000	10.08	5456.349	

Used \$50,000 for  
10 acres

**LAND GENESEE OVERALL**

The land values changed slightly, from the previous year.

Parcel #	Street Address	Date of Sale	Original Sales Price	Adjusted Sales Price	Net Acres	Dollar /Acre	
11-06-200-019	Frances Rd	3/17/2023	\$65,000	\$65,000	19.43	\$3,345.34	Perk
11-04-300-046	Bray Rd	10/28/2022	78,000	61,695	23.27	3,351.96	

Used \$60,000 for  
20 acres

**LAND BEECHER**

**RESIDENTIAL**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Actual Front	Effective Front	Price Per FF
11-18-551-172	LAPORT AVE	09/19/22	\$2,000	\$2,000	0.11	40.0	37.7	53
11-18-551-173	LAPORT AVE	09/19/22	2,000	2,000.00	0.11	40.0	37.7	53
11-18-551-164	DOWGIAC AVE	01/18/23	\$950	\$950	0.11	40.0	37.7	25
								131
								<b>Used</b>
								<b>\$44.00</b>
<b>ACREAGE</b>								
11-19-501-088		3.24 07/08/22	\$3,500	\$1,650	498.10	509.3		
11-19-501-145		2.94 07/08/22	\$3,500	\$1,850	498.10	629.3		
11-19-501-255		2.37 07/08/24	\$3,500	\$1,167	498.10	492.4		
						1,630.9		
<b>USE \$500 FOR 1 ACRE DUE TO BUNDLE SALE</b>						means total/each acreage		<b>\$543.64</b>

**LAND HERITAGE CROSSING**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Actual Front	Effective Front	price per ff
57-01-577-148	545 ROOSEVELT AVE	02/11/22	\$4,500	\$4,500	0.23	100.0	77.5	58
57-12-528-024	WALKER ST	07/29/22	\$45,000	\$4,050	0.30	66.0	79.9	51
11-06-502-049	1065 PAUL ST	04/29/22	\$106,000	\$8,745	0.31	85.0	59.2	148
Very Small Lots								
79 FF								
*	Not In Genesee	Use		for	Heritage Crossing			

**KEARSLEY OVERALL**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effective Front	Net Acres	Total Acres	Dollars/FF
11-34-551-040	3148 DELANEY ST	03/24/23	\$107,500	\$107,500	\$109,549	\$6,936	\$8,985	60.3	0.23	0.23	\$115
11-35-100-082	5032 MURPHY DR	09/27/22	\$175,125	\$175,125	\$171,788	\$11,633	\$8,296	55.7	0.23	0.23	\$209
11-34-554-012	3026 LANNING DR	05/26/22	\$127,000	\$127,000	\$122,315	\$14,429	\$9,744	65.4	0.39	0.39	\$221
11-27-400-007	4338 CROSBY RD	10/28/22	\$173,000	\$173,000	\$174,963	\$10,255	\$12,218	82.0	0.49	0.49	\$125
11-35-400-039	5469 E POTTER RD	05/24/22	\$114,900	\$114,900	\$112,677	\$16,200	\$13,977	93.8	0.51	0.51	\$173
11-25-577-131	PHEASANT DR	07/10/23	\$7,500	\$7,500			\$7,500	100.0	0.46	0.46	\$75
* Not In Genesee Township									Used for FF		\$153

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Price per Acre
<b>2.5 acre at \$22,500</b>						
11-11-526-006	E MT MORRIS RD	08/17/22	\$25,900	\$25,900	4.00	\$6,475
<b>4 acres at \$27,000</b>				\$25,900		
11-23-400-010	5427 HOPKINS RD	01/09/23	\$55,000	\$55,000	10.08	5,456
<b>10 acres at \$50,000</b>				\$55,000		
17-02-400-030	14061 N BELSAY RD	12/27/22	\$65,000	\$65,000	16.23	4,005
11-06-200-019	1252 E FRANCES RD	03/17/23	\$65,000	\$65,000	19.43	3,345
<b>20 acres at \$65,000</b>				\$65,000		
17-19-300-011	E TOBIAS RD	06/01/22	\$150,000	\$150,000	40.14	3,737
17-36-400-009	N VASSAR RD	10/28/22	\$150,000	\$150,000	45.30	3,311
<b>50 acres at \$143,000</b>				\$150,000		

