

Unit: 13 - Chesaning Township

Rates/Values for Neighborhood 1000.RESIDENTIAL ACREAGE, Last Edited: 01/14/2026

Values for Acreage Table 1: 'TOWNSHIP RES ACREAGE'

1	Acre: 18,500	3	Acre: 42,500	10	Acre: 85,100	30	Acre: 140,300
1.5	Acre: 27,350	4	Acre: 50,000	15	Acre: 105,300	40	Acre: 174,500
2	Acre: 36,200	5	Acre: 54,500	20	Acre: 111,600	50	Acre: 214,500
2.5	Acre: 40,700	7	Acre: 65,900	25	Acre: 126,500	100	Acre: 414,500

Values for Acreage Table 2: 'VILLAGE RES ACREAGE'

1	Acre: 18,500	3	Acre: 42,500	10	Acre: 85,100	30	Acre: 140,300
1.5	Acre: 27,350	4	Acre: 50,000	15	Acre: 105,300	40	Acre: 174,500
2	Acre: 36,200	5	Acre: 54,500	20	Acre: 111,600	50	Acre: 214,500
2.5	Acre: 40,700	7	Acre: 65,900	25	Acre: 126,500	100	Acre: 414,500

Unit: 13 - Chesaning Township

Rates/Values for Neighborhood 2011.COMMOUTLYING 2011, Last Edited: 01/24/2026

Values for Acreage Table 1: 'SECONDARY'

1	Acre: 18,500	3	Acre: 42,500	10	Acre: 85,100	30	Acre: 140,300
1.5	Acre: 27,350	4	Acre: 50,000	15	Acre: 105,300	40	Acre: 174,500
2	Acre: 36,200	5	Acre: 54,500	20	Acre: 111,600	50	Acre: 214,500
2.5	Acre: 40,700	7	Acre: 65,900	25	Acre: 126,500	100	Acre: 414,500

Values for Acreage Table 2: 'MAIN'

1	Acre: 70,000	3	Acre: 140,100	10	Acre: 225,000	30	Acre: 501,000
1.5	Acre: 100,500	4	Acre: 144,800	15	Acre: 250,500	40	Acre: 668,000
2	Acre: 120,000	5	Acre: 150,000	20	Acre: 334,000	50	Acre: 835,000
2.5	Acre: 137,500	7	Acre: 175,000	25	Acre: 417,500	100	Acre: 1,670,000

Unit: 13 - Chesaning Township

Rates/Values for Neighborhood 2012.COMMVILLAGE 2012, Last Edited: 01/24/2026

Frontages:

Frontage 'A': Description: 'MAIN'	FF Rate: 435
Standard Frontage: 0	Standard Depth : 132
Frontage 'B': Description: 'SECONDARY'	FF Rate: 220
Standard Frontage: 0	Standard Depth : 132

Values for Acreage Table 1: 'SECONDARY'

1	Acre: 18,500	3	Acre: 42,500	10	Acre: 85,100	30	Acre: 140,300
1.5	Acre: 27,350	4	Acre: 50,000	15	Acre: 105,300	40	Acre: 174,500
2	Acre: 36,200	5	Acre: 54,500	20	Acre: 111,600	50	Acre: 214,500
2.5	Acre: 40,700	7	Acre: 65,900	25	Acre: 126,500	100	Acre: 414,500

Values for Acreage Table 2: 'MAIN'

1	Acre: 70,000	3	Acre: 140,100	10	Acre: 225,000	30	Acre: 501,000
1.5	Acre: 100,500	4	Acre: 144,800	15	Acre: 250,500	40	Acre: 668,000
2	Acre: 120,000	5	Acre: 150,000	20	Acre: 334,000	50	Acre: 835,000
2.5	Acre: 137,500	7	Acre: 175,000	25	Acre: 417,500	100	Acre: 1,670,000

Unit: 13 - Chesaning Township

Rates/Values for Neighborhood 2013.COMMM-52 2013, Last Edited: 01/24/2026

Values for Acreage Table 1: 'SECONDARY'

