

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-40-125-000	965 TYRRELL RD LOT 125	8/14/2023	WD	\$ 20,000	\$ 14,744	\$ 5,256	\$ 16,348	0.3215
011-40-033-001	965 TYRRELL RD LOT 33	8/22/2022	QC	\$ 14,000	\$ 12,700	\$ 1,300	\$ 3,134	0.4148
011-40-124-000	965 TYRRELL RD LOT 124	4/30/2022	WD	\$ 24,000	\$ 14,744	\$ 9,256	\$ 17,337	0.5339
011-40-040-000	965 TYRRELL RD LOT 40	5/6/2022	QC	\$ 48,000	\$ 14,517	\$ 33,483	\$ 27,818	1.2036
011-40-041-000	965 TYRRELL RD LOT 41	6/26/2022	QC	\$ 38,600	\$ 14,744	\$ 23,856	\$ 17,048	1.3993
				\$ 144,600	\$ 71,449	\$ 73,151	\$ 81,685	0.8955
							<b>USED</b>	<b>0.8955</b>

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 016-11-400-001	10980 N BYRON	03/05/24	WD	\$ 567,881	\$ 365,182	\$ 202,699	\$ 273,591	0.7409
* 016-36-100-004	14105 S BYRON	6/30/2022	WD	\$ 695,000	\$ 79,000	\$ 616,000	\$ 691,881	0.8903
* 004-11-300-003-03	7206 NEW LOTHROP RD	3/6/2023	WD	\$ 345,000	\$ 170,336	\$ 174,664	\$ 186,446	0.9368
* 010-25-300-005-01	7840 GALE	07/07/22	WD	\$ 188,000	\$ 49,500	\$ 138,500	\$ 133,928	1.0341
* COMPARIBLE UNIT				\$ 1,795,881	\$ 664,018	\$ 1,131,863	\$ 1,285,846	0.8802
							<b>USED</b>	<b>0.8800</b>

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 012-60-007-005	126 MAIN	03/01/24	WD	\$150,000	\$43,307	\$106,693	\$157,232	0.679
* 020-12-006-007-00	221 W MAIN ST	01/31/24	WD	\$175,000	\$66,107	\$108,893	\$159,621	0.682
* 026-70-052-000	2410 M21	06/30/22	WD	\$427,890	\$178,577	\$249,313	\$343,816	0.725
* 006-35-200-006-04	S M52	01/06/23	MLC	\$150,000	\$58,882	\$91,118	\$124,778	0.730
* 020-32-005-002-00	105 N SAGINAW ST	07/21/22	WD	\$70,000	\$19,906	\$50,094	\$68,338	0.733
* 007-14-400-004	KERBY	06/08/22	WD	\$55,300	\$23,456	\$31,844	\$42,431	0.750
* 008-66-033-000	900 TYLER	04/14/22	WD	\$167,500	\$37,442	\$130,058	\$172,544	0.754
* 006-40-027-000	3003 M21	05/30/23	WD	\$125,000	\$14,146	\$110,854	\$146,971	0.754
* 024-40-003-007-01	156 N MAIN	05/17/22	LC	\$350,000	\$90,243	\$259,757	\$344,114	0.755
* 026-10-011-002	325 N SHIAWASSEE	09/23/22	LC	\$150,000	\$25,765	\$124,235	\$164,421	0.756
* 006-57-002-000	200 HEALTH PARK	03/13/24	WD	\$2,400,000	\$264,949	\$2,135,051	\$2,804,297	0.761
* 022-40-009-016-00	221 E GRAND RIVER	12/27/22	WD	\$385,000	\$43,363	\$341,637	\$448,019	0.763
* 012-60-003-016-01	131 MAIN	06/28/22	MLC	\$305,000	\$41,245	\$263,755	\$344,677	0.765
* 020-32-002-016-00	116 N SAGINAW ST	03/14/23	WD	\$136,477	\$22,147	\$114,330	\$146,348	0.781
* 022-40-009-003-00	231 E GRAND RIVER	07/01/22	WD	\$125,000	\$23,934	\$101,066	\$128,134	0.789
* 020-82-102-001-00	9090 E LANSING RD	03/01/23	WD	\$1,490,000	\$140,025	\$1,349,975	\$1,692,030	0.798
* 020-14-002-004-00	312 N OAK ST	03/15/24	WD	\$1,500,000	\$173,385	\$1,326,615	\$1,626,903	0.815
* 008-15-100-002	838 DURAND	03/07/24	WD	\$125,000	\$63,555	\$61,445	\$74,904	0.820
* 013-24-300-002	12625 SHAFTSBURG	01/18/23	WD	\$385,000	\$61,893	\$323,107	\$390,594	0.827
* 022-42-001-006-00	119 E GRAND RIVER	08/17/22	WD	\$50,000	\$6,944	\$43,056	\$51,171	0.841
* 007-19-200-044	1070 E MAIN	08/04/23	WD	\$375,000	\$133,412	\$241,588	\$285,457	0.846
* 020-82-114-000-00	8755 E LANSING RD	03/05/24	WD	\$268,125	\$192,478	\$75,647	\$88,962	0.850
* 007-20-200-017	1798 E MAIN	12/23/23	WD	\$270,000	\$156,738	\$113,262	\$129,310	0.876
* 016-60-015-015	140 SAGINAW	01/04/23	WD	\$210,000	\$56,854	\$153,146	\$172,653	0.887
* 012-16-200-008-02	5180 S DURAND	06/30/22	WD	\$225,000	\$73,997	\$151,003	\$164,899	0.916
* 004-60-006-006	8020 ORCHARD	05/30/23	WD	\$49,500	\$14,467	\$35,033	\$33,444	1.048
* 010-03-100-022-02	3333 S M52	07/15/22	WD	\$430,000	\$145,068	\$284,932	\$228,719	1.246
* 022-42-001-002-00	105 E GRAND RIVER	11/20/23	WD	\$200,000	\$33,909	\$166,091	\$132,355	1.255
* Comparable Unit				\$10,749,792	\$2,206,194	\$8,543,598	\$10,667,143	0.8009
							<b>USED</b>	<b>0.800</b>

