

2025 LAND VALUE ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Residential Neighborhood 2000					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
60-21-100-004	232 E STATE ST	04/27/22	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$42,800	48.09	\$85,596	\$15,187	\$11,783	58.9	164.0	0.19	0.19	\$258	\$80,782	\$1.85	50.00	2010	2010 RESIDENTIAL- SE SECTION 21
60-21-501-027	237 PERRY ST	08/18/21	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$52,300	44.70	\$104,664	\$28,527	\$16,191	89.0	146.0	0.30	0.30	\$321	\$94,460	\$2.17	90.00	2020	2020 RESIDENTIAL- SE SECTION 21
60-21-502-024	150 PERRY ST	10/21/22	\$90,500	WD	03-ARM'S LENGTH	\$90,500	\$43,100	47.62	\$86,146	\$17,080	\$12,726	63.6	100.0	0.17	0.17	\$268	\$99,302	\$2.28	75.00	2010	2010 RESIDENTIAL- SE SECTION 21
60-21-503-038	125 LINCOLN ST	07/07/21	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$35,800	45.90	\$71,645	\$19,798	\$13,443	73.9	124.0	0.23	0.23	\$268	\$87,991	\$2.02	79.00	2010	2010 RESIDENTIAL- SE SECTION 21
Totals:			\$374,500			\$374,500	\$174,000		\$348,051	\$80,592	\$54,143	285.4		0.89	0.89						
Sale. Ratio =>								46.46	Average					Average			Average				
Std. Dev. =>								1.57	per FF=>				\$282	per Net Acre=>		90,859.08	per SqFt=>		\$2.09		

2022 Land Values	\$222
2023 Land Values	\$260
2024 Land Values	\$282
2025 Land Values	\$282