1	Acre: 18,500	3	Acre: 42,500	10	Acre: 85,100	30	Acre: 140,300
1.5	Acre: 27,350	4	Acre: 50,000	15	Acre: 105,300	40	Acre: 174,500
2	Acre: 36,200	5	Acre: 54,500	20	Acre: 111,600	50	Acre: 214,500
2.5	Acre: 40,700	7	Acre: 65,900	25	Acre: 126,500	100	Acre: 414,500

Values for Acreage Table 2: 'MAIN'

1	Acre: 70,000	3	Acre: 140,100	10	Acre: 225,000	30	Acre: 501,000
1.5	Acre: 100,500	4	Acre: 144,800	15	Acre: 250,250	40	Acre: 668,000
2	Acre: 120,000	5	Acre: 150,000	20	Acre: 334,000	50	Acre: 835,000
2.5	Acre: 137,500	7	Acre: 175,000	25	Acre: 417,500	100	Acre: 1,670,000

Unit: 13 - Chesaning Township

Rates/Values for Neighborhood 251.COMMERCIAL PERSONAL PROPERTY, Last Edited: 09/13/2008

Unit: 13 - Chesaning Township
Rates/Values for Neighborhood 3010.VILLAGE INDUSTRIAL, Last Edited: 01/24/2026

Frontages:

Frontage 'A':	Description: 'MAIN	'	FF Rate: 435
	Standard Frontage: 0		Standard Depth : 132
Frontage 'B':	Description: 'SECONDARY	'	FF Rate: 220
	Standard Frontage: 0		Standard Depth : 132

Values for Acreage Table 1: 'SECONDARY'

1 Acre: 18,500	3 Acre: 42,500	10 Acre: 85,100	30 Acre: 140,300
1.5 Acre: 27,350	4 Acre: 50,000	15 Acre: 105,300	40 Acre: 174,500
2 Acre: 36,200	5 Acre: 54,500	20 Acre: 111,600	50 Acre: 214,500
2.5 Acre: 40,700	7 Acre: 65,900	25 Acre: 126,500	100 Acre: 414,500

Values for Acreage Table 2: 'MAIN'

1 Acre: 70,000	3 Acre: 140,100	10 Acre: 225,000	30 Acre: 501,000
1.5 Acre: 100,500	4 Acre: 144,800	15 Acre: 250,500	40 Acre: 668,000
2 Acre: 120,000	5 Acre: 150,000	20 Acre: 334,000	50 Acre: 835,000
2.5 Acre: 137,500	7 Acre: 175,000	25 Acre: 417,500	100 Acre: 1,670,000

Unit: 13 - Chesaning Township
Rates/Values for Neighborhood 3012.OUTLYING INDUSTRIAL, Last Edited: 01/24/2026

Rates for Rate Table 'UTILITY', (Acres)

ROW	: 0
UTILITY	: 5,850

Unit: 13 - Chesaning Township
Rates/Values for Neighborhood 3020.PRIME LAND, Last Edited: 01/24/2026

Values for Acreage Table 1: ''

1 Acre: 70,000	3 Acre: 140,100	10 Acre: 225,000	30 Acre: 501,000
1.5 Acre: 100,500	4 Acre: 144,800	15 Acre: 250,500	40 Acre: 668,000
2 Acre: 120,000	5 Acre: 150,000	20 Acre: 334,000	50 Acre: 835,000
2.5 Acre: 137,500	7 Acre: 175,000	25 Acre: 417,500	100 Acre: 1,670,000

Unit: 13 - Chesaning Township
Rates/Values for Neighborhood 44.AGRICULTURAL, Last Edited: 01/24/2026

Rates for Rate Table 'SOIL TYPES', (Acres)

ROW	: 0	
1 SOIL - 100%	: 6,700	
2 SOIL - 95%	: 6,400	
3 SOIL - 90%	: 6,000	
4 SOIL - 85%	: 5,700	
5 SOIL - 80 %	: 5,400	
6 SOIL - 75%	: 5,000	
7A WOOD FRONT	: 4,900	
7B WOODS REAR	: 4,900	
TILED 8 RODS	: 350	(Not included in total acreage calculation)
RANDOM TILE	: 200	(Not included in total acreage calculation)
COUNTY DRAIN	: 0	
TILED 2-4 RODS	: 450	(Not included in total acreage calculation)

Unit: 13 - Chesaning Township
Rates/Values for Neighborhood 7010.EXEMPT, Last Edited: / /

