

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
011-02-200-001-07	PARMENTER RD	3/31/2025	WD	300,000	300,000	39.5	\$ 7,595
011-02-200-001-09	E HIBBARD RD	3/31/2025	WD	300,000	300,000	43.78	\$ 6,852
011-20-100-001-02	GRAND RIVER RD	5/1/2024	WD	225,000	218,185	33.92	\$ 6,432
011-28-400-002	HODDY LANE	4/7/2023	WD	349,000	349,000	80	\$ 4,363
011-34-200-001-01	LANSING RD	6/6/2023	WD	315,000	315,000	51.94	\$ 6,065
* 016-25-300-002-03	S BYRON	10/30/2023	WD	\$ 190,000	\$ 190,000	25.13	\$ 7,561
* comparable unit					1,672,185	\$ 274	\$ 6,097
						use	\$ 6,100
							per ac

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
* 016-66-003-000	426 N CHURCH	05/20/21	\$480,000	WD	\$520,800	\$53,231	5.97	\$8,916
* 004-74-042-002-03	GENESEE	06/11/21	\$28,100	WD	\$30,418	\$30,418	1.75	\$17,382
* 012-78-029-000	6955 M71	10/17/23	\$108,000	WD	\$108,000	\$23,555	1.34	\$17,526
* 004-74-042-002-03	GENESEE	02/22/24	\$31,000	WD	\$31,000	\$31,000	1.75	\$17,714
* 006-12-400-024	HICKORY	10/17/24	\$18,000	WD	\$18,000	\$18,000	1.00	\$18,000
* 012-16-200-016	5224 DURAND	03/03/21	\$130,000	WD	\$141,700	\$20,025	0.93	\$21,625
* 011-60-011-005	114 MAIN	06/21/24	\$140,000	WD	\$140,000	\$11,352	0.50	\$22,704
* 007-56-011-002	1500 CORUNNA AVE	02/06/24	\$65,000	WD	\$65,000	\$11,558	0.40	\$28,895
* 024-40-007-005	201 MAIN	10/19/21	\$200,000	WD	\$214,500	\$36,441	1.26	\$28,944
* 022-60-069-001-00	919 DOYLE	04/19/21	\$425,000	WD	\$462,188	\$126,502	3.66	\$34,563
* 006-34-400-009	2711 S M52	08/27/20	\$275,000	MLC	\$304,563	\$110,117	3.16	\$34,847
* 014-11-100-012-01	1802 W LANSING	11/01/24	\$500,000	MLC	\$500,000	\$190,586	5.00	\$38,117
* 006-23-100-010	1907 M21	02/10/25	\$150,000	WD	\$150,000	\$38,233	1.00	\$38,233
* 011-72-041-000	412 GRAND RIVER	06/20/24	\$42,500	WD	\$42,500	\$16,610	0.43	\$38,628
* 024-60-006-000	2811 W LANSING	10/21/20	\$325,000	WD	\$358,313	\$47,364	1.20	\$39,470
* 008-25-400-017	1430 S M13	10/24/22	\$49,700	LC	\$51,812	\$51,812	1.14	\$45,330
* 024-46-001-025	445 N MAIN	06/24/21	\$120,000	WD	\$129,900	\$20,523	0.41	\$50,178
* 008-24-200-003	206 S M13	01/13/22	\$270,500	WD	\$288,083	\$103,938	1.96	\$53,029
* 020-82-102-001-00	9090 E LANSING RD	03/01/23	\$1,490,000	WD	\$1,538,425	\$166,660	3.03	\$55,003
* 004-60-005-008-03	9449 GENESEE	08/20/20	\$160,000	WD	\$177,200	\$55,760	1.00	\$55,760
* 014-45-010-000	BENNETT	11/25/20	\$53,000	WD	\$58,300	\$58,300	1.04	\$56,329
* 014-45-014-000	BENNETT	06/03/21	\$80,000	WD	\$86,600	\$86,600	1.50	\$57,733
* 006-25-100-053	1445 S M52	03/17/25	\$495,000	WD	\$495,000	\$96,097	1.50	\$64,065
* 006-40-027-000	3003 M21	05/30/23	\$125,000	WD	\$125,000	\$14,448	0.22	\$65,673
* 006-15-400-010	2170 W M21	11/30/21	\$600,000	WD	\$642,000	\$137,466	2.00	\$68,733
* compatible unit						\$1,794,698	44.48	\$40,347
							used	\$40,000
							1 ac site	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
* 006-35-300-001	2707 DELANEY	02/23/21	\$509,000	WD	\$556,083	\$169,673	53.70	\$3,160
* 006-15-400-012	2280 W M21	04/25/22	\$300,000	WD	\$317,250	\$47,748	10.87	\$4,392
* COMPARIBLE UNIT						217,420.50	\$65	\$3,367
							USED	\$ 3,400

