

2024 - Gaines Township Land Determinations

Residential Site Value

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
10-24-400-022	8251 BEERS RD	5/26/2021	\$ 155,000	\$ 15,790	1	\$ 15,790
10-16-300-021	10422 GRAND BLANC RD	11/17/2021	\$ 251,000	\$ 17,673	1.35	\$ 13,091
10-21-300-001	8395 NICHOLS RD	7/27/2022	\$ 55,000	\$ 17,643	1	\$ 17,643
10-13-100-016	7525 REID RD	9/15/2022	\$ 305,000	\$ 24,670	1.24	\$ 19,895
10-08-200-012	11103 HILL RD	7/18/2022	\$ 219,900	\$ 21,990	1	\$ 21,990
10-23-400-021	8084 COOK RD	11/22/2022	\$ 239,900	\$ 28,787	1	\$ 28,787
10-13-300-017	7389 MORRISH RD	4/18/2022	\$ 240,000	\$ 20,262	0.7	\$ 28,946
10-15-100-022	9457 REID RD	6/14/2021	\$ 238,000	\$ 73,054	2.5	\$ 29,222
10-02-400-026	5382 MORRISH RD	3/27/2023	\$ 255,000	\$ 45,820	1.54	\$ 29,753
10-13-400-023	7038 GRAND BLANC RD	4/1/2022	\$ 310,000	\$ 29,701	0.975	\$ 30,463
10-12-551-048	7344 REID RD	10/24/2022	\$ 250,000	\$ 42,441	1.39	\$ 30,533
10-22-100-003	8273 VAN VLEET RD	2/23/2023	\$ 120,000	\$ 15,776	0.5	\$ 31,552
10-23-200-021	8114 MORRISH RD	3/9/2022	\$ 250,000	\$ 34,473	1.08	\$ 31,919
10-20-400-009	8320 NICHOLS RD	2/1/2022	\$ 163,000	\$ 37,022	1.1	\$ 33,656
10-08-501-001	6021 DUFFIELD RD	3/30/2022	\$ 199,000	\$ 15,901	0.459	\$ 34,643
10-09-300-017	10306 REID RD	8/24/2022	\$ 193,000	\$ 36,719	1.05	\$ 34,970
10-22-200-020	8186 SEYMOUR RD	8/22/2022	\$ 200,000	\$ 20,773	0.57	\$ 36,444
10-24-100-016	8107 MORRISH RD	1/31/2023	\$ 175,000	\$ 47,913	1.25	\$ 38,330
10-10-300-009	9490 REID RD	5/16/2022	\$ 260,000	\$ 38,771	1	\$ 38,771
Totals:		Standard site is 1 acre		\$ 585,179	20.704	\$ 28,264

Residential Vacant Land

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
10-30-300-026	12368 BALDWIN RD	10/28/2022	\$ 30,000	\$ 30,000	3	\$ 10,000
10-30-300-026	12368 BALDWIN RD	10/28/2022	\$ 30,000	\$ 30,000	3	\$ 10,000
10-07-400-008	12100 REID RD	1/22/2022	\$ 25,000	\$ 25,000	2	\$ 12,500
10-08-501-012	DUFFIELD RD	9/13/2022	\$ 6,000	\$ 6,000	0.459	\$ 13,072
10-30-400-006	9300 DUFFIELD RD	5/21/2021	\$ 30,000	\$ 30,000	2.295	\$ 13,072
10-29-300-022	9457 DUFFIELD RD	7/29/2022	\$ 35,000	\$ 35,000	2.59	\$ 13,514
10-10-300-036	6260 HIDDEN FORREST DR	12/10/2021	\$ 65,000	\$ 65,000	4.73	\$ 13,742
10-31-577-217	253 PARK ST	12/2/2021	\$ 60,000	\$ 60,000	4.12	\$ 14,563
10-30-400-008	9340 DUFFIELD RD	7/16/2021	\$ 37,000	\$ 37,000	2.295	\$ 16,122
10-15-400-011	9208 GRAND BLANC RD	11/4/2022	\$ 18,000	\$ 18,000	1.08	\$ 16,667
10-06-200-030	5282 DUFFIELD RD	5/6/2021	\$ 20,000	\$ 20,000	1.18	\$ 16,949
10-09-100-018	10529 HILL RD	7/20/2021	\$ 30,500	\$ 30,500	1.09	\$ 27,982
10-04-400-034	HILL RD	8/24/2022	\$ 40,000	\$ 40,000	1	\$ 40,000
Totals:				426500	28.839	
Less 13 sites at 28k				\$ 62,500	15.839	\$ 3,946

Final Conclusion of rates for Residential sites will be:

\$ 28,000	First Acre Site Value
\$ 4,000	Per Acre for Extra Acreage

Agricultural Land

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
10-16-200-021	REID RD	8/2/2021	\$ 263,000	\$ 263,000	78.04	\$ 3,370
10-16-400-026	GRAND BLANC RD	5/20/2021	\$ 555,400	\$ 555,400	129.166	\$ 4,300
10-16-100-027	NICHOLS RD	5/20/2021	\$ 433,000	\$ 433,000	100.7	\$ 4,300
10-15-300-001	GRAND BLANC RD	5/20/2021	\$ 172,000	\$ 172,000	40	\$ 4,300
10-22-100-006	GRAND BLANC RD	5/20/2021	\$ 260,200	\$ 260,200	60.5	\$ 4,301
10-23-400-022	MORRISH RD	3/14/2023	\$ 450,000	\$ 450,000	101.28	\$ 4,443
10-23-100-036	SEYMOUR RD	1/24/2023	\$ 170,000	\$ 170,000	37.73	\$ 4,506
10-21-300-009	COOK RD	9/9/2022	\$ 68,000	\$ 68,000	9.6	\$ 7,083
Totals:				\$ 2,371,600	557.016	\$ 4,258