Unit: 13 - Chesaning Township
Rates/Values for Neighborhood REF.REFERENCE REAL, Last Edited: 12/28/2025

Unit: 13 - Chesaning Township
Rates/Values for Neighborhood VRES.VILLAGE RESIDENTIAL, Last Edited: 01/24/2026

Frontages:

Frontage 'A':	Description: 'FF RATE	'	FF Rate: 120
	Standard Frontage: 0		Standard Depth : 132

Unit: -
Rates/Values for Neighborhood -----, Last Edited: / /

Chesaning Township Land Value Analysis

2026 roll

**Used for Residential Acreage and Commercial/Industrial Secondary Acreage
for Township and Village**

acres	1st	additional	each add acre	total add	total	value/acre
1	18500				18,500	18,500
1.5	18500	0.5	17700	8850	27,350	18,233
2	18500	1	17700	17700	36,200	18,100
2.5	18500	1.5	14800	22200	40,700	16,280
3	18500	2	12000	24000	42,500	14,167
4	18500	3	10500	31500	50,000	12,500
5	18500	4	9000	36000	54,500	10,900
7	18500	6	7900	47400	65,900	9,414
10	18500	9	7400	66600	85,100	8,510
15	18500	14	6200	86800	105,300	7,020
20	18500	19	4900	93100	111,600	5,580
25	18500	24	4500	108000	126,500	5,060
30	18500	29	4200	121800	140,300	4,677
40	18500	39	4000	156000	174,500	4,363
50	18500	49	4000	196000	214,500	4,290
100	18500	99	4000	396000	414,500	4,145

Chesaning Township Land Value Analysis
2026

4/1/23-3/31/25

Used for Residential Acreage and Commercial/Industrial Secondary Acreage

Vacant land sales - Chesaning, Maple Grove & Taymouth Townships

Parcel(s)	sale date	price	time adj	LI/Ag bldgs	Land Residual	acres	price/acre	1st acre	additional acres	notes
20-09-4-03-1001-029	6/14/2024	15,000	15,000	-	15,000	0.68	22,059		-	
27-10-5-29-3005-000	8/9/2023	15,000	15,000		15,000	1.00	15,000			
					-	avg	18,529	18,500		
27-10-5-13-4006-001	12/31/2024	30,000	30,000	1,710	28,290	1.73	16,353	18,500	13,411	
27-10-5-27-2007-003	1/3/2025	50,000	50,000	-	50,000	2.00	25,000	18,500	31,500	
27-10-5-28-2002-004	3/2/2023	35,000	36,050		36,050	2.50	14,420	18,500	11,700	
27-10-5-27-2001-004	9/13/2023	43,000	43,000		43,000	2.75	15,636	18,500	14,000	
					-			avg	17,653	
27-10-5-26-2001-007	5/3/2024	46,500	46,500	-	46,500	3.48	13,362	18,500	11,290	rectangular
20-09-4-09-1006-000 & 1008-001	9/14/2023	55,000	55,000		55,000	3.00	18,333	18,500	18,250	
27-10-5-12-4004-001	4/11/2024	45,000	45,000		45,000	3.50	12,857	18,500	10,600	
20-09-4-07-3002-002	11/21/2023	40,000	40,000		40,000	3.75	10,667	18,500	7,818	
					-			avg	11,990	
20-09-4-25-1001-002	6/18/2025	68,000	61,880	-	61,880	5.00	12,376	18,500	10,845	
27-10-5-10-4001-000	7/3/2024	49,900	49,900	-	49,900	5.41	9,224	18,500	7,120	
13-09-3-11-3007-000	1/3/2024	35,000	35,000		35,000	4.51	7,761	18,500	4,701	
13-09-3-19-4005-000	6/2/2023	60,000	60,000		60,000	5.14	11,673	18,500	10,024	
					-			avg	8,173	
27-10-5-14-4001-008	8/1/2022	52,000	64,480		64,480	6.72	9,595	18,500	8,038	
27-10-5-31-3007-000	3/21/2024	57,000	57,000		57,000	6.00	9,500	18,500	7,700	
13-09-3-08-2001-007	11/13/2024	60,000	60,000	-	60,000	6.71	8,942	18,500	7,268	
					-			avg	7,669	
20-09-4-21-1002-011	10/14/2022	72,500	81,200	-	81,200	10.36	7,838	18,500	6,699	
27-10-5-30-1005-000	10/10/2024	90,000	90,000	-	90,000	11.82	7,614	18,500	6,608	
27-10-5-33-2001-003	5/16/2024	119,900	119,900	-	119,900	12.58	9,531	18,500	8,756	
					-			avg	7,354	
20-09-4-01-2005-000	4/22/2022	62,000	84,320	-	84,320	19.00	4,438	18,500	3,657	woods
27-10-5-08-1003-000	10/19/2023	128,000	128,000	-	128,000	19.31	6,629	18,500	5,980	woods
27-10-5-15-1001-007	12/21/2022	120,000	134,400		134,400	20.04	6,707	18,500	6,087	woods
27-10-5-01-3004-001	4/12/2024	92,900	92,900	-	92,900	20.49	4,534	18,500	3,817	woods
					-				4,885	
27-10-5-31-4004-001	8/21/2022	99,000	122,760	-	122,760	30.00	4,092	18,500	3,595	woods
27-10-5-20-1003-002	6/27/2024	155,000	155,000	-	155,000	30.01	5,165	18,500	4,705	
								avg	4,150	