SHAWASSEE TWP
INDUST LAND
2026

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
011-31-200-006	681 TYRRELL RD	4/4/2023	WD	\$ 217,500	\$ 18,838	0.67	\$ 28,116
011-26-400-022	4673 GRAND RIVER RD	1/12/2024	WD	\$ 160,000	\$ 18,770	1.07	\$ 17,542
011-27-200-010	3940 GRAND RIVER RD	3/21/2025	WD	\$ 229,900	\$ 47,545	1.13	\$ 42,075
011-23-200-007	4924 MILL RD	4/12/2024	WD	\$ 165,000	\$ 13,217	1.171	\$ 11,287
011-22-400-002-03	6952 LEMON RD	4/19/2024	WD	\$ 385,000	\$ 52,874	1.28	\$ 41,308
011-27-200-018	7350 LEMON RD	9/25/2024	WD	\$ 160,000	\$ 17,461	1.46	\$ 11,960
					\$ 168,705	6.781	\$ 24,879
					1 AC SITE	USED	\$ 25,000
011-17-200-009	STATE RD	8/15/2023	WD	\$ 40,000	\$ 40,000	10.12	\$ 3,953
011-03-400-003		10/18/2023	WD	\$ 55,000	\$ 55,000	20	\$ 2,750
011-31-300-002-07	CORK RD	9/6/2023	WD	\$ 6,600	\$ 6,600	2.27	\$ 2,907
011-31-300-002-08	CORK RD	9/6/2023	WD	\$ 6,600	\$ 6,600	2.27	\$ 2,907
011-31-300-002-06	CORK RD	9/6/2023	WD	\$ 6,700	\$ 6,700	2.27	\$ 2,952
					\$ 114,900	36.93	\$ 3,111
					EXTRA AC	USED	\$ 3,100

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	LOTS
011-60-002-012	310 N SHIAWASSEE ST	6/7/2023	WD	\$ 2,400	\$ 2,400	2
011-60-003-007	223 N MAIN ST	7/19/2024	WD	\$ 60,000	\$ 15,109	2.5
011-60-003-016	210 N SHIAWASSEE ST	7/31/2023	WD	\$ 500	\$ 500	2
011-60-004-009	207 N BEACH ST	11/6/2023	WD	\$ 72,500	\$ 31,530	1
011-60-006-003	116 N SHIAWASSEE ST	7/28/2023	WD	\$ 51,500	\$ (52,373)	1
011-66-001-003	315 N SHIAWASSEE ST	6/7/2023	WD	\$ 79,600	\$ (9,878)	1
011-66-001-005	303 N SHIAWASSEE ST	8/8/2024	WD	\$ 105,000	\$ (3,486)	2
011-66-001-006	311 N SHIAWASSEE ST	6/3/2024	WD	\$ 213,000	\$ 68,389	2
011-68-001-002	406 N SHIAWASSEE ST	10/26/2023	WD	\$ 50,000	\$ (14,684)	2
011-68-001-003	402 N SHIAWASSEE ST	6/17/2024	WD	\$ 50,000	\$ (49,045)	2
011-69-001-001	205 SPRAGUE ST	12/11/2024	WD	\$ 85,000	\$ (26,279)	1
011-69-004-001	210 S SHIAWASSEE ST	8/29/2023	MLC	\$ 100,000	\$ (1,916)	2
011-69-007-001	218 S SHIAWASSEE ST	9/6/2023	WD	\$ 111,000	\$ 3,761	1
011-70-005-001	218 E MAPLE ST	12/22/2023	WD	\$ 189,900	\$ 86,652	5.5
011-72-049-001	N SHIAWASSEE ST	7/24/2023	WD	\$ 2,000	\$ 2,000	1
					\$ 52,680	28
						28
					\$ 1,881	
				USED	\$ 1,900	
				PERLOT		

SHIAWASSEE TWP
VILLAGE LAND

2026

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	SITES	Dollars/SITE
011-40-015-000	965 TYRRELL RD LOT 15	11/6/2024	WD	\$ 22,500	\$ 168	1	\$ 168
011-40-079-000	965 TYRRELL RD LOT 79	9/18/2023	WD	\$ 7,000	\$ 369	1	\$ 369
011-40-125-000	965 TYRRELL RD LOT 125	8/14/2023	WD	\$ 20,000	\$ 2,663	1	\$ 2,663
011-40-017-000	965 TYRRELL RD LOT 17	7/6/2023	WD	\$ 10,000	\$ 10,000	1	\$ 10,000
011-40-012-000	965 TYRRELL RD LOT 12	4/17/2023	WD	\$ 20,000	\$ 14,989	1	\$ 14,989
011-40-080-000	965 TYRRELL RD	9/19/2024	WD	\$ 20,000	\$ 18,024	1	\$ 18,024
011-40-018-000	965 TYRRELL RD LOT 18	7/6/2023	WD	\$ 20,000	\$ 20,000	1	\$ 20,000
011-40-016-000	965 TYRRELL RD LOT 16	11/6/2024	WD	\$ 22,500	\$ 22,500	1	\$ 22,500
011-40-058-000	965 TYRRELL RD LOT 58	12/6/2023	WD	\$ 25,000	\$ 25,000	1	\$ 25,000
011-40-059-000	965 TYRRELL RD LOT 59	12/6/2023	WD	\$ 25,000	\$ 25,000	1	\$ 25,000
				\$ 192,000	\$ 138,713	10	\$ 13,871
					used/SITE		\$ 13,900

SHAWASSEE TWP
SHORELINE LAND

2026