

2025 LAND VALUE ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Commercial				2 Year Sales Study April 1, 2022 through March 31, 2024																		
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Land Table	
60-17-579-081	144 RUTH ST	09/27/22	\$125,000	MLC	03-ARM'S LENGTH	\$125,000	\$62,600	50.08	\$125,216	\$30,851	\$31,067	122.8	141.0	0.49	0.49	\$251	\$63,479	\$1.46	150.00	2001	2001	COMMERCIAL/INDUSTRIAL
60-17-579-090	231 W HICKORY ST	02/08/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$36,700	40.78	\$73,356	\$29,819	\$13,175	52.1	69.0	0.14	0.14	\$573	\$208,524	\$4.79	90.00	2001	2001	COMMERCIAL/INDUSTRIAL
60-21-100-015	276 E STATE ST	09/29/22	\$57,500	MLC	03-ARM'S LENGTH	\$57,500	\$38,200	66.43	\$76,320	\$14,006	\$32,826	129.7	263.0	0.53	0.53	\$108	\$26,678	\$0.61	87.00	2001	2001	COMMERCIAL/INDUSTRIAL
Totals:			\$272,500			\$272,500	\$137,500		\$274,892	\$74,676	\$77,068	304.6		1.15	1.15							
								Sale. Ratio =>	50.46			Average		Average			Average					
								Std. Dev. =>	12.99			per FF=>	\$245	per Net Acre=>	64,710.57		per SqFt=>	\$1.49				

2022 Land Values	\$255
2023 Land Values	\$255
2024 Land Values	\$245
2025 Land Values	\$245