time adjustment

Parcel(s)	sale date	price	LI/Ag bldgs	Land Residual	acres	price/acre
27-10-5-33-2001-003	9/8/2022	\$ 80,000		\$ 80,000	12.58	6,359
27-10-5-33-2001-003	5/16/2024	\$ 119,900		\$ 119,900	12.58	9,531
	20 mths					50%
						2.5%/mth
27-10-5-01-3004-001	9/14/2022	\$ 52,000		\$ 52,000	20.49	2,538
27-10-5-01-3004-001	4/12/2024	\$ 92,900		\$ 92,900	20.49	4,534
	19 mths					78%
						4%/mth

Use 3%/month for older sales

Chesaning Township 2026

Commercial Land Analysis - Main Commercial

Land Tables - 2011, 2012, 2013, 3010, 3020

acres	Ind. Value	Ind. Value/Acre	Use Per Acre	Value Used
1	\$67,762	\$67,762	\$70,000	\$70,000
1.5	\$137,481	\$91,654	\$67,000	\$100,500
2	\$155,959	\$77,980	\$60,000	\$120,000
2.5	\$134,042	\$53,617	\$55,000	\$137,500
3	\$136,023	\$45,341	\$46,700	\$140,100
4	\$131,185	\$32,796	\$36,200	\$144,800
5	\$71,309	\$14,262	\$30,000	\$150,000
7	\$120,605	\$17,229	\$25,000	\$175,000
10	\$173,439	\$17,344	\$22,500	\$225,000
15	\$263,489	\$17,566	\$16,700	\$250,500
20	\$129,870	\$6,494	\$16,700	\$334,000
25	\$296,560	\$11,862	\$16,700	\$417,500
30		\$0	\$16,700	\$501,000
40		\$0	\$16,700	\$668,000
50		\$0	\$16,700	\$835,000
100		\$0	\$16,700	\$1,670,000

**Chesaning Twp 2026
Commercial/Industrial Acreage**

1 acre parcels

Parcel	Date	Price	Adj Price	Reason
10-12-5-32-3103-000	5/9/2023	32,000	\$ 32,000	
09-11-5-16-0414-700	11/27/2024	10,000	\$ 10,000	
13-09-3-16-0540-002	3/27/2025	10,000	\$ 10,000	
23-12-4-10-3005-101	5/19/2023	40,000	\$ 40,000	
29-13-3-16-2003-009	12/4/2023	100,000	\$ 100,000	
40-11-351-001	3/28/2024	100,000	\$ 100,000	
59-30-551-055/056	11/5/2023			Garage
59-33-501-028	11/22/2024			

1.5 acre parcels

Parcel	Date	Price	Adj Price	Reason
29-13-3-16-2003-009	12/4/2023	100,000	\$ 100,000	
15-02-676-003	11/22/2023	\$ 165,000	\$ 165,000	

