

2024 Indianfields Ag ECF Study

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	
006-003-001-00	CASTLE	03/03/23	WD	03-ARM'S LENGTH	\$485,000	\$282,074	\$202,926	\$237,106	0.856
080-032-300-010-02	JUHL	02/01/23	WD	03-ARM'S LENGTH	\$275,000	\$10,265	\$264,735	\$269,758	0.981
100-022-100-020-00	CAMPBELL	01/03/23	WD	03-ARM'S LENGTH	\$320,000	\$28,000	\$292,000	\$327,038	0.893
011-001-010-10	CADE	10/03/22	WD	03-ARM'S LENGTH	\$750,000	\$258,128	\$491,872	\$593,627	0.829
100-004-100-080-00	JUHL	09/01/22	WD	03-ARM'S LENGTH	\$230,000	\$22,326	\$207,674	\$224,633	0.925
018-022-011-10	MOWATT	01/13/22	WD	03-ARM'S LENGTH	\$315,000	\$158,739	\$156,261	\$183,352	0.852
017-005-000-1900-00	5126 MURPHY LAKE	01/13/22	WD	03-ARM'S LENGTH	\$450,000	\$328,041	\$121,959	\$118,979	1.025
002-017-000-0300-01	2155 DUTCHER	11/10/21	WD	03-ARM'S LENGTH	\$125,000	\$14,952	\$110,048	\$136,762	0.805
013-035-300-0800-05	3473 MERTZ RD	11/09/21	WD	03-ARM'S LENGTH	\$150,000	\$11,400	\$39,461	\$50,749	0.778
003-025-300-0400-01	6370 GUNNELL	11/02/21	WD	03-ARM'S LENGTH	\$120,000	\$14,482	\$105,518	\$111,427	0.947
001-025-000-0900-01	3345 W CASS CITY	10/15/21	WD	03-ARM'S LENGTH	\$155,000	\$22,748	\$132,252	\$143,370	0.922
008-021-027-00	1910 HADLEY	09/30/21	WD	03-ARM'S LENGTH	\$460,000	\$209,487	\$250,513	\$270,719	0.925
009-007-000-0150-00	2402 BCF	07/23/21	WD	03-ARM'S LENGTH	\$260,000	\$32,177	\$227,823	\$269,927	0.844
016-027-000-0550-00	6760 LANWAY	05/07/21	WD	03-ARM'S LENGTH	\$135,000	\$61,103	\$73,897	\$80,181	0.922
009-010-000-0800-02	3615 HOBART	04/08/21	WD	03-ARM'S LENGTH	\$154,900	\$25,250	\$129,650	\$126,985	1.021
Totals:					\$4,384,900	\$2,806,589	\$3,144,613	E.C.F. =>	0.893
								Ave. E.C.F. =>	0.897

*Conclusion: Use .886 Ag ECF.

**There were few sales in Indianfields Township. Used sales from surrounding townships.

2024 Indianfields Comm ECF Study

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
041-475-099-00	BRANCH	03/10/23	WD	03-ARM'S LENGTH	\$250,000	\$35,640	\$214,360	\$221,957	0.966
152-300-000-048-04	HURON	02/08/23	WD	03-ARM'S LENGTH	\$298,000	\$25,900	\$272,100	\$282,230	0.964
261-030-400-010-01	LAKESHORE	01/04/23	WD	03-ARM'S LENGTH	\$250,000	\$128,868	\$121,132	\$129,738	0.934
181-060-000-017-00	VAN DYKE	11/15/22	WD	03-ARM'S LENGTH	\$150,000	\$7,150	\$142,850	\$137,579	1.038
150-033-200-060-02	PECK	11/10/22	WD	03-ARM'S LENGTH	\$585,000	\$45,354	\$539,646	\$586,040	0.921
013-009-300-0137-01	W CARO	10/27/22	WD	03-ARM'S LENGTH	\$385,000	\$121,116	\$263,884	\$306,622	0.861
300-018-100-550-00	MAPLE VALLEY	08/11/22	WD	03-ARM'S LENGTH	\$159,000	\$75,817	\$83,183	\$82,340	1.010
320-110-001-017-00	ELK	07/15/22	WD	03-ARM'S LENGTH	\$235,000	\$14,466	\$220,534	\$215,327	1.024
041-500-550-0800-00	8409 STATE	01/20/22	WD	03-ARM'S LENGTH	\$125,000	\$8,780	\$116,220	\$136,118	0.854
L21-18-117-040-00	WHITNEY	01/06/22	WD	03-ARM'S LENGTH	\$585,000	\$157,765	\$427,235	\$437,756	0.976
L20-21-300-040-00	NEPESSING	10/27/21	WD	03-ARM'S LENGTH	\$300,000	\$23,100	\$276,900	\$286,560	0.966
014-029-004-00	1947 N LAPEER	08/03/21	WD	03-ARM'S LENGTH	\$195,000	\$84,031	\$110,969	\$125,853	0.882
003-024-003-10	5846 BELLE RIVER	07/21/21	WD	03-ARM'S LENGTH	\$290,000	\$57,096	\$232,904	\$256,190	0.909
013-035-300-0405-00	109 E SANILAC	07/08/21	WD	03-ARM'S LENGTH	\$139,000	\$42,347	\$96,653	\$77,761	1.243
I19-92-400-010-00	CAPAC	05/25/21	WD	03-ARM'S LENGTH	\$432,500	\$133,695	\$298,805	\$302,981	0.986
013-011-200-1150-00	1131 WEEDEN	05/10/21	WD	03-ARM'S LENGTH	\$75,000	\$5,328	\$69,672	\$91,191	0.764
Totals:					\$4,453,500		\$3,487,047	\$3,676,243	
E.C.F. =>									0.949
Ave. E.C.F. =>									0.968

*Conclusion: Use .942 Comm ECF.