Shiawassee Twp

COMM ECF

2025

No Improved Industrial Parcels

Shiawassee Twp

Ind ECF

2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-06-100-005	390 E HIBBARD RD	10/28/2022	WD	\$ 140,000	\$ 15,285	\$ 124,715	\$ 210,964	0.5912
011-34-200-016	3622 LANSING RD	3/15/2024	WD	\$ 185,000	\$ 25,032	\$ 159,968	\$ 226,513	0.7062
011-06-200-006	710 E HIBBARD RD	9/16/2022	WD	\$ 170,000	\$ 30,310	\$ 139,690	\$ 195,620	0.7141
011-01-200-003	5995 M-71	10/21/2022	WD	\$ 290,000	\$ 84,122	\$ 205,878	\$ 277,954	0.7407
011-31-400-004-03	824 TYRRELL RD	8/19/2022	WD	\$ 214,900	\$ 20,066	\$ 194,834	\$ 246,964	0.7889
011-20-400-006	7000 STATE RD	12/22/2022	WD	\$ 190,000	\$ 21,990	\$ 168,010	\$ 212,364	0.7911
011-13-300-010	5541 NEWBERRY RD	1/31/2023	WD	\$ 175,000	\$ 20,430	\$ 154,570	\$ 194,402	0.7951
011-21-200-005-01	2548 NEWBURG RD	2/5/2024	WD	\$ 210,000	\$ 15,770	\$ 194,230	\$ 234,320	0.8289
011-08-200-011	4200 STATE RD	9/26/2022	WD	\$ 305,000	\$ 37,752	\$ 267,248	\$ 318,825	0.8382
011-04-100-004	3483 STATE RD	5/20/2022	WD	\$ 280,000	\$ 45,390	\$ 234,610	\$ 278,575	0.8422
011-09-100-008	4121 STATE RD	7/27/2022	WD	\$ 266,000	\$ 27,620	\$ 238,380	\$ 279,950	0.8515
011-09-400-007-04	4870 SCRIBNER RD	2/16/2024	WD	\$ 360,000	\$ 22,900	\$ 337,100	\$ 392,459	0.8589
011-08-200-014-01	4318 STATE RD	11/21/2022	WD	\$ 209,000	\$ 20,144	\$ 188,856	\$ 216,338	0.8730
011-12-300-002	4550 BILL RD	4/7/2022	WD	\$ 297,000	\$ 29,478	\$ 267,522	\$ 300,636	0.8899
011-23-100-001-01	4320 NEWBURG RD	12/1/2022	WD	\$ 319,000	\$ 42,400	\$ 276,600	\$ 306,196	0.9033
011-26-300-009	4561 PRIOR RD	11/28/2023	WD	\$ 235,000	\$ 33,976	\$ 201,024	\$ 220,672	0.9110
011-16-300-001-04	5635 S STATE RD	10/27/2023	WD	\$ 300,000	\$ 25,787	\$ 274,213	\$ 300,787	0.9117
011-24-400-002	5443 LANSING RD	10/11/2023	WD	\$ 230,000	\$ 27,996	\$ 202,004	\$ 219,350	0.9209
011-27-200-013	7450 LEMON RD	10/12/2023	WD	\$ 260,000	\$ 30,324	\$ 229,676	\$ 246,440	0.9320
011-24-200-005	6445 NEWBERRY RD	5/3/2022	WD	\$ 200,000	\$ 21,392	\$ 178,608	\$ 190,351	0.9383