2 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
11-10-576-031	4/3/2024	\$ 170,000	\$ 170,000	
15-02-676-003	11/22/2023	\$ 165,000	\$ 165,000	
59-29-400-017	3/8/2024	\$ 150,000	\$ 120,572	Land Imp

2.5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
41-09-151-011	4/12/2023	\$ 144,765	\$ 144,765	

3 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
91-30-2-98-1000-000 etal	6/16/2023	110,000	\$ 110,000	
12-16-100-019	10*11*2023	145,000	\$ 145,000	
41-09-151-011	4/12/2023	\$ 144,765	\$ 144,765	

4 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
91-30-2-98-1000-000 etal	6/16/2023	110,000	\$ 110,000	
08-12-200-014	6/12/2023	\$ 139,000	\$ 139,000	

5 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
02-13-5-31-1005-003(conf.)	3/12/2025			

7 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
29-13-3-15-4002-007	3/23/2024	100,000	\$ 100,000	
13-09-3-16-0635-000 (improved)	11/30/2023	220,000	\$ 127,885	Hanger
23-12-4-19-4029-000	3/20/2024	120,000	\$ 120,000	
02-13-5-31-1005-003(conf.)	3/12/2025			
06-03-100-070	8/20/2024	150,000	\$ 150,000	
07-35-100-006	8/8/2024	127,500	\$ 127,500	

10 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
29-13-3-15-4002-007	3/23/2024	100,000	\$ 100,000	
23-12-4-19-4029-000	3/20/2024	120,000	\$ 120,000	
11-14-100-050	3/21/2024	120,000	\$ 120,000	
59-22-100-041	6/2/2023	210,000	\$ 210,000	
02-15-100-023/024/025	10/1/2024	220,000	\$ 220,000	
41-06-176-043/041	6/6/2024			land imp

15 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
18-16-300-028/030	6/14/2024			
59-22-100-041	6/2/2023	210,000	\$ 210,000	
02-15-100-023/024/025	10/1/2024	220,000	\$ 220,000	

20 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
10-12-5-16-1004-001 etal	1/14/2025	\$125,000	\$ 125,000	

25 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
10-12-5-04-3001-007	11/6/2024	\$300,000	\$ 300,000	

Sales over 10 acres to be used for all rates over 10 acres

Parcel	Date	Price	Adj Price	Reason
59-22-100-041	6/2/2023	210,000	\$ 210,000	
02-15-100-023/024/025	10/1/2024	220,000	\$ 220,000	
41-06-176-043/041	6/6/2024			land imp

18-16-300-028/030
59-22-100-041
02-15-100-023/024/025
10-12-5-16-1004-001 etal
10-12-5-04-3001-007

6/14/2024			
6/2/2023	210,000	\$ 210,000	
10/1/2024	220,000	\$ 220,000	
1/14/2025	\$125,000	\$ 125,000	
11/6/2024	\$300,000	\$ 300,000	

30 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
27-10-5-31-4004-001	8/21/2022	\$ 99,000	\$ -	\$ 99,000

40 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
27-10-5-05-2004-000	5/21/2021	\$ 102,500	\$ -	\$ 102,500

100 Acre Parcels

Parcel	Date	Price	Adj Price	Reason
27-10-5-15-1001 & 4001-001	3/21/2021	\$ 180,000	\$ -	\$ 180,000

Net Acres	Rate/Acre	1 Acre Ind.
0.40	\$ 80,000	\$80,000
0.33	\$ 30,303	\$30,303
0.27	\$ 37,037	\$37,037
0.52	\$ 76,923	\$76,923
1.09	\$ 91,743	\$91,743
1.09	\$ 91,743	\$91,743
0.87	\$ 79,260	\$79,260
1.18	\$ 55,085	\$55,085
		\$67,762

Net Acres	Rate/Acre	1.5 Acre Ind.
1.09	\$ 91,743	\$ 137,615
1.80	\$ 91,565	\$ 137,347
	\$ 91,654	\$ 137,481

Net Acres	Rate/Acre	2 Acre Ind.
2.056	\$ 82,685	\$ 165,370
1.80	\$ 91,565	\$ 183,130
2.02	\$ 59,689	\$ 119,378
		\$ 155,959