**There were few sales in Indianfields Township. Used sales from surrounding townships.

2024 INDIANFIELDS IND ECF STUDY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
050-500-126-1000-00	FRANK	09/15/22	WD	ARMS-LENGTH	\$350,000	\$46,717	\$303,283	\$468,602	0.647
001-009-036-53	VAN DYKE	03/24/22	WD	ARMS-LENGTH	\$895,000	\$123,188	\$771,812	\$1,018,727	0.758
300-017-200-010-07	MAPLE VALLEY	04/22/21	WD	ARMS-LENGTH	\$45,000	\$9,735	\$35,265	\$58,219	0.606
152-025-100-140-00	LAKESHORE	12/27/22	WD	ARMS-LENGTH	\$344,000	\$69,575	\$274,425	\$360,822	0.761
001-009-017-10	7188 HOLLOW CORNERS	04/02/21	WD	ARMS-LENGTH	\$160,000	\$58,834	\$101,166	\$163,574	0.618
041-520-005-00	RESEARCH	11/19/21	WD	ARMS-LENGTH	\$800,000	\$99,119	\$700,881	\$1,076,693	0.651
L21-31-101-040-00	555 S COURT ST	09/16/21	WD	ARMS-LENGTH	\$200,000	\$30,352	\$169,648	\$275,593	0.616
043-500-108-0700-00	CENTER	10/26/22	WD	ARMS-LENGTH	\$70,000	\$20,328	\$49,672	\$156,715	0.317
L21-31-113-040-00	255 MCCORMICK DR	03/30/21	WD	ARMS-LENGTH	\$325,000	\$127,043	\$197,957	\$292,131	0.678
Totals:					\$3,189,000		\$2,604,109	\$3,871,076	
E.C.F. =>									0.673
Ave. E.C.F. =>									0.576

*Use .652 Industrial ECF for Indianfields Township.

**No sales in Indianfields Township. Used sales from surrounding cities and townships.

2024 Indianfields Res Vacant Acreage Sales Study
15A Knollwood, Neighborhood 013, 45 Rural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Table
05-06-100-003	POTTER	03/25/22	\$10,000	WD	03-ARMS LENGTH	1.200	1 ac
53-23-400-045	APPLETREE	02/23/22	\$10,000	WD	03-ARMS LENGTH	1.110	1 ac
18-18-400-013	VIENNA	11/09/21	\$12,000	WD	03-ARMS LENGTH	1.000	1 ac
18-14-200-006	HAYWARD	09/07/21	\$10,000	WD	03-ARMS LENGTH	0.900	1 ac
003-300-000-0440-00	BAKER	08/16/21	\$4,700	WD	03-ARMS LENGTH	0.590	1 ac
007-033-000-2600-00	DOERR	11/05/21	\$6,000	WD	03-ARMS LENGTH	0.540	1 ac
13-35-577-014	RIVER GROVE	01/28/22	\$15,000	WD	03-ARMS LENGTH	1.500	1 ac, 1.5 ac
18-17-300-022	VIENNA	10/26/21	\$10,000	WD	03-ARMS LENGTH	1.300	1 ac, 1.5 ac
13-36-100-027	MORRISH	09/18/21	\$10,500	WD	03-ARMS LENGTH	1.300	1 ac, 1.5 ac
09-11-400-022	FARRAND	05/11/21	\$13,500	WD	03-ARMS LENGTH	2.000	2 ac
050-029-100-060-40	CUSTER	04/09/21	\$14,000	WD	03-ARMS LENGTH	2.042	2 ac
180-031-300-040-05	KOYLETTE	05/06/21	\$13,000	WD	03-ARMS LENGTH	2.000	2 ac
260-012-100-075-05	LAKESHORE	06/17/21	\$11,000	WD	03-ARMS LENGTH	2.180	2 ac
240-006-300-020-08	MILLER	09/27/21	\$18,000	WD	03-ARMS LENGTH	2.630	2.5 ac
003-030-400-0630-00	ARBELA	07/29/21	\$15,000	WD	03-ARMS LENGTH	2.260	2.5 ac
013-031-100-0210-06	BLISS	01/20/22	\$15,000	WD	03-ARMS LENGTH	3.620	3 ac, 4 ac
10-010-018-00	HARTSELL	01/31/22	\$18,500	WD	03-ARMS LENGTH	5.000	5 ac
190-035-400-020-01	RUSSELL	08/27/21	\$20,000	WD	03-ARMS LENGTH	5.000	5 ac
13-20-300-007	DUFFIELD	05/25/21	\$20,000	WD	03-ARMS LENGTH	5.180	5 ac
020-012-100-010-40	BCF	07/22/21	\$32,000	WD	03-ARMS LENGTH	7.870	7 ac, 10 ac
14-22-400-015	CLIO	10/05/21	\$30,000	WD	03-ARMS LENGTH	9.700	10 ac
59-23-400-018	ATHERTON	12/03/21	\$42,500	WD	03-ARMS LENGTH	10.100	10 ac

*THERE WAS ONLY ONE ACREAGE SALE IN INDIANFIELDS TOWNSHIP. USED ACREAGE SALES FROM SURROUNDING TOWNSHIPS.

