

# 2025 - Gaines Township Land Determinations

## Residential Site Value

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
10-10-400-004	6515 SEYMOUR RD	9/21/2023	\$ 309,900	\$ 36,798	1.88	\$ 19,573
10-13-100-016	7525 REID RD	9/15/2022	\$ 305,000	\$ 24,670	1.24	\$ 19,895
10-02-400-027	5372 MORRISH RD	5/4/2023	\$ 27,000	\$ 19,245	0.95	\$ 20,258
10-14-576-009	7338 MORRISH RD	9/16/2022	\$ 100,000	\$ 11,540	0.557	\$ 20,718
10-08-200-012	11103 HILL RD	7/18/2022	\$ 219,900	\$ 21,990	1	\$ 21,990
10-24-400-009	8523 BEERS RD	3/17/2023	\$ 242,900	\$ 24,528	1.1	\$ 22,298
10-29-100-036	11305 COOK RD	2/23/2023	\$ 280,000	\$ 60,715	2.61	\$ 23,262
10-16-300-007	10364 GRAND BLANC RD	12/15/2023	\$ 249,900	\$ 19,506	0.83	\$ 23,501
10-20-200-012	8254 NICHOLS RD	5/12/2022	\$ 283,200	\$ 56,606	2.27	\$ 24,937
10-23-100-035	8191 SEYMOUR RD	2/16/2024	\$ 250,000	\$ 56,234	2.011	\$ 27,963
10-23-400-021	8084 COOK RD	11/22/2022	\$ 239,900	\$ 28,787	1	\$ 28,787
10-13-300-017	7389 MORRISH RD	4/18/2022	\$ 240,000	\$ 20,262	0.7	\$ 28,946
10-02-400-026	5382 MORRISH RD	3/27/2023	\$ 255,000	\$ 45,820	1.54	\$ 29,753
10-13-400-023	7038 GRAND BLANC RD	4/1/2022	\$ 310,000	\$ 29,701	0.975	\$ 30,463
10-12-551-048	7344 REID RD	10/24/2022	\$ 250,000	\$ 42,441	1.39	\$ 30,533
10-31-577-153	605 GENESEE ST	7/21/2023	\$ 184,000	\$ 32,809	1.056	\$ 31,069
10-22-100-003	8273 VAN VLEET RD	2/23/2023	\$ 120,000	\$ 15,776	0.5	\$ 31,552
10-30-300-003	9335 SHERIDAN RD	6/9/2023	\$ 195,900	\$ 15,947	0.5	\$ 31,894
10-21-200-017	10147 GRAND BLANC RD	10/25/2023	\$ 120,000	\$ 33,494	1.01	\$ 33,162
10-13-200-008	7051 REID RD	1/29/2024	\$ 215,000	\$ 34,291	1.02	\$ 33,619
10-12-400-011	7258 REID RD	8/4/2023	\$ 215,000	\$ 33,299	0.96	\$ 34,686
10-09-300-017	10306 REID RD	8/24/2022	\$ 193,000	\$ 36,719	1.05	\$ 34,970
10-24-300-005	8362 BEERS RD	8/29/2023	\$ 180,000	\$ 24,355	0.69	\$ 35,297
10-23-100-029	8077 SEYMOUR RD	1/10/2024	\$ 201,000	\$ 51,454	1.43	\$ 35,982
10-11-526-024	8029 HILL RD	7/3/2023	\$ 287,000	\$ 49,057	1.351	\$ 36,312
10-22-200-020	8186 SEYMOUR RD	8/22/2022	\$ 200,000	\$ 20,773	0.57	\$ 36,444
10-06-200-016	5262 DUFFIELD RD	7/13/2023	\$ 310,000	\$ 32,973	0.9	\$ 36,637
10-22-100-005	8259 VAN VLEET RD	6/16/2023	\$ 235,900	\$ 20,537	0.56	\$ 36,673
10-10-300-005	9360 REID RD	10/30/2023	\$ 239,900	\$ 27,872	0.75	\$ 37,163
10-10-300-009	9490 REID RD	5/16/2022	\$ 260,000	\$ 38,771	1	\$ 38,771
10-12-551-004	6465 MORRISH RD	1/10/2024	\$ 223,250	\$ 34,650	0.883	\$ 39,241
10-24-100-003	8019 MORRISH RD	3/24/2023	\$ 130,000	\$ 12,872	0.31	\$ 41,523
10-23-300-003	8287 SEYMOUR RD	7/13/2023	\$ 247,000	\$ 41,694	1	\$ 41,694
10-10-576-012	9084 REID RD	9/20/2023	\$ 225,000	\$ 26,098	0.574	\$ 45,467
10-07-100-015	12247 HILL RD	1/31/2023	\$ 214,000	\$ 28,901	0.6	\$ 48,168
Totals:		Standard site is 1 acre		\$ 1,111,185	36.767	\$ 30,222