Final Conclusion of rates for Agricultural Land will be:

\$ 28,000	First Acre Site Value - derived from residential sales
\$ 4,300	Per Acre for Extra Acreage

Oak/Hill Sites

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
10-03-502-004	5098 WOODSTOCK DR	4/22/2022	\$ 222,000	\$ 30,008	0.22	\$ 136,400
10-03-502-006	5080 WOODSTOCK DR	10/1/2021	\$ 160,000	\$ 28,042	0.222	\$ 126,315
10-03-504-033	9442 WOODSIDE TRL	4/29/2021	\$ 222,000	\$ 34,842	0.269	\$ 129,524
10-03-504-034	9432 WOODSIDE TRL	10/31/2022	\$ 170,000	\$ 47,000	0.269	\$ 174,721
10-03-504-051	5168 WALDEN DR	4/22/2021	\$ 220,000	\$ 59,428	0.22	\$ 270,127
10-03-505-012	5125 MARK DAVID DR	5/7/2021	\$ 239,900	\$ 40,932	0.242	\$ 169,140
10-03-505-014	5147 MARK DAVID DR	10/17/2022	\$ 257,500	\$ 27,967	0.242	\$ 115,566
10-03-505-017	9255 WOODSIDE TRL	9/22/2022	\$ 284,000	\$ 53,680	0.443	\$ 121,174
10-03-507-019	5211 OAKHILL DR	3/1/2022	\$ 279,000	\$ 48,422	0.349	\$ 138,745
10-03-551-014	5348 OAKHILL DR	11/18/2022	\$ 329,000	\$ 40,779	0.371	\$ 109,916
10-03-551-027	5331 OAKHILL DR	5/10/2022	\$ 357,000	\$ 51,549	0.312	\$ 165,221
10-03-551-028	5339 OAKHILL DR	12/6/2021	\$ 285,000	\$ 28,029	0.234	\$ 119,782
10-03-552-010	9511 HILL RD	4/13/2022	\$ 281,400	\$ 51,353	0.496	\$ 103,534
10-03-552-019	9479 HILL RD	4/27/2021	\$ 270,000	\$ 49,833	0.47	\$ 106,028
10-03-553-016	5353 CHIN MAYA DR	11/1/2021	\$ 359,900	\$ 57,453	0.278	\$ 206,665
Totals:				\$ 649,317	4.637	140030
Standard Lot is .25 Acre						\$ 35,007

Final Conclusion of site value that will be used is:

\$ 35,000	Per Site (.25 Acre)
\$ 4,000	Extra Acreage - Derived from Residential Sales

Oakwood Sites

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Net Acres	Dollars/Acre
10-03-501-005	9272 ELAINE DR	7/12/2021	\$ 177,000	\$ 10,671	0.22	\$ 48,505
10-03-501-073	9246 SUE LN	7/2/2021	\$ 200,000	\$ 16,359	0.21	\$ 77,900
10-03-501-120	9292 PARK CT	1/20/2023	\$ 205,000	\$ 29,345	0.37	\$ 79,311
10-03-501-003	9256 ELAINE DR	12/8/2021	\$ 199,000	\$ 30,279	0.22	\$ 137,632
10-03-501-057	9317 SUE LN	5/28/2021	\$ 223,000	\$ 31,199	0.245	\$ 127,343
10-03-501-113	5105 WALDEN DR	7/9/2021	\$ 235,000	\$ 33,315	0.24	\$ 138,813
10-03-501-017	9364 ELAINE DR	8/24/2021	\$ 195,000	\$ 38,813	0.3	\$ 129,377
10-03-501-033	9293 PARK PL	7/30/2021	\$ 232,000	\$ 55,377	0.202	\$ 274,144
10-03-501-040	9241 PARK PL	6/22/2022	\$ 245,000	\$ 71,907	0.315	\$ 228,276
Totals:				\$ 317,265	2.322	136634
				Standard Lot size is .25 Acre		\$ 34,159

Final Conclusion of site value that will be used is:

\$ 34,000	Per Site (.25 Acre)
\$ 4,000	Extra Acreage - Derived from Residential Sales

Industrial Land

* Utilizing Agricultural land values for Vacant Industrial Property

All Industrial Parcels in Gaines Township Owned by Consumers Energy

Final Conclusion of rates for Industrial Land that will be used:

\$ 28,000	Site
\$ 4,300	Extra Acres

Commercial Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
08-10-200-008	4533 N MCKINLEY RD	10/26/2022	\$ 358,000	\$ 358,000	17.459	\$ 20,505 *
05-27-300-018	E BRISTOL RD	11/12/2021	\$ 60,000	\$ 60,000	1.502	\$ 39,947 *
06-02-200-011	2048 THOMPSON RD	6/3/2021	\$ 225,000	\$ 225,000	5.039	\$ 44,652 *
15-14-300-013	7475 TORREY RD	11/11/2022	\$ 675,000	\$ 675,000	13.559	\$ 49,782 *
10-35-300-001	10289 SEYMOUR RD	5/13/2022	\$ 339,000	\$ 166,738	3.1	\$ 53,786
10-31-577-039	210 GENESEE ST	4/22/2022	\$ 39,600	\$ 28,767	0.202	\$ 142,411
10-23-200-030	8045 GRAND BLANC RD	3/14/2023	\$ 1,581,841	\$ 642,641	2.525	\$ 254,511
Totals:				\$ 2,156,146	43.386	\$ 49,697

* Comparable Unit Sales

Final Conclusion of rates for Commercial Land that will be used:

\$ 50,000	Per Acre
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