**CONCLUSION-USE THE FOLLOWING RATES FOR RESIDENTIAL AND COMMERCIAL ACREAGE:

1 ac	\$	8,000.00	10 ac	\$	30,000.00
1.5 ac	\$	10,000.00	15 ac	\$	35,000.00
2 ac	\$	11,000.00	20 ac	\$	42,500.00
2.5 ac	\$	12,000.00	25 ac	\$	57,500.00
3 ac	\$	13,000.00	30 ac	\$	66,000.00
4 ac	\$	14,000.00	40 ac	\$	100,000.00

2024 Indianfields Res Vacant Acreage Sales Study
15A Knollwood, Neighborhood 013, 45 Rural

5 ac	\$	15,000.00	50 ac	\$ 110,000.00
7 ac	\$	20,000.00	100 ac	\$ 150,000.00

2024 Indianfields Res Vacant Acreage Sales Study
46 Rural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Table
07-20-576-043	DYE	11/22/22	\$3,000	WD	03-ARMS LENGTH	0.760	1 ac
005-013-510-6400-00	GIFFORD	07/13/22	\$1,900	WD	03-ARMS LENGTH	0.360	1 ac
023-013-000-4200-00	BAY CITY-FORESTVILLE	10/19/22	\$2,250	WD	03-ARMS LENGTH	0.450	1 ac
003-300-000-0440-00	BAKER	08/16/22	\$4,700	WD	03-ARMS LENGTH	0.590	1 ac
015-240-006-00	DRYDEN	05/19/22	\$2,000	WD	03-ARMS LENGTH	0.640	1 ac
020-027-000-0700-93	MAPLEGROVE	10/21/22	\$7,000	WD	03-ARMS LENGTH	1.470	1.5 ac
006-022-010-00	JOHNSON MILL	04/12/22	\$7,000	WD	03-ARMS LENGTH	1.960	2 ac
17-19-200-015	TOBIAS	10/28/22	\$6,175	WD	03-ARMS LENGTH	2.180	2 ac
260-030-400-010-19	WELLMAN LINE	07/12/22	\$6,000	WD	03-ARMS LENGTH	2.467	2.5 ac
011-032-032-10	LAKEN	06/16/22	\$10,000	WD	03-ARMS LENGTH	2.760	2.5 ac, 3 ac
14-12-579-012	HARVARD	03/30/23	\$5,000	WD	03-ARMS LENGTH	3.000	3 ac
004-002-001-50	MARLETTE	07/30/22	\$10,000	WD	03-ARMS LENGTH	2.700	3 ac
005-024-008-30	WILCOX	11/09/22	\$14,000	WD	03-ARMS LENGTH	4.280	4 ac
006-014-004-41	DEER MEADOW	05/20/22	\$10,000	WD	03-ARMS LENGTH	4.000	4 ac
10-010-018-00	HARTSELL	01/31/22	\$18,500	WD	03-ARMS LENGTH	5.000	5 ac
190-035-400-020-01	RUSSELL	08/27/22	\$20,000	WD	03-ARMS LENGTH	5.000	5 ac
13-20-300-007	DUFFIELD	05/25/22	\$20,000	WD	03-ARMS LENGTH	5.180	5 ac
020-012-100-010-40	BCF	07/22/22	\$32,000	WD	03-ARMS LENGTH	7.870	7 ac, 10 ac
14-22-400-015	CLIO	10/05/22	\$30,000	WD	03-ARMS LENGTH	9.700	10 ac
59-23-400-018	ATHERTON	12/03/22	\$42,500	WD	03-ARMS LENGTH	10.100	10 ac

*THERE WERE NO ACREAGE SALES IN INDIANFIELDS TOWNSHIP. USED ACREAGE SALES FROM SURROUNDING TOWNSHIPS.

**CONCLUSION-USE THE FOLLOWING RATES FOR RESIDENTIAL AND COMMERCIAL ACREAGE:

1 ac	\$	4,000.00	10 ac	\$	30,000.00
1.5 ac	\$	5,000.00	15 ac	\$	35,000.00
2 ac	\$	7,000.00	20 ac	\$	42,500.00
2.5 ac	\$	8,500.00	25 ac	\$	57,500.00
3 ac	\$	10,000.00	30 ac	\$	66,000.00
4 ac	\$	12,500.00	40 ac	\$	100,000.00
5 ac	\$	15,000.00	50 ac	\$	110,000.00
7 ac	\$	20,000.00	100 ac	\$	150,000.00

2024 RES VACANT FF STUDY
 "15A KNOLLWOOD PRIME"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
15-21-501-013	GRAND BLANC	11/18/21	\$27,500	WD	03-ARMS LENGTH	2.88	210.0	130
14-22-400-015	CLIO	10/05/21	\$30,000	WD	03-ARMS LENGTH	9.70	240.0	125
013-001-300-0100-00	EAST DAYTON	05/20/21	\$78,000	WD	03-ARMS LENGTH	34.90	632.0	123
020-032-000-2900-10	STATE	09/10/21	\$53,000	WD	03-ARMS LENGTH	4.04	408.0	129
017-017-000-2600-03	BARNES	11/03/22	\$21,000	WD	03-ARMS LENGTH	2.85	160.0	131
035-500-426-6900-00	SPRUCE	10/08/21	\$10,000	WD	03-ARMS LENGTH	0.42	80.0	125
52-04-577-060	MOORE	09/22/21	<u>\$9,500</u>	WD	03-ARMS LENGTH	0.20	<u>66.0</u>	<u>143</u>
			\$229,000				1,796.0	128

*CONCLUSION: USE \$128/FF FOR "15A KNOLLWOOD PRIME".