**KEARSLEY PLATTED**

KEARSLEY PLATTED					
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage
17-26-300-019	E DODGE RD	03/03/23	\$40,000	\$20,000	1.78
11-13-300-012	BRAY RD	10/28/22	\$78,000	\$16,305	1.14
17-26-300-020	E DODGE RD	03/03/23	\$40,000	\$20,000	1.78
<b>use \$19,000 1 acre</b>				\$18,768	
11-06-400-050	LEWIS RD 1309 E TOBIAS RD	11/11/22	\$25,000	\$25,000	2.19
17-19-200-015	RD	11/08/22	\$17,000	\$17,000	2.26
<b>use \$20,000 2 acres</b>				\$21,000	
11-11-526-006	E MT MORRIS RD 4452 E WILSON RD	08/17/22	\$25,900	\$25,900	4.00
17-27-200-017	RD	10/05/22	\$30,000	\$30,000	3.96
<b>use 26,000 3 acres</b>				\$27,950	
17-02-300-008	14236 N GENESEE RD	05/31/22	\$25,000	\$25,000	5.00
<b>use \$29,000 5 acres</b>				\$25,000	
11-23-400-010	HOPKINS RD	01/09/23	\$55,000	\$55,000	10.08
<b>use \$ 50,000 10 acres<sup>1</sup></b>				\$55,000	
17-02-400-030	14061 N BELSAY RD	12/27/22	\$65,000	\$65,000	16.23
11-06-200-019	E FRANCES RD	03/17/23	\$65,000	\$65,000	19.43
11-04-300-046	BRAY RD	10/28/22	\$78,000	\$61,695	23.77
<b>use \$69,000 20 acres</b>				\$63,898	
17-19-300-011	E TOBIAS RD	06/01/22	\$150,000	\$150,000	40.14
17-36-400-009	N VASSAR RD	10/28/22	\$150,000	\$150,000	45.30
Price per ac				\$150,000	
\$3,736.92					
3,311.3				\$3,133	\$40 125,320 USE
3,524.1				\$3,133	\$50 156,650 USE
				<b>125000</b>	40 acres
				<b>156000</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Actual Front	Effect. Front	price per ff
11-35-100-078	KNAPP DR	05/13/22	\$9,000	\$9,000	0.37	118.0	82.7	109
11-27-651-019	4141 HIDDEN VIEW DR	8/18/2023	9000	9000	0.43		95.6	94
11-27-651-026	4118 HIDDEN VIEW DR	10/10/223	15000	7500	0.22		62.1	121
								108
					USE	108 FF		

MT MORRIS ACREAGE						
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	
17-26-300-019	E DODGE RD	3/3/2023	\$40,000	\$20,000	1.78	
17-26-300-020	E DODGE RD	03/03/23	\$40,000	\$20,000	1.78	
	USE	18,000	1 ACRE			
11-09-400-022	N CENTER RD	11/11/2022	\$25,000	\$25,000	2.19	
17-27-400-015	10215 N GENESEE RD	10/13/22	\$27,000	\$27,000	2.42	
	USE	24,000	2 ACRE			
	USE	26000	3 ACRE			
17-27-200-017	4452 E WILSON RD	10/05/22	\$30,000	\$30,000	3.96	
	USE	28000	4 ACRE			
17-02-300-008	14236 N GENESEE RD	05/31/22	\$25,000	\$25,000	5.00	
	USE	32000	5 ACRE			
11-09-200-003	1429 E Mt Morris Rd	7/13/2023	\$73,000	\$73,000	0.875	
	USE	50,000	10 ACRE			
17-02-400-030	14061 N BELSAY RD	12/27/2022	\$65,000	\$65,000	16.23	
11-06-200-019	1252 E FRANCES RD	3/17/2023	\$65,000	\$65,000	19.43	
11-04-300-046	BRAY RD	10/28/22	\$78,000	\$61,695	23.77	
	USE	60,000	20 ACRE	\$2,024		

### MT MORRIS FF RATE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Actual Front	Effect. Front	\$ FF
11-04-100-017	BRAY RD	10/28/22	\$78,000	\$16,305	1.14	120.0	134.2	\$121
11-06-502-049	1065 PAUL ST	04/29/22	\$106,000	\$8,745	0.31	85.0	59.2	\$148
11-06-576-049	GORDON ST	07/28/22	\$180,000	\$15,228	0.40	161.0	159.5	\$95
<b>Totals:</b>			<b>\$364,000</b>	<b>\$40,278</b>	<b>1.85</b>	<b>366.0</b>	<b>353.0</b>	<b>\$122</b>
					<b>0.62</b>	<b>122.0</b>	<b>117.7</b>	

### PLATTED LOTS IN SEC 6 & 7

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Actual Front	Effec. Front
11-06-502-049	1065 PAUL ST	04/29/22	\$106,000	\$8,745	0.31	85.0	59.2
11-06-576-049	GORDON ST	07/28/22	\$180,000	\$15,228	0.40	161.0	159.5
57-12-528-024	WALKER ST	07/29/22	\$45,000	\$4,050	0.30	66.0	79.9
<b>USE</b>							<b>86</b>