

SHIAWASSEE TWP
SHORELINE LAND VALUE 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual
011-40-060-000	965 TYRRELL RD LOT 60	8/4/2022	QC	\$ 5,000	\$ 5,000
011-40-124-000	965 TYRRELL RD LOT 124	4/30/2022	WD	\$ 24,000	\$ 8,714
011-40-033-001	965 TYRRELL RD LOT 33	8/22/2022	QC	\$ 14,000	\$ 11,399
011-40-061-000	965 TYRRELL RD LOT 61	5/26/2021	WD	\$ 12,000	\$ 12,000
011-40-089-000	965 TYRRELL RD LOT 89	7/19/2022	QC	\$ 19,000	\$ 14,760
011-40-047-000	965 TYRRELL RD LOT 47	5/24/2021	QC	\$ 15,500	\$ 15,500
011-40-073-000	965 TYRRELL RD LOT 73	4/25/2021	QC	\$ 16,500	\$ 16,500
011-40-032-000	965 TYRRELL RD LOT 33	8/19/2022	QC	\$ 18,000	\$ 18,000
				\$ 124,000	\$ 101,873
				DIVIDE 8 SITES	\$ 12,734
				SITE USED	\$ 12,700

SHIAWASSEE TWP
AGRIC LAND VALUE 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
011-08-400-001	1505 GARRISON RD	9/10/2021	WD	\$ 275,000	\$ 143,151	34.85	\$ 4,108
011-06-100-004-02	E HIBBARD RD	11/29/2021	WD	\$ 295,000	\$ 295,000	85.46	\$ 3,452
011-17-200-010	STATE RD	5/10/2022	WD	\$ 80,000	\$ 80,000	20.24	\$ 3,953
011-30-400-001-01	CORK RD	6/21/2022	WD	\$ 610,000	\$ 610,000	113.8	\$ 5,360
					\$ 1,128,151	254.35	\$ 4,435
						USED	\$ 4,400

SHIAWASSEE TWP
COMM LAND VALUE 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
* 012-17-200-005	LANSING	09/21/21	WD	\$60,000	\$60,000	4.24	\$14,151
* 010-28-200-002-01	7008 M-52	04/29/22	WD	\$234,000	\$92,278	6.01	\$15,357
* 004-74-042-002-03	GENESEE	06/11/21	WD	\$28,100	\$28,100	1.80	\$15,611
* 006-40-028-000	3007 W M21	05/11/22	MLC	\$124,000	\$22,186	1.00	\$22,186
* 010-03-100-022-02	3333 S M-52	07/15/22	WD	\$430,000	\$280,239	12.32	\$22,747
* 006-35-200-006-04	S M-52	01/06/23	MLC	\$150,000	\$44,268	1.70	\$26,040
* 008-25-400-017	1430 M-13	10/24/22	LC	\$49,700	\$49,700	1.40	\$35,500
* 007-14-400-004	KERBY	06/08/22	WD	\$55,300	\$23,691	0.58	\$40,847
* 004-60-011-001	9518 GENESEE	04/21/21	WD	\$125,000	\$20,231	0.47	\$43,229
* 007-16-300-012-006	1975 E MAIN	08/30/22	WD	\$600,000	\$159,814	3.47	\$46,056
* 006-15-400-010	2170 W M21	11/30/21	WD	\$600,000	\$108,356	2.00	\$54,178
* COMPARABLE UNIT				\$2,456,100	\$888,863	34.99	\$25,406
					1 AC SITE	USED	\$25,000
Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
* 006-15-400-012	2280 W M21	4/25/2022	WD	\$ 300,000	\$ 39,049	8.54	\$ 4,572
* 016-08-400-008-04		1/20/2022	WD	\$ 602,000	\$ 240,699	42.7	\$ 5,637
* COMPARABLE UNIT					\$ 279,748	51.24	\$ 5,460
				LESS 3 SITES	\$ 159,748.00	\$ 48.98	\$ 3,261
					USED	EXTRA AC	\$ 3,200

SHIAWASSEE TWP
INDUST LAND VALUE 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	
* 010-03-300-007-01	2732 BENNINGTON	4/22/2021	WD	\$ 350,000	\$ 303,735	112.7	\$ 2,695	1282-790
* 009-09-200-001-07	BENNINGTON RD	4/9/2021	WD	\$ 125,000	\$ 125,000	44.11	\$ 2,834	1281/0281
* 015-24-300-003	5349 BEARD	11/29/2022	WD	\$ 320,000	\$ 171,172	60	\$ 2,853	1302/645
011-06-100-004-02	E HIBBARD RD	11/29/2021	WD	\$ 295,000	\$ 295,000	85.46	\$ 3,452	1290/0984
011-17-200-010	STATE RD	5/10/2022	WD	\$ 80,000	\$ 80,000	20.24	\$ 3,953	1290/0560
* 010-25-300-005-02	GALE	6/2/2022	WD	\$ 280,000	\$ 280,000	68.6	\$ 4,082	1297-739
* 015-23-100-002	BATH	9/10/2021	WD	\$ 182,500	\$ 182,500	40	\$ 4,563	1287-468
* COMPARABLE UNIT					\$ 1,437,407	431.11	\$ 3,334	
						USED	\$ 3,300	

SHIAWASSEE TWP
VILLAGE LAND VALUE 2024

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Class
011-60-010-007	111 E SPRAUGE ST	5/10/2022	WD	\$ 130,000	\$ (9,774)	401
011-60-004-009	207 N BEACH ST	11/21/2022	WD	\$ 21,000	\$ (6,611)	401
011-64-003-002-01	308 FLORENCE ST	3/28/2023	WD	\$ 120,000	\$ (4,913)	401
011-72-065-000	315 W MAPLE ST	1/23/2023	WD	\$ 118,000	\$ (2,601)	401
011-68-004-010	211 S HIGGINS	9/20/2021	WD	\$ 153,000	\$ (2,347)	401
011-60-003-007	223 N MAIN ST	12/23/2022	MLC	\$ 45,000	\$ (1,209)	401
011-62-002-001	202 MILL ST	10/22/2021	WD	\$ 140,000	\$ 6,406	401
011-60-010-008	127 S MAIN ST	9/9/2021	WD	\$ 121,000	\$ 15,442	401
011-72-026-000	615 MAPLE ST	7/29/2022	WD	\$ 180,000	\$ 15,788	401
011-68-004-004	ROBERT ST	9/20/2021	WD	\$ 6,000	\$ 6,000	402
011-72-078-001	S BEACH ST	8/5/2022	WD	\$ 7,000	\$ 7,000	402
					\$ 23,181	
					\$ 1,932	
				USED	\$ 1,900	