**ONLY ONE SALE IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2024 RES VACANT FF STUDY
"15A KNOLLWOOD"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
59-14-576-204	MCEWEN	03/10/22	\$6,000	WD	ARMS LENGTH	1.00	100.0	60
310-140-200-080-03	FLOWER	01/14/22	\$6,500	WD	ARMS LENGTH	0.25	100.0	65
320-150-006-013-00	JACKSON	12/30/21	\$3,300	WD	ARMS LENGTH	0.16	66.0	50
005-007-000-0300-02	CAT LAKE	04/09/21	\$17,500	WD	ARMS LENGTH	1.83	280.0	62
002-029-000-0400-04	FRENCH	05/12/22	\$40,000	WD	ARMS LENGTH	13.06	690.0	58
250-026-200-060-01	FARNSWORTH	11/30/21	\$12,000	WD	ARMS LENGTH	5.00	166.0	72
003-030-400-0630-00	ARBELA	07/29/21	\$15,000	WD	ARMS LENGTH	2.26	245.0	61
040-034-200-040-02	PECK	05/12/21	\$23,000	WD	ARMS LENGTH	2.47	320.5	72
035-500-471-0300-00	PINE	04/23/21	<u>\$6,750</u>	WD	ARMS LENGTH	0.40	<u>132.0</u>	<u>51</u>
			\$130,050				2,099.5	62

*CONCLUSION: USE \$62/FF FOR "15A KNOLLWOOD".

**NO SALES IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2024 RES VACANT FF STUDY
 "45 RURAL, RATE GROUP A"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
59-14-576-204	MCEWEN	03/10/22	\$6,000	WD	ARMS LENGTH	1.00	100.0	60
310-140-200-080-03	FLOWER	01/14/22	\$6,500	WD	ARMS LENGTH	0.25	100.0	65
320-150-006-013-00	JACKSON	12/30/21	\$3,300	WD	ARMS LENGTH	0.16	66.0	50
002-029-000-0400-04	FRENCH	05/12/22	\$40,000	WD	ARMS LENGTH	13.06	690.0	58
003-030-400-0630-00	ARBELA	07/29/21	\$15,000	WD	ARMS LENGTH	2.26	245.0	61
250-026-200-060-01	FARNSWORTH	11/30/21	\$12,000	WD	ARMS LENGTH	5.00	166.0	72
035-500-471-0300-00	PINE	04/23/21	<u>\$6,750</u>	WD	ARMS LENGTH	0.40	<u>132.0</u>	<u>51</u>
			\$89,550				1,499.0	60

*CONCLUSION: USE \$60/FF FOR "45 RURAL, RATE GROUP A".

**NO SALES IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2024 RES VACANT FF STUDY
 "45 RURAL, RATE GROUP B"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
310-140-200-080-03	FLOWER	01/14/22	\$6,500	WD	ARMS LENGTH	0.25	100.0	65
018-032-000-1100-01	DECKERVILLE	07/12/21	\$72,000	WD	ARMS LENGTH	17.99	941.0	76
220-011-400-020-11	BURNS LINE	10/28/21	\$19,900	WD	ARMS LENGTH	4.37	240.0	83
002-035-000-6900-15	DECKERVILLE	08/26/22	\$15,500	WD	ARMS LENGTH	1.42	185.0	84
004-034-003-20	PECK	05/16/22	\$29,000	WD	ARMS LENGTH	3.95	330.0	87
017-017-000-2600-03	BARNES	04/06/21	\$14,500	WD	ARMS LENGTH	2.85	160.0	90
017-027-000-0150-02	OAK	07/26/21	\$19,900	WD	ARMS LENGTH	2.48	252.0	78
250-026-200-060-01	FARNSWORTH	11/30/21	<u>\$12,000</u>	WD	ARMS LENGTH	5.00	<u>166.0</u>	<u>72</u>
			\$189,300				2,374.0	80

*CONCLUSION: USE \$80/FF FOR "45 RURAL, RATE GROUP B".

**THERE WERE NO SALES IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2024 RES VACANT FF STUDY
 "45 RURAL, RATE GROUP H"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
09-22-400-006	OAK	01/20/22	\$86,000	WD	ARM'S LENGTH	9.80	325.0	264
260-014-300-010-00	GARDNER LINE	01/19/22	\$45,000	WD	ARM'S LENGTH	10.33	167.0	269
05-02-100-012	OAK	01/14/22	\$118,000	WD	ARM'S LENGTH	11.00	370.0	318
06-30-400-025	LAKEVIEW PARK	12/27/21	\$57,000	WD	ARM'S LENGTH	1.25	165.0	345
05-30-501-019	VASSAR	11/11/21	\$30,000	WD	ARM'S LENGTH	1.39	88.0	340
022-012-000-0200-00	RILEY	04/26/22	\$168,000	WD	ARM'S LENGTH	40.00	650.0	258
07-30-501-015	ELMS	11/01/21	\$45,000	WD	ARM'S LENGTH	3.50	164.0	274
10-01-300-007	HILL	10/22/21	\$110,000	WD	ARM'S LENGTH	10.00	334.0	329
18-18-100-003	FARRAND	10/12/21	\$30,000	WD	ARM'S LENGTH	0.50	100.0	300
15-26-300-007	TORREY	07/22/21	\$90,000	WD	ARM'S LENGTH	9.75	330.0	272
010-019-100-010-01	WHEELER	05/28/21	<u>\$159,000</u>	WD	ARM'S LENGTH	39.76	<u>660.0</u>	<u>241</u>
			\$938,000				3,353.0	280

*CONCLUSION: USE \$280/FF FOR "45 RURAL, RATE GROUP H".

