

2025 LAND VALUE ANALYSIS
Residential Neighborhood 1000

CITY OF MONTROSE GENESEE COUNTY
2 Year Sales Study April 1, 2022 through March 31, 2024

Parcel Number	Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	\$ Cur. Asmnt	Usd/Adj. Sale	ur. Apprais	and Residual	it. Land Val	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acr	Dollars/SqFt	Actual Front	ECF Area	Land Table	Gravel	Paved	spected Date	Use Code	Class	Rate Group 1	
60-16-300-347	E STATI	05/19/22	\$115,000	WD	03-ARM'S L	\$115,000	\$48,700	42.35	\$97,445	\$62,241	\$44,686	194.3	528.0	1.30	1.30	\$320	\$47,988	\$1.10	107.00	1010	1010	RESIC	0	0	#####	RENTAL	401	RESIDENTIAL
60-16-300-269	E HICK	01/18/23	\$161,000	WD	03-ARM'S L	\$161,000	\$82,200	51.06	\$164,372	\$38,130	\$41,502	180.4	277.0	0.93	0.93	\$211	\$41,088	\$0.94	146.00	1010	1010	RESIC	0	0	#####	RES 1 FAMI	401	RESIDENTIAL
60-16-300-280	E HICK	04/21/21	\$100,000	WD	03-ARM'S L	\$100,000	\$43,900	43.90	\$87,814	\$26,261	\$14,075	65.5	90.0	0.17	0.17	\$401	\$153,573	\$3.53	83.00	1010	1010	RESIC	0	0	#####		401	RESIDENTIAL
60-16-300-119	E STATI	04/27/22	\$70,000	WD	03-ARM'S L	\$70,000	\$32,400	46.29	\$64,829	\$21,779	\$16,608	72.2	158.0	0.24	0.24	\$302	\$91,126	\$2.09	66.00	1010	1010	RESIC	0	0	NOT INSPECTED		401	RESIDENTIAL
60-16-551-NORTH ST		06/29/22	\$6,000	WD	03-ARM'S L	\$6,000	\$9,000	150.00	\$17,987	\$6,000	\$17,987	78.2	129.0	0.24	0.24	\$77	\$25,316	\$0.58	80.00	1020	1020	RESIC	0	0	6/14/2023		402	RESIDENTIAL
60-16-551-224 ELIZAB		02/04/22	\$180,000	WD	03-ARM'S L	\$180,000	\$83,700	46.50	\$167,430	\$29,385	\$16,815	73.1	125.0	0.22	0.22	\$402	\$136,674	\$3.14	75.00	1020	1020	RESIC	0	0	NOT INSPECTED		401	RESIDENTIAL
Totals:			\$632,000			\$632,000	\$299,900		\$599,877	\$183,796	\$151,673	663.7		3.09	3.09													
							Sale. Ratio	47.45			Average			Average														
							Std. Dev. =	42.55			per FF=>	\$277		per Net Aci	59,538.71			per SqFt=>	\$1.37									

2022 Land '1	\$222
2023 Land '1	\$283
2024 Land '1	\$287
2025 Land '1	\$277