Net Acres	Rate/Acre	2.5 Acre Ind.
2.70	\$ 53,617	\$ 134,042

Net Acres	Rate/Acre	3 Acre Ind.
3.38	\$ 32,544	\$ 97,633
2.91	\$ 49,862	\$ 149,587
2.70	\$ 53,617	\$ 160,850
		\$ 136,023

Net Acres	Rate/Acre	4 Acre Ind.
3.38	\$ 32,544	\$ 130,178
4.21	\$ 33,048	\$ 132,192
	\$ 32,796	\$ 131,185

Net Acres	Rate/Acre	5 Acre Ind.
5.96	\$ 14,262	\$ 71,309

Net Acres	Rate/Acre	7 Acre Ind.
8.14	\$ 12,285	\$ 85,995
6.49	\$ 19,705	\$ 137,935
7.47	\$ 16,064	\$ 112,450
5.96	\$ 14,262	\$ 99,832
6.99	\$ 21,459	\$ 150,215
6.51	\$ 19,600	\$ 137,202
		\$ 120,605

Net Acres	Rate/Acre	10 Acre Ind.
8.14	\$ 12,285	\$ 122,850
7.47	\$ 16,064	\$ 160,643
8.99	\$ 13,347	\$ 133,467
12.30	\$ 17,079	\$ 170,787
12.71	\$ 17,305	\$ 173,051
10.08	\$ 27,984	\$ 279,838
		\$ 173,439

Net Acres	Rate/Acre	15 Acre Ind.
16.38	\$ 18,314	\$ 274,709
12.30	\$ 17,079	\$ 256,181
12.71	\$ 17,305	\$ 259,577
		\$ 263,489

Net Acres	Rate/Acre	20 Acre Ind.
19.25	6,494	\$ 129,870
		\$ 129,870

Net Acres	Rate/Acre	25 Acre Ind.
25.29	\$11,862	\$ 296,560
		\$ 296,560

Net Acres	Rate/Acre
12.30	\$17,079
12.71	\$17,305
10.08	\$27,984

16.38	\$18,314
12.30	\$17,079
12.71	\$17,305
19.25	\$6,494
25.29	\$11,862
	\$16,678
Use	\$16,700

Net Acres	Rate/Acre	30 Acre Ind.
30	3,300	99000

Net Acres	Rate/Acre	40 Acre Ind.
40	2,563	102500

Net Acres	Rate/Acre	100 Acre Ind.
76.3	2,359	235,911

Chesaning Township Land Value Analysis
2026

Used for Commercial/Industrial Front Foot Rates for all front foot tables (NBHD 2011,2012,3010)

Vacant land sales - Saginaw and Genesee County

SECONDARY

Parcel Number	Unit of Government	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Reason	Confidential	Net Acres	Dollars Per Net Acre	Front Foot	Equiv. Front Foot	Amount per front foot	Property Class
10-12-5-32-3103-000	Bridgeport Township	5/9/2023	32,000	ARM'S LENGTH	32,000		No	0.40	\$80,000	150	140	\$228.57	202
13-09-3-16-0540-002	Chesaning Township	3/27/2025	10,000	ARM'S LENGTH	10,000		No	0.27	\$37,037	82	82	\$121.95	202
23-12-4-10-3005-101	Saginaw Township	5/19/2023	40,000	ARM'S LENGTH	40,000		No	0.52	\$76,923	176	173	\$231.21	202
90-30-0-22-7000-000	City of Saginaw	5/26/2023	5,000	ARM'S LENGTH	5,000		No	0.06	\$83,333	20	19	\$263.16	202
59-10-501-005	City of Burton	11/14/2024	15,000	ARM'S LENGTH	15,000		No	0.33	\$45,872	30	57	\$263.16	202
59-33-501-028	City of Burton	11/22/2024		ARM'S LENGTH			Yes	1.18	\$55,085	260	318	\$204.40	202
											Average	\$218.74	
											Use	\$220	