**THERE WERE NO SALES IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2024 RES VACANT FF STUDY
 "46 RURAL, RATE GROUP A"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
003-300-000-0440-00	BAKER	08/16/21	\$4,700	WD	ARMS LENGTH	0.59	115.0	40
05-06-100-003	POTTER	03/25/22	\$10,000	WD	ARMS LENGTH	1.20	226.0	44
013-031-100-0210-06	BLISS	01/20/22	\$15,000	WD	ARMS LENGTH	3.62	333.0	45
320-150-006-013-00	JACKSON	12/30/21	\$3,300	WD	ARMS LENGTH	0.16	66.0	50
240-026-300-020-05	APPLEGATE	09/14/21	\$22,800	WD	ARMS LENGTH	3.02	730.0	31
310-130-200-060-02	HARRINGTON	05/25/22	\$11,000	WD	ARMS LENGTH	1.37	328.0	33
023-013-000-4200-00	BAY CITY-FORESTVILLE	10/19/21	\$2,250	WD	ARMS LENGTH	0.35	66.0	34
014-025-000-0200-00	WASHBURN	09/07/21	\$8,500	WD	ARMS LENGTH	1.20	200.0	43
014-001-000-0600-09	SHERIDAN	06/24/21	\$11,930	WD	ARMS LENGTH	3.40	250.0	47
05-06-100-003	POTTER	03/25/22	\$10,000	WD	ARMS LENGTH	1.20	226.0	44
57-12-529-068	SAGINAW	07/20/21	\$2,500	WD	ARMS LENGTH	0.20	57.0	43
014-001-000-0600-10	VAN GEISEN	06/24/21	\$8,070	WD	ARMS LENGTH	2.30	172.5	46
035-500-471-0300-00	PINE	04/23/21	<u>\$6,750</u>	WD	ARMS LENGTH	0.40	<u>132.0</u>	<u>51</u>
			\$116,800				2,901.5	40

*CONCLUSION: USE \$40/FF FOR "46 RURAL, RATE GROUP A".

**THERE WAS ONE SALE IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2024 RES VACANT FF STUDY
 "46 RURAL, RATE GROUP E M-81"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
220-016-100-010-02	BURNS LINE	12/28/21	\$54,000	WD	03-ARMS LENGTH	7.46	330.0	164
16-33-100-030	RICHFIELD	12/08/21	\$90,000	WD	03-ARMS LENGTH	15.25	533.0	168
15-21-501-013	GRAND BLANC	11/18/21	\$27,500	WD	03-ARMS LENGTH	2.88	210.0	130
14-22-400-015	CLIO	10/05/21	\$30,000	WD	03-ARMS LENGTH	9.70	240.0	125
011-015-000-0100-02	O'BRIEN	08/08/22	\$43,000	WD	03-ARMS LENGTH	9.09	300.0	143
017-017-000-2600-03	BARNES	11/03/22	\$21,000	WD	03-ARMS LENGTH	2.85	160.0	131
013-013-400-0130-00	PIERCE	02/08/23	\$52,000	WD	03-ARMS LENGTH	10.01	360.0	144
020-032-000-2900-10	STATE	09/10/21	\$53,000	WD	03-ARMS LENGTH	4.04	408.0	129
016-031-000-0300-01	MAYVILLE	10/25/21	\$78,300	WD	03-ARMS LENGTH	18.34	560.0	139
15-25-100-024	COOK	09/28/21	\$20,000	WD	03-ARMS LENGTH	1.00	116.0	172
130-020-200-010-00	SEEGER	09/14/21	\$109,900	WD	03-ARMS LENGTH	40.00	660.0	166
13-12-300-034	FARRAND	07/21/21	\$55,000	WD	03-ARMS LENGTH	10.00	338.0	162
52-04-577-060	MOORE	09/22/21	<u>\$9,500</u>	WD	03-ARMS LENGTH	0.20	<u>66.0</u>	<u>143</u>
\$643,200							4,281.0	150

*CONCLUSION: USE \$150/FF FOR "46 RURAL, RATE GROUP E, M-81".

**ONE SALE IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.

2024 RES VACANT FF STUDY
"NEIGHBORHOOD 013 " AND "45 RURAL, RATE GROUP C"

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Net Acreage	Actual Front	\$/FF
320-032-400-440-00	MINDEN	12/30/21	\$3,001	WD	03-ARMS LENGTH	0.40	132.0	23
310-140-200-080-05	FLOWER	11/02/21	\$3,000	WD	03-ARMS LENGTH	0.25	100.0	30
013-015-100-0250-00	PINE KNOLL	10/15/21	\$8,500	WD	03-ARMS LENGTH	1.71	280.0	30
240-026-300-020-05	APPLEGATE	09/14/21	\$22,800	WD	03-ARMS LENGTH	3.02	730.0	31
003-300-000-0440-00	BAKER	08/16/21	\$4,700	WD	03-ARMS LENGTH	0.59	115.0	40
014-025-000-0200-00	WASHBURN	09/07/21	\$8,500	WD	03-ARMS LENGTH	1.20	200.0	42
023-013-000-4200-00	BAY CITY-FORESTVILLE	10/19/21	\$2,250	WD	03-ARMS LENGTH	0.35	66.0	34
120-013-400-080-00	GARDNER LINE	08/10/21	\$7,500	WD	03-ARMS LENGTH	10.00	330.0	23
090-027-200-130-00	SHABBONA	04/20/21	\$4,000	WD	03-ARMS LENGTH	0.50	132.0	30
050-029-100-060-40	CUSTER	04/09/21	<u>\$14,000</u>	WD	03-ARMS LENGTH	2.04	<u>599.5</u>	<u>23</u>
			\$78,251				2,684.5	29

*CONCLUSION: USE \$29/FF FOR "NEIGHBORHOOD 013 FF AND "45 RURAL, RATE GROUP C".

