

## 2023 - Gaines Township Land Determinations

### Residential Land

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Net Acres	Dollars/Acre
10-07-100-041	SHERIDAN RD	2/5/2021	WD	\$ 12,500	1.04	\$ 12,019
10-09-100-018	10529 HILL RD	7/20/2021	WD	\$ 30,500	1.09	\$ 27,982
10-07-551-005	SHERIDAN AVE	6/18/2020	WD	\$ 15,000	1.74	\$ 8,621
10-07-400-008	12100 REID RD	1/22/2022	QC	\$ 25,000	2	\$ 12,500
10-30-400-006	9300 DUFFIELD RD	5/21/2021	WD	\$ 30,000	2.295	\$ 13,072
10-30-400-008	9340 DUFFIELD RD	7/16/2021	WD	\$ 37,000	2.295	\$ 16,122
10-01-300-007	HILL RD	10/22/2021	WD	\$ 110,000	10.08	\$ 10,913
10-25-300-045	7310 BALDWIN RD	5/29/2020	WD	\$ 55,000	13.66	\$ 4,026
10-25-300-045	7310 BALDWIN RD	5/27/2021	WD	\$ 85,000	13.66	\$ 6,223
10-25-400-001	BEERS RD	2/18/2022	PTA	\$ 101,000	20.04	\$ 5,040
10-13-100-026	REID RD	9/15/2021	WD	\$ 70,000	38.23	\$ 1,831
Totals:				\$ 571,000	106.13	\$ 5,380
Less 11 sites at 26K				\$ 285,000	95	\$ 2,996

Final conclusion of rate that will be used:

26,000 For First Acre Site

3000 For Extra Acreage

### Agricultural Land

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres
10-11-200-014	MORRISH RD	6/2/2020	WD	\$ 100,000	\$ 100,000	35.5
10-06-200-033	12225 MILLER RD	9/3/2021	WD	\$ 285,000	\$ 76,459	25
10-31-100-003	12295 BALDWIN RD	11/30/2021	WD	\$ 200,000	\$ 103,355	33
10-26-300-005	9393 SEYMOUR RD	8/20/2020	WD	\$ 229,000	\$ 65,576	20
10-16-200-021	REID RD	8/2/2021	WD	\$ 263,000	\$ 263,000	78.04
10-30-400-024	12116 BALDWIN RD	9/11/2020	WD	\$ 85,000	\$ 85,000	20.46
10-16-400-026	GRAND BLANC RD	5/20/2021	MLC	\$ 555,400	\$ 555,400	129.166
10-16-100-027	NICHOLS RD	5/20/2021	MLC	\$ 433,000	\$ 433,000	100.7
10-15-300-001	GRAND BLANC RD	5/20/2021	MLC	\$ 172,000	\$ 172,000	40

10-22-100-006	GRAND BLANC RD	5/20/2021	MLC	\$	260,200	\$	260,200	60.5
10-36-100-008	BALDWIN RD	11/6/2020	WD	\$	310,000	\$	310,000	68.009
10-19-200-008	12161 GRAND BLANC RD	9/22/2021	WD	\$	580,000	\$	311,381	39.21
				\$	3,472,600	\$	2,735,371	649.59

Final conclusion of rate that will be used:

4,200 Extra Acreage  
26,000 First Acre Site value is derived from Residential sales

### Bear Creek Sites

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Acres	Sites
10-12-651-009	7351 GERALDINE CIR	1/4/2021	WD	\$ 38,500	1.315	1
10-12-651-016	7309 GERALDINE CIR	9/3/2021	WD	\$ 38,500	1.18	1
10-12-651-032	7213 GERALDINE CIR	9/11/2020	WD	\$ 38,500	0.573	1
10-12-651-045	7302 GERALDINE CIR	12/11/2020	WD	\$ 38,500	0.931	1
				\$ 38,500	3.999	4

Final conclusion of site value that will be used:

38,500 Per Site

### OakHill Sites

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres
10-03-553-030	5330 CHIN MAYA DR	9/9/2020	WD	\$ 389,900	\$ 68,055	1.121
10-03-502-002	5114 JOY DR	2/26/2021	WD	\$ 197,000	\$ 40,988	0.37
10-03-552-019	9479 HILL RD	4/27/2021	WD	\$ 270,000	\$ 53,039	0.47
10-03-502-014	5125 WOODSTOCK DR	10/2/2020	WD	\$ 176,000	\$ 31,091	0.242
10-03-502-006	5080 WOODSTOCK DR	10/1/2021	WD	\$ 160,000	\$ 29,955	0.222
10-03-551-028	5339 OAKHILL DR	12/6/2021	WD	\$ 285,000	\$ 31,754	0.234
10-03-507-019	5211 OAKHILL DR	3/1/2022	WD	\$ 279,000	\$ 51,714	0.349
10-03-504-033	9442 WOODSIDE TRL	4/29/2021	WD	\$ 222,000	\$ 43,976	0.269
10-03-505-012	5125 MARK DAVID DR	5/7/2021	WD	\$ 239,900	\$ 43,816	0.242
10-03-553-016	5353 CHIN MAYA DR	11/1/2021	WD	\$ 359,900	\$ 62,144	0.278
10-03-504-051	5168 WALDEN DR	4/22/2021	WD	\$ 220,000	\$ 61,756	0.22

\$ 2,798,700 \$ 518,288 4.02  
Average Lot Size is .25 AC

Final conclusion of site value that will be used:

33,000 Per Site

### Oakwood Sites

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres
10-03-501-069	9268 PARK PL	8/3/2020	WD	\$ 167,500	\$ 11,363	0.204
10-03-501-073	9246 SUE LN	7/2/2021	WD	\$ 200,000	\$ 24,922	0.21
10-03-501-017	9364 ELAINE DR	8/24/2021	WD	\$ 195,000	\$ 45,915	0.3
10-03-501-057	9317 SUE LN	5/28/2021	WD	\$ 223,000	\$ 39,986	0.245
10-03-501-003	9256 ELAINE DR	12/8/2021	WD	\$ 199,000	\$ 37,967	0.22
				\$ 984,500	\$ 160,153	1.18

Average Lot Size is .245 AC

Final conclusion of site value that will be used:

33,000 Per Site

### Village of Gaines Land

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Land Residual	Net Acres	Dollars/SqF
10-31-577-152	607 GENESEE ST	9/28/2020	WD	\$ 115,000	\$ 21,512	0.826	0.60
10-31-577-149	510 GROVE ST	8/12/2021	WD	\$ 185,000	\$ 59,875	0.895	1.54
10-31-577-035	109 W LANSING ST	7/14/2021	LC	\$ 135,000	\$ 29,943	0.413	1.66
10-31-577-120	200 N WALNUT ST	5/29/2020	WD	\$ 135,000	\$ 24,095	0.294	1.88
10-32-551-021	310 ELM ST	10/15/2021	WD	\$ 125,000	\$ 67,615	0.47	3.30
10-31-577-210	212 W LANSING ST	9/16/2020	WD	\$ 150,000	\$ 41,547	0.275	3.47
10-31-577-126	205 ELM ST	5/25/2021	WD	\$ 109,500	\$ 26,836	0.165	3.73
10-31-577-126	205 ELM ST	8/18/2021	WD	\$ 110,513	\$ 27,849	0.165	3.87
10-31-577-002	209 W WALKER ST	9/3/2021	WD	\$ 140,000	\$ 41,789	0.234	4.10
Totals:				\$ 1,205,013	\$ 341,061	3.74	2.10

Final conclusion of rate that will be used:

\$2.00 per Sq/Ft

## Industrial Land

\* Utilizing Agricultural land values for Vacant Industrial Property  
All Industrial Parcels in Gaines Township Owned by Consumers Energy

Final conclusion of rate that will be used:

26000 Site  
4200 Extra Acres

## Commercial Land

*	Parcel Number	Sale Date	Adj. Sale \$	Net Acres	Dollars/Acre
*	15-12-300-031	7/1/2021	\$ 275,000	12.135	\$ 22,662
*	07-32-527-010	7/30/2021	\$ 65,000	1.863	\$ 34,890
*	06-02-200-011	6/3/2021	\$ 225,000	5.304	\$ 42,421
*	07-28-577-004	8/13/2021	\$ 230,000	3.86	\$ 59,585
	10-23-200-030	7/13/2022	\$ 165,000	2.525	\$ 65,347
*	59-33-552-005	9/24/2021	\$ 254,000	2.869	\$ 88,533
*	13-21-200-021	8/12/2021	\$ 125,000	1.186	\$ 105,396
*	16-34-100-029	3/9/2021	\$ 250,000	2	\$ 125,000
	Totals:		\$ 1,589,000	31.74	\$ 50,060

\* Comparable Unit Sales

Final conclusion of site value that will be used:

50,000 Per Acre