## Residential Vacant Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
10-01-300-007	7400 HILL RD	5/12/2023	\$ 100,000	\$ 100,000	10.08	\$ 9,921
10-30-300-026	12368 BALDWIN RD	10/28/2022	\$ 30,000	\$ 30,000	3	\$ 10,000
10-27-300-025	9470 BALDWIN RD	3/22/2024	\$ 25,000	\$ 25,000	2.17	\$ 11,521
10-29-300-023	9475 DUFFIELD RD	12/16/2022	\$ 30,500	\$ 30,500	2.59	\$ 11,776
10-29-300-024	11502 BALDWIN RD	3/5/2024	\$ 22,000	\$ 22,000	1.8	\$ 12,222
10-34-400-025	RAY RD	3/28/2024	\$ 65,000	\$ 65,000	5	\$ 13,000
10-08-501-012	DUFFIELD RD	9/13/2022	\$ 6,000	\$ 6,000	0.459	\$ 13,072
10-29-300-022	9457 DUFFIELD RD	7/29/2022	\$ 35,000	\$ 35,000	2.59	\$ 13,514
10-23-100-019	8181 SEYMOUR RD	2/16/2024	\$ 30,000	\$ 30,000	2.09	\$ 14,354
10-19-200-033	8230 DUFFIELD RD	7/26/2023	\$ 15,000	\$ 15,000	1	\$ 15,000
10-10-300-038	HIDDEN FORREST DR	6/9/2023	\$ 40,000	\$ 40,000	2.66	\$ 15,038
10-09-300-006	10380 REID RD	3/21/2024	\$ 16,500	\$ 16,500	1.07	\$ 15,421
10-15-400-011	9208 GRAND BLANC RD	11/4/2022	\$ 18,000	\$ 18,000	1.08	\$ 16,667
10-15-400-011	9208 GRAND BLANC RD	5/26/2023	\$ 18,000	\$ 18,000	1.08	\$ 16,667
10-16-300-020	10432 GRAND BLANC RD	9/21/2023	\$ 27,500	\$ 27,500	1.55	\$ 17,742
10-35-300-037	10476 JEWELL RD	9/22/2023	\$ 185,000	\$ 180,000	10.13	\$ 17,769
10-13-400-024	7016 GRAND BLANC RD	4/24/2023	\$ 28,000	\$ 28,000	1.47	\$ 19,048
Totals:				\$ 686,500	49.819	
Less 17 sites at 30k:				\$ 176,500	31.819	\$ 5,547

Final Conclusion of Residential Rates will be:

**30,000** First Acre Site Value  
**5,500** Per Acre for Extra Acreage

## Agricultural Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
10-05-100-021	MILLER RD	6/23/2022	\$ 139,900	\$ 139,900	30	\$ 4,663
10-05-100-030	MILLER RD	6/23/2022	\$ 144,600	\$ 144,600	31	\$ 4,665
10-21-300-009	COOK RD	9/9/2022	\$ 68,000	\$ 68,000	9.6	\$ 7,083
10-23-100-036	SEYMOUR RD	1/24/2023	\$ 170,000	\$ 170,000	37.73	\$ 4,506
10-23-400-022	MORRISH RD	3/14/2023	\$ 450,000	\$ 450,000	101.28	\$ 4,443
10-27-300-018	BALDWIN RD	9/14/2023	\$ 126,046	\$ 126,046	9.5	\$ 13,268
Totals:				\$ 1,098,546	219.11	\$ 5,014

Final Conclusion of rates for Agricultural Land will be:

**30,000** First Acre Site Value - derived from residential sales  
**5,000** Per Acre for Extra Acreage

## Oak/Hill Sites

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
10-03-504-034	9432 WOODSIDE TRL	10/31/2022	\$ 170,000	\$ 26,043	0.269	\$ 96,814
10-03-504-029	5168 PERI ST	8/19/2023	\$ 220,000	\$ 31,386	0.323	\$ 97,170
10-03-551-012	5364 OAKHILL DR	5/1/2023	\$ 280,000	\$ 37,010	0.371	\$ 99,757
10-03-552-010	9511 HILL RD	4/13/2022	\$ 281,400	\$ 51,353	0.496	\$ 103,534
10-03-504-013	9327 WOODSIDE TRL	5/31/2023	\$ 240,000	\$ 28,982	0.267	\$ 108,547
10-03-551-014	5348 OAKHILL DR	11/18/2022	\$ 329,000	\$ 40,779	0.371	\$ 109,916
10-03-505-014	5147 MARK DAVID DR	10/17/2022	\$ 257,500	\$ 27,967	0.242	\$ 115,566
10-03-505-017	9255 WOODSIDE TRL	9/22/2022	\$ 284,000	\$ 53,680	0.443	\$ 121,174
10-03-504-016	9353 WOODSIDE TRL	6/30/2023	\$ 217,000	\$ 32,439	0.267	\$ 121,494
10-03-502-004	5098 WOODSTOCK DR	4/22/2022	\$ 222,000	\$ 30,008	0.22	\$ 136,400
10-03-505-030	5068 MARK DAVID DR	4/6/2023	\$ 223,000	\$ 35,165	0.242	\$ 145,310
10-03-504-049	5156 WOODSTOCK DR	7/31/2023	\$ 220,000	\$ 35,902	0.22	\$ 163,191
10-03-551-027	5331 OAKHILL DR	5/10/2022	\$ 357,000	\$ 51,549	0.312	\$ 165,221
10-03-503-002	5083 JOY DR	6/7/2023	\$ 197,000	\$ 64,369	0.223	\$ 288,650
10-03-551-022	5291 OAKHILL DR	12/29/2023	\$ 360,000	\$ 128,511	0.312	\$ 411,894
Totals:				\$ 675,143	4.578	\$ 147,476
				Standard Lot is .25 Acre		\$ 36,869

Final Conclusion of site value that will be used is:

**36,000** Per Site (.25 Acre)

**5,500** Extra Acreage - Derived from Residential Sales

## Oakwood Sites

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
10-03-501-016	9356 ELAINE DR	8/29/2023	\$ 220,000	\$ 25,071	0.43	\$ 58,305
10-03-501-083	9312 SUE CT	2/29/2024	\$ 222,000	\$ 22,007	0.344	\$ 63,974
10-03-501-040	9241 PARK PL	6/22/2022	\$ 245,000	\$ 61,907	0.32	\$ 193,459
10-03-501-096	9373 ELAINE DR	4/18/2023	\$ 218,000	\$ 60,421	0.275	\$ 219,713
10-03-501-045	5094 WALDEN DR	2/28/2024	\$ 210,000	\$ 63,658	0.22	\$ 289,355
Totals:				\$ 233,064	1.589	\$ 146,673
				Standard Lot size is .25 Acre		\$ 36,668

Final Conclusion of site value that will be used is:

**36,000** Per Site (.25 Acre)

**5,500** Extra Acreage - Derived from Residential Sales

## Industrial Land

\* Utilizing Agricultural land values for Vacant Industrial Property

All Industrial Parcels in Gaines Township Owned by Consumers Energy

Final Conclusion of rates for Industrial Land that will be used:

\$	30,000	Site
\$	5,000	Extra Acres

## Commercial Land

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	
08-12-200-008	4533 N MCKINLEY RD	10/26/2022	\$ 358,000	\$ 358,000	17.45	\$ 20,516	*
10-35-300-001	10289 SEYMOUR RD	5/13/2022	\$ 339,000	\$ 166,738	3.00	\$ 55,579	
10-23-200-030	8045 GRAND BLANC RD	7/12/2022	\$ 165,000	\$ 165,000	2.53	\$ 65,347	
55-27-580-044	116 S MCKINLEY	9/30/2022	\$ 25,000	\$ 25,000	0.25	\$ 98,425	*
10-31-577-039	210 GENESEE ST	4/22/2022	\$ 39,600	\$ 23,767	0.20	\$ 117,658	
10-19-200-023	8030 DUFFIELD RD	7/24/2023	\$ 300,000	\$ 217,452	0.49	\$ 443,780	
10-19-200-016	GRAND BLANC RD	7/24/2023	\$ 300,000	\$ 300,000	0.49	\$ 612,245	
Totals:				\$ 1,255,957	24.411	\$ 51,450	

\* Comparable Unit Sales

Final Conclusion of Commercial Acreage will be:

51,500	Per Acre
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