****THERE WAS ONE SALE IN INDIANFIELDS TOWNSHIP. USED SALES FROM SURROUNDING CITIES AND TOWNSHIPS.**

2024 Indianfields Vacant Agricultural Study

<u>PARCEL</u>	<u>ROAD</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>ACREAGE</u>	<u>PRICE PER ACRE</u>
019-027-000-1800-00	Ormes	02/14/2023	\$ 803,954	113.65	\$ 7,073
005-016-000-2200-02	Hurds Corner	01/27/2023	\$ 123,487	18.07	\$ 6,833
012-008-000-1100-00	Darbee	01/17/2023	\$ 240,000	34.84	\$ 6,888
009-011-000-1100-00	Hobart	12/27/2022	\$ 260,000	37.96	\$ 6,849
008-011-000-0700-08	Joshua	07/27/2022	\$ 383,558	55.78	\$ 6,876
008-007-000-0400-00	McGregory	05/05/2022	\$ 240,994	33.84	\$ 7,121
014-015-000-0600-00	Ringle	03/20/2022	\$ 185,000	34.94	\$ 5,295
014-002-000-1000-01	Dixon	02/25/2022	\$ 110,000	19.09	\$ 5,762
012-024-000-1100-00	Fairgrove	01/12/2022	\$ 181,000	29.21	\$ 6,197
200-017-400-060-00	Bulgrien	12/22/2021	\$ 187,200	36.368	\$ 5,147
012-007-000-0100-00	Dutcher	10/05/2021	\$ 193,000	31.62	\$ 6,104
005-004-000-0100-05	Sanilac	09/27/2021	\$ 275,088	57.70	\$ 4,768
015-036-000-2000-04	White Creek	08/19/2021	\$ 140,228	22.30	\$ 6,288
019-016-000-0200-01	Weaver	07/21/2021	\$ 256,000	37.21	\$ 6,879
001-125-000-0400-03	Gotham	06/28/2021	\$ 231,000	35.05	\$ 6,590
005-012-004-00	Brooks	06/25/2021	\$ 416,000	79.96	\$ 5,203
006-010-008-40	Falkenbury	06/08/2021	\$ 130,000	26.03	\$ 4,994
			\$ 4,356,509	703.62	\$ 6,192

*There were no sales in Indianfields Township. Used sales from surrounding townships.

**Conclusion: Use the following rates for:

Tillable	6,192
Woods	4,700

2024 Indianfields Vacant Comm Study

<u>Parcel Number</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Front Feet</u>	<u>\$ Per FF</u>
16-025-001-80	Crown	03/14/2023	53,900	374	144
020-017-000-0800-00	Saginaw	03/01/2023	89,900	552	162
07-03-100-028	Pasadena	09/08/2022	22,000	163	134
017-009-000-2110-01	State/Murphy Lk Rd	12/21/2021	199,900	919	217
012-012-010-10	Nepessing	12/13/2021	27,000	200	135
020-018-000-2000-01	State Rd	08/04/2021	39,000	350	111
L20-83-307-040-00	Genesee St	07/15/2021	160,000	1175	136
013-017-200-0105-01	Caro/Dixon Rd	06/10/2021	74,900	400	187
04-19-100-014	Corunna Rd	06/07/2021	45,000	252	178
008-011-045-70	Trade Center Way	05/14/2021	55,000	400	138
171-030-400-310-01	Black River Rd	05/04/2021	6,000	39	153
02-15-200-031	State Rd	04/08/2021	<u>60,100</u>	<u>300</u>	<u>200</u>
			\$ 832,700	5124	163

*There was one vacant commercial sale in Indianfields Township. Used sales from surrounding cities and townships.

**Use \$163/FF.

2024 Indianfields Vacant Residential Study
 "Neighborhood 013, Rate Table 1"

<u>PARCEL</u>	<u>ROAD</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>ACREAGE</u>	<u>PRICE PER ACRE</u>
59-23-400-018	ATHERTON	12/03/2021	\$ 42,500	10.1	\$ 4,208
120-020-300-040-00	GALBRAITH LINE	04/01/2021	\$ 55,000	12.77	\$ 4,306
190-035-400-020-01	RUSSELL	08/27/2021	\$ 20,000	5	\$ 4,000
014-035-000-1900-01	OAK	04/26/2022	\$ 72,000	20.06	\$ 3,589
018-032-000-1100-01	DECKERVILLE	07/12/2021	\$ 72,000	17.99	\$ 4,002
020-012-100-010-40	BCF	07/22/2021	\$ 32,000	7.87	\$ 4,066
181-015-300-020-01	BUTLER	06/02/2021	\$ 12,500	2.99	\$ 4,181
010-019-100-010-01	WHEELER	05/28/2021	\$ 159,000	39.757	\$ 3,999
13-20-300-007	DUFFIELD	05/25/2021	<u>\$ 20,000</u>	<u>5.18</u>	<u>\$ 3,861</u>
			\$ 485,000	121.72	\$ 3,985

*There was one sale in Indianfields Township. Used sales from surrounding townships.