011-18-200-006	530 GARRISON RD	1/12/2024	WD	\$ 280,000	\$ 23,758	\$ 256,242	\$ 271,874	0.9425
011-32-300-001	1010 TYRRELL RD	4/25/2022	WD	\$ 280,000	\$ 66,346	\$ 213,654	\$ 223,186	0.9573
011-26-400-022	4673 GRAND RIVER RD	1/12/2024	WD	\$ 160,000	\$ 20,162	\$ 139,838	\$ 145,950	0.9581
011-31-200-005	511 TYRRELL RD	11/17/2022	WD	\$ 170,000	\$ 19,000	\$ 151,000	\$ 156,853	0.9627
011-31-200-006	681 TYRRELL RD	4/4/2023	WD	\$ 217,500	\$ 12,730	\$ 204,770	\$ 210,946	0.9707
011-26-400-006	4940 EXCHANGE RD	6/29/2023	WD	\$ 235,000	\$ 27,800	\$ 207,200	\$ 210,852	0.9827
011-01-200-007-01	5855 M-71	7/1/2022	WD	\$ 235,000	\$ 37,994	\$ 197,006	\$ 197,409	0.9980
011-26-400-005	4660 LANSING RD	6/29/2022	WD	\$ 215,000	\$ 17,290	\$ 197,710	\$ 197,632	1.0004
011-26-300-003-01	7889 S LEMON RD	5/3/2022	WD	\$ 250,000	\$ 24,470	\$ 225,530	\$ 222,941	1.0116
011-17-300-004	5477 COLBY RD	8/19/2022	WD	\$ 275,000	\$ 21,600	\$ 253,400	\$ 249,753	1.0146
011-06-400-014-04	3720 VANDEKARR RD	11/30/2023	WD	\$ 214,900	\$ 20,664	\$ 194,236	\$ 190,640	1.0189
011-33-100-006	8311 STATE RD	3/19/2024	WD	\$ 199,900	\$ 33,180	\$ 166,720	\$ 160,890	1.0362
011-22-200-001-05	6252 LEMON RD	8/22/2022	WD	\$ 471,700	\$ 28,360	\$ 443,340	\$ 427,479	1.0371
011-36-300-008	5660 GRAND RIVER	6/17/2022	WD	\$ 289,900	\$ 55,400	\$ 234,500	\$ 218,274	1.0743
011-26-100-027	7375 LEMON RD	9/18/2023	WD	\$ 365,000	\$ 42,010	\$ 322,990	\$ 296,254	1.0902
011-20-400-013	6964 STATE RD	6/15/2022	WD	\$ 130,000	\$ 10,450	\$ 119,550	\$ 108,490	1.1019
011-34-400-001-19	3521 MILLER RD	5/20/2023	WD	\$ 285,000	\$ 36,082	\$ 248,918	\$ 222,842	1.1170
011-23-200-017	4802 MILL RD	9/18/2023	LC	\$ 270,000	\$ 23,394	\$ 246,606	\$ 213,476	1.1552
011-32-100-006-02	999 TYRRELL RD	8/29/2022	WD	\$ 260,000	\$ 20,820	\$ 239,180	\$ 199,363	1.1997
011-11-200-003-07	4977 BENNINGTON RD	9/28/2023	WD	\$ 340,000	\$ 27,138	\$ 312,862	\$ 253,917	1.2321
				\$ 9,979,800	\$ 1,166,812	\$ 8,812,988	\$ 9,448,699	0.9327
							<b>USED</b>	<b>0.9320</b>