MAIN

Parcel Number	Unit of Government	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Reason	Confidential	Net Acres	Dollars Per Net Acre	Front Foot	Equiv. Front Foot	Amount per front foot	Property Class
18-13-4-35-2015-000	City of Saginaw	7/27/2023	50,000	ARM'S LENGTH	50,000		No	0.43	\$116,279	105	123	\$406.50	202
23-12-4-18-3005-000	Saginaw Township	5/4/2023	150,000	ARM'S LENGTH	150,000		No	1.27	\$118,110	313	362	\$414.36	202
03-11-6-35-2108-001	City of Frankenmuth	7/10/2023		ARM'S LENGTH			Yes	0.59	\$118,644	170	181	\$386.74	202
23-12-4-02-2004-048	Saginaw Township	5/12/2023	200,000	ARM'S LENGTH	200,000		No	1.47	\$136,054	356	416	\$480.77	202
06-23-300-040	Fenton Township	5/6/2024	65,000	ARM'S LENGTH	65,000		No	0.37	\$175,676	166	121	\$537.19	202
55-27-580-101/102	City of Flushing	8/21/2023	110,000	ARM'S LENGTH	110,000		No	0.70	\$157,593	272	250	\$440.00	202
59-30-551-055/056	City of Burton	11/5/2023		ARM'S LENGTH		Garage	Yes	0.87	\$79,260	120	185	\$371.88	201
											Average	\$433.92	
											Use	\$435	

**Chesaning Township 2026
Industrial Utility Land Analysis 2026**

All industrial utility land is agricultural land owned by Consumers Energy (utility)
Use average of #3 & #4 \$5,850/acre

USE **5,850/acre**

Maple Grove, Swan Creek, Chesaning & Taymouth

Unit	parcel	date	price	total acres	row & drain	L//bldgs	woods & non till	Non till @ 5,700/ac	crop	\$ crop	\$/crop	#1 equiv d #1
Maple Grove	20-09-4-35-1002-002	5/5/2023	\$ 446,000	76.00	0.65	-	7.00	4,900	68.35	411,700	6,023	61.52
Maple Grove	20-09-4-18-4003-000	8/22/2023	\$ 154,125	34.25	1.30	-	6.40	34,300	26.55	122,765	4,624	21.75
Maple Grove	20-09-4-19-3002-004	7/10/2025	\$ 531,000	83.05	2.72	-	13.00	31,360	67.33	467,300	6,940	61.94
Swan Creek	26-11-3-07-3002-000 & 2005-000	6/29/2023	\$ 340,000	58.09	0.76	-	0	63,700	57.33	340,000	5,931	54.31
Swan Creek	26-11-3-09-1002-001	2/14/2025	\$ 215,000	38.00	3.00	-	-	35,000	35.00	215,000	6,143	32.20
Taymouth	27-10-5-36-2002,2003,3002-003,3001-006,4001-002	4/24/2025	\$ 1,571,850	226.13	8.74	321,000	0.33	1,617	217.06	1,249,233	5,755	188.59
Chesaning	13-09-3-19-1001-004& 20-2001-006	12/30/2024	\$ 445,000	79.34	5.57	-	0	9,359	73.77	445,000	6,032	59.77
Chesaning	13-09-3-04-4001-000	3/27/2025	\$ 150,000	30.22	0.71	-	1.91	27.60	572.99	140,641	5,096	21.42
									572.99	\$ 3,391,639	5,919	501.50

Use 6,700/acre for #1

large wooded/non-tillable parcels

Unit	Parcel(s)	sale date	price	time adj	L//Ag bldgs	Land Resid	acres	price/acre	notes
Taymouth	27-10-5-01-3004-001	4/12/2024	92,900	92,900	-	92,900	20.49	4,534	woods
Taymouth	27-10-5-20-1003-002	6/27/2024	155,000	155,000	-	155,000	30.01	5,165	woods
						247,900	50.50	4,909	
							Use	4,900	

Rate Table	Use
#1 land - 100%	6,700
#2 95%	6,365
#3 90%	6,030
#4 85%	5,695
#5 80%	5,360
#6 and below 75%	5,025
woods/non till	4,900

Chesaning Township 2026
Residential Land Analysis - Village Residential front foot