**Conclusion: Use the following rates for:

Tillable and Woods	3,985
Condo Site	3,000

2024 Indianfields Vacant Residential Study
 "45 Rural, Rate Table Rural"

<u>PARCEL</u>	<u>ROAD</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>ACREAGE</u>	<u>PRICE PER ACRE</u>
009-020-000-0200-00	JACOB	03/20/2022	\$ 55,000	40	\$ 1,375
14-30-300-059	LUCE	12/15/2021	\$ 155,000	60	\$ 2,583
250-026-200-060-01	FARNSWORTH	11/30/2021	\$ 12,000	5	\$ 2,400
009-022-000-0200-04	GREEN	10/28/2021	\$ 22,000	11	\$ 2,000
04-01-400-006	BEECHER	11/09/2021	\$ 55,000	26.36	\$ 2,086
260-031-200-090-00	CRIBBINS	06/03/2022	\$ 22,500	10.39	\$ 2,165
013-001-300-0100-00	EAST DAYTON	05/20/2021	\$ 78,000	34.9	\$ 2,234
170-032-100-040-10	DECKERVILLE	09/29/2021	\$ 10,000	4.247	\$ 2,355
190-036-200-020-01	MINDEN	01/20/2023	\$ 50,000	20	\$ 2,500
009-020-000-1000-03	DICKERSON	08/30/2021	\$ 136,000	102.53	\$ 1,326
120-013-400-080-00	GARDNER LINE	08/10/2021	\$ 7,500	10	\$ 750
009-030-000-0300-00	MCGREGORY	06/15/2021	\$ 115,000	78.93	\$ 1,457
14-22-400-015	CLIO	04/28/2021	<u>\$ 18,900</u>	<u>9.7</u>	<u>\$ 1,948</u>
			\$ 736,900	413.06	\$ 1,784

*There was one sale in Indianfields Township. Used sales from surrounding townships.

**Conclusion: Use the following rates for "45 Rural, Rate Table Rural":

Rural Acreage 1,784

2024 Indianfields Vacant Residential Study
"911 Western Ridge"

<u>PARCEL</u>	<u>ROAD</u>	<u>SALE DATE</u>	<u>SALE PRICE</u>	<u>ACREAGE</u>	<u>PRICE PER ACRE</u>
05-06-100-003	POTTER	03/25/2022	\$ 10,000	1.2	\$ 8,333
53-23-400-045	APPLETREE	02/23/2022	\$ 10,000	1.11	\$ 9,009
12-08-576-005	PORTER	01/21/2022	\$ 35,000	4.4	\$ 7,955
18-17-300-022	VIENNA	10/26/2021	\$ 10,000	1.3	\$ 7,692
04-26-200-007	MORRISH	09/20/2022	\$ 75,000	9.79	\$ 7,660
01-14-100-012	LAHRING	12/08/2021	\$ 75,000	10	\$ 7,500
09-22-400-006	OAK	01/20/2022	\$ 86,000	9.8	\$ 8,775
14-07-100-014	MOUNT MORRIS	08/13/2021	\$ 77,000	10	\$ 7,700
220-023-400-060-00	REDDICLIFFE	10/20/2021	\$ 40,000	5	\$ 8,000
59-22-100-017	HOWE	10/04/2021	\$ 7,000	0.87	\$ 8,046
240-026-300-020-05	APPLEGATE	09/14/2021	\$ 22,800	3.022	\$ 7,545
13-35-577-002	RIVERGROVE	08/13/2021	\$ 16,000	1.8	\$ 8,889
260-025-200-010-06	GALBRAITH LINE	07/16/2021	\$ 23,500	2.931	\$ 8,018
090-027-200-130-00	SHABBONA	04/20/2021	\$ 4,000	0.5	\$ 8,000
			\$ 491,300	61.72	\$ 7,960

*There were no sales in Indianfields Township. Used sales from surrounding townships.

**Conclusion: Use the following rates for "911 Western Ridge":

Western Ridge	7,960
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual
013-001-300-3130-00	1686 EAST DAYTON	02/27/23	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$11,640	\$151,860
013-008-300-0100-01	2268 DIXON	10/24/22	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$7,265	\$220,735
013-009-100-0200-05	1968 WESTERN RIDGE	08/19/21	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$12,080	\$277,820
013-010-300-0710-01	1469 S COLLING	04/21/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$5,400	\$144,600
013-011-200-0120-00	1488 GUN CLUB	10/07/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$10,680	\$141,320
013-011-300-0120-00	1227 JANE	01/31/23	\$220,150	WD	03-ARM'S LENGTH	\$220,150	\$31,000	\$189,150
013-011-300-2100-02	1191 RILEY	06/30/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$34,334	\$316,666
013-011-375-0200-00	1111 WARREN	09/26/22	\$102,900	WD	03-ARM'S LENGTH	\$102,900	\$14,797	\$88,103
013-011-375-1600-00	1451 MERTZ	10/07/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$9,745	\$121,255
013-011-375-3500-00	1418 ARTHUR	06/15/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$6,000	\$74,000
013-012-200-0100-02	2000 EAST DAYTON	03/03/23	\$18,600	WD	03-ARM'S LENGTH	\$18,600	\$10,204	\$8,396
013-013-100-0200-01	1549 RYAN	10/12/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$15,218	\$154,682
013-014-100-0100-03	1164 RILEY	07/26/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$48,245	\$301,755
013-014-100-0200-00	1110 RILEY	08/19/22	\$98,900	WD	03-ARM'S LENGTH	\$98,900	\$6,600	\$92,300
013-014-100-1200-00	1561 MERTZ	10/22/21	\$115,875	WD	03-ARM'S LENGTH	\$115,875	\$14,878	\$100,997
013-015-100-0130-00	330 BIRCH KNOLL	08/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$51,213	\$228,787
013-015-100-0150-00	364 BIRCHKNOLL	06/11/21	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$20,277	\$273,223
013-015-200-0350-07	124 WIRELINE	08/01/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$42,825	\$277,175
013-015-435-0700-00	304 WIRELINE	05/31/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$37,958	\$87,042
013-015-440-1000-00	1745 PINE KNOLL	11/08/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$13,000	\$117,000
013-015-440-3000-00	319 OAK KNOLL	11/19/21	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$17,207	\$147,693
013-015-440-3700-00	1676 CEDAR KNOLL	05/28/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$26,876	\$142,124
013-015-440-3800-00	1664 CEDAR KNOLL	02/10/23	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$18,280	\$192,720
013-015-440-4200-00	322 MAPLE KNOLL	10/14/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$13,000	\$160,000
013-016-200-1000-01	1685 DIXON	03/29/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$39,600	\$180,400
013-017-200-1300-00	2111 W CARO	01/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$2,040	\$47,960
013-019-759-0200-01	2531 CENTER	10/03/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$7,140	\$177,860
013-019-759-0300-00	2525 CENTER	12/23/21	\$101,100	WD	03-ARM'S LENGTH	\$101,100	\$4,123	\$96,977
013-020-200-0215-01	2100 W WELLS	02/14/22	\$63,400	LC	03-ARM'S LENGTH	\$63,400	\$10,938	\$52,462
013-023-300-0900-00	2325 MERTZ	11/05/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$3,960	\$111,040
013-031-200-0200-00	2523 BLISS	10/07/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$16,000	\$174,000
013-031-200-0300-00	3026 CHAMBERS	03/10/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$9,810	\$120,190