Shiawassee Twp  
RESID ECF  
2025

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
* 016-44-018-000	10695 S BYRON	4/1/2022	WD	\$ 80,000	\$ 7,000	\$ 73,000	\$ 140,776	0.5186
* 016-44-032-000	11255 E BRITTON	5/20/2022	WD	\$ 19,000	\$ 7,300	\$ 11,700	\$ 18,348	0.6377
* 016-44-017-000	10673 S BYRON	4/1/2022	WD	\$ 10,000	\$ 7,000	\$ 3,000	\$ 2,995	1.0017
* <b>Comparable Unit</b>				\$ <b>109,000</b>	\$ <b>21,300</b>	\$ <b>87,700</b>	\$ <b>162,119</b>	<b>0.5410</b>
							<b>USED</b>	<b>0.5410</b>

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-72-083-000	115 S BEACH ST	4/21/2022	WD	\$ 33,000	\$ 1,900	\$ 31,100	\$ 77,377	0.4019
011-68-001-002	406 N SHIAWASSEE ST	10/26/2023	WD	\$ 50,000	\$ 2,850	\$ 47,150	\$ 85,818	0.5494
011-64-003-002-01	308 FLORENCE ST	3/28/2023	WD	\$ 120,000	\$ 21,340	\$ 98,660	\$ 173,906	0.5673
011-72-084-000	203 S BEACH ST	9/14/2022	WD	\$ 39,000	\$ 1,900	\$ 37,100	\$ 62,158	0.5969
011-66-001-003	315 N SHIAWASSEE ST	6/7/2023	WD	\$ 79,600	\$ 1,900	\$ 77,700	\$ 120,909	0.6426
011-60-003-007	223 N MAIN ST	12/23/2022	MLC	\$ 45,000	\$ 3,800	\$ 41,200	\$ 62,194	0.6624
011-72-065-000	315 W MAPLE ST	1/23/2023	WD	\$ 118,000	\$ 1,900	\$ 116,100	\$ 172,899	0.6715
011-60-010-007	111 E SPRANGE ST	5/10/2022	WD	\$ 130,000	\$ 1,900	\$ 128,100	\$ 188,097	0.6810
011-69-004-001	210 S SHIAWASSEE ST	8/29/2023	MLC	\$ 100,000	\$ 2,850	\$ 97,150	\$ 138,517	0.7014
011-69-007-001	218 S SHIAWASSEE ST	9/6/2023	WD	\$ 111,000	\$ 1,900	\$ 109,100	\$ 145,752	0.7485
011-72-026-000	615 MAPLE ST	7/29/2022	WD	\$ 180,000	\$ 14,720	\$ 165,280	\$ 214,852	0.7693
011-72-082-000	111 S BEACH ST	10/27/2022	WD	\$ 170,000	\$ 1,900	\$ 168,100	\$ 203,428	0.8263
011-60-002-005	301 N MAIN ST	5/6/2022	WD	\$ 120,000	\$ 3,800	\$ 116,200	\$ 123,320	0.9423
011-72-078-002	431 E MAPLE ST	8/26/2022	WD	\$ 180,000	\$ 2,964	\$ 177,036	\$ 175,690	1.0077
				\$ 1,475,600	\$ 65,624	\$ 1,409,976	\$ 1,944,917	0.7250
							<b>USED</b>	<b>0.725</b>