

2025 LAND VALUE ANALYSIS

CITY OF MONTROSE

GENESEE COUNTY

Residential Neighborhood 4000					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
60-17-400-066	139 N SAGINAW ST	03/13/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$107,900	52.13	\$215,707	\$29,991	\$38,698	136.7	177.0	0.54	0.54	\$219	\$55,953	\$1.28	132.00	4010	4010 RESIDENTIAL-NW SECTION 17
60-17-576-029	CLARKE ST	07/27/22	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$18,500	34.58	\$36,966	\$41,470	\$24,936	112.3	132.0	0.38	0.38	\$369	\$110,293	\$2.53	124.00	4010	4010 RESIDENTIAL-NW SECTION 17
60-17-579-092	180 EREAN ST	06/04/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$42,200	46.89	\$84,484	\$18,951	\$13,435	64.9	118.0	0.18	0.18	\$292	\$104,702	\$2.40	67.00	4030	4030 RESIDENTIAL- NW SECTION 17
60-17-580-036	317 ORCHARD ST	11/10/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$62,700	48.27	\$125,482	\$21,090	\$16,672	75.1	170.0	0.25	0.25	\$281	\$84,360	\$1.94	64.00	4010	4010 RESIDENTIAL-NW SECTION 17
Totals:			\$480,400			\$480,400	\$231,300		\$462,639	\$111,502	\$93,741	389.1		1.34	1.34						
								Sale. Ratio ==>	48.15	Average				Average				Average			
								Std. Dev. ==>	7.59	per FF==>			\$287	per Net Acre==>	83,024.57				per SqFt==>	\$1.91	

2022 Land Values	\$222
2023 Land Values	\$260
2024 Land Values	\$287
2025 Land Values	\$287