013-031-200-0500-02	2657 W BLISS	01/25/23	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$8,751	\$127,249
013-032-100-0200-07	2457 COTTRELL	04/16/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$18,175	\$206,825
013-032-100-0200-07	2457 COTTRELL	03/03/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$18,699	\$216,301
013-032-300-0205-04	3485 CHAMBERS	05/02/22	\$206,900	WD	03-ARM'S LENGTH	\$206,900	\$10,620	\$196,280
013-032-300-1400-01	2330 W SANILAC	11/11/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$16,104	\$113,896
013-033-200-0130-00	1731 W BLISS	06/28/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$9,900	\$130,100
013-035-400-0107-01	1077 E SANILAC	05/17/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$23,400	\$166,600
Totals:			\$6,805,525			\$6,805,525		\$6,127,543

Cost Man. \$	E.C.F.
\$138,229	1.099
\$195,327	1.130
\$210,909	1.317
\$145,157	0.996
\$179,316	0.788
\$181,672	1.041
\$315,199	1.005
\$111,777	0.788
\$132,200	0.917
\$126,620	0.584
\$41,701	0.201
\$148,035	1.045
\$249,939	1.207
\$88,838	1.039
\$87,045	1.160
\$454,132	0.504
\$282,436	0.967
\$256,140	1.082
\$103,929	0.838
\$131,436	0.890
\$153,897	0.960
\$138,928	1.023
\$246,796	0.781
\$168,110	0.952
\$162,748	1.108
\$67,552	0.710
\$148,822	1.195
\$84,598	1.146
\$130,643	0.402
\$104,717	1.060
\$189,697	0.917
\$172,415	0.697

\$118,435	1.074
\$259,279	0.798
\$298,960	0.724
\$249,372	0.787
\$115,586	0.985
\$148,783	0.874
\$211,096	0.789
\$6,750,471	
E.C.F. =>	0.908
Ave. E.C.F. =>	0.912

2024 Indianfields Township
Vacant Ind Per FF Study

<u>Parcel Number</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>FF</u>	<u>\$ Per FF</u>
020-016-000-0800-00	Saginaw	06/10/2022	525,000	3627.00	\$ 144
310-160-200-030-05	Lancaster	10/14/2021	11,705	66.30	\$ 177
59-11-552-002	Genesee	01/29/2022	26,120	94.00	\$ 278
01-08-300-002	Duffield	05/24/2022	125,820	503.00	\$ 250
02-13-5-31-1001-000	Westervelt	06/22/2021	317,244	1,174.00	\$ 270
02-15-100-023	Sojourner	07/22/2021	<u>40,000</u>	<u>248.00</u>	<u>\$ 161</u>
			1,045,889	5,712.30	\$ 183

*No sales in Indianfields Township. Used sales in surrounding cities and townships.

**Use \$183/FF for Indianfields Township.

2024 Indianfields Township
Vacant Ind Per FF Study

Notes

2024 Indianfields Township
Vacant Ind Per SF Study

<u>Parcel Number</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Sq. Ft.</u>	<u>\$ Per SF</u>
008-011-045-90	Trade Center Way	09/02/2021	40,000	490,485.60	\$ 0.08
009-004-011-00	Clear Lake	03/24/2023	200,000	1,430,074.00	\$ 0.14
001-009-017-10	Hollow Corners	04/02/2021	25,000	87,120.00	\$ 0.29
02-15-100-023	Sojourner	07/22/2021	40,000	201,682.00	\$ 0.20
005-133-004-25	Enterprise	10/10/2022	20,000	204,732.00	\$ 0.10
001-009-036-53	Van Dyke	03/24/2022	80,000	307,969.00	\$ 0.26
			405,000	2,722,062.60	\$ 0.15

*No sales in Indianfields Township. Used sales in surrounding cities and townships.

**Use .15 per sq. ft. for Indianfields Township.

2024 Indianfields Township
Vacant Ind Per SF Study

Notes