

2025 LAND VALUE ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Residential Neighborhood 3000						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
60-20-200-019	183 S GENESEE ST	05/13/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$44,300	59.07	\$88,533	\$1,053	\$14,586	66.0	132.0	0.20	0.20	\$16	\$5,265	\$0.12	66.00	3030	3030 RESIDENTIAL- SW SECTION 20
60-20-200-036	178 S GENESEE ST	05/28/21	\$89,900	PTA	03-ARM'S LENGTH	\$89,900	\$42,600	47.39	\$85,154	\$21,103	\$16,357	74.0	166.0	0.25	0.25	\$285	\$83,742	\$1.92	66.00	3030	3030 RESIDENTIAL- SW SECTION 20
60-20-528-038	227 W STATE ST	01/26/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,800	40.67	\$97,664	\$37,780	\$15,444	66.0	132.0	0.20	0.20	\$572	\$188,900	\$4.34	66.00	3030	3030 RESIDENTIAL- SW SECTION 20
Totals:			\$284,900			\$284,900	\$135,700		\$271,351	\$59,936	\$46,387	206.0		0.65	0.65						
Sale. Ratio =>								47.63	Average					Average							
Std. Dev. =>								9.31	per FF=>				\$291	per Net Acre=>	91,926.38	Average		per SqFt=>	\$2.11		

2022 Land Values	\$234
2023 Land Values	\$250
2024 Land Values	\$291
2025 Land Values	\$290