Prop. Class	Parcel Number	Land Table	Sale Date	Sale Price	Land Value	6% of Sale Price	Equivalent FF	Price/FF
401	13-09-3-15-0860-000	VRES	3/28/2025	\$194,155	\$11,251	\$11,649	98	\$119
401	13-09-3-16-0248-800	VRES	3/11/2025	\$168,000	\$8,290	\$10,080	72	\$140
401	13-09-3-16-0531-000	VRES	2/26/2025	\$177,000	\$15,295	\$10,620	133	\$80
401	13-09-3-16-0377-800	VRES	2/13/2025	\$60,000	\$4,635	\$3,600	40	\$89
401	13-09-3-09-0703-700	VRES	2/1/2025	\$116,100	\$7,590	\$6,966	66	\$106
401	13-09-3-16-0568-000	VRES	12/23/2024	\$145,000	\$7,590	\$8,700	66	\$132
401	13-09-3-16-0591-800	VRES	12/19/2024	\$219,900	\$15,180	\$13,194	132	\$100
401	13-09-3-16-1118-001	VRES	12/4/2024	\$140,000	\$7,590	\$8,400	66	\$127
401	13-09-3-16-0204-000	VRES	11/27/2024	\$77,000	\$6,336	\$4,620	55	\$84
401	13-09-3-16-1013-400	VRES	10/23/2024	\$195,000	\$10,756	\$11,700	94	\$125
401	13-09-3-15-0855-001	VRES	10/22/2024	\$223,000	\$21,461	\$13,380	187	\$72
401	13-09-3-16-1118-000	VRES	10/4/2024	\$118,000	\$7,590	\$7,080	66	\$107
401	13-09-3-16-1643-000	VRES	10/2/2024	\$110,000	\$15,429	\$6,600	134	\$49
401	13-09-3-09-0702-000	VRES	9/18/2024	\$164,000	\$7,590	\$9,840	66	\$149
401	13-09-3-16-0207-000	VRES	7/30/2024	\$94,000	\$8,290	\$5,640	72	\$78
401	13-09-3-16-0435-000	VRES	6/28/2024	\$171,000	\$7,590	\$10,260	66	\$155
401	13-09-3-16-0119-000	VRES	6/20/2024	\$125,000	\$3,193	\$7,500	28	\$270
401	13-09-3-16-0256-000	VRES	6/14/2024	\$172,000	\$8,290	\$10,320	72	\$143
401	13-09-3-09-1306-002	VRES	5/23/2024	\$170,000	\$12,259	\$10,200	107	\$96
401	13-09-3-16-0181-000	VRES	5/22/2024	\$225,000	\$8,225	\$13,500	72	\$189
401	13-09-3-16-0311-700	VRES	5/15/2024	\$140,000	\$9,436	\$8,400	82	\$102
401	13-09-3-16-1011-800	VRES	5/13/2024	\$180,000	\$9,296	\$10,800	81	\$134
401	13-09-3-16-0532-000	VRES	5/9/2024	\$170,000	\$7,935	\$10,200	69	\$148
401	13-09-3-16-0565-000	VRES	5/8/2024	\$145,000	\$7,590	\$8,700	66	\$132
401	13-09-3-16-1587-008	VRES	4/19/2024	\$279,900	\$11,548	\$16,794	100	\$167
401	13-09-3-16-1131-601	VRES	4/15/2024	\$153,000	\$15,180	\$9,180	132	\$70
401	13-09-3-09-0685-000	VRES	4/8/2024	\$142,828	\$7,590	\$8,570	66	\$130
401	13-09-3-16-0259-000	VRES	4/8/2024	\$127,500	\$8,290	\$7,650	72	\$106
401	13-09-3-16-1122-000	VRES	3/28/2024	\$157,000	\$11,167	\$9,420	97	\$97
401	13-09-3-16-0209-000	VRES	3/27/2024	\$110,000	\$8,054	\$6,600	70	\$94
401	13-09-3-09-0684-800	VRES	3/11/2024	\$137,000	\$7,590	\$8,220	66	\$125
401	13-09-3-15-1502-500	VRES	3/8/2024	\$235,000	\$14,263	\$14,100	124	\$114
401	13-09-3-16-0519-000	VRES	2/23/2024	\$135,000	\$7,590	\$8,100	66	\$123
401	13-09-3-15-1554-000	VRES	1/19/2024	\$200,000	\$17,798	\$12,000	155	\$78
401	13-09-3-15-0905-000	VRES	12/13/2023	\$98,000	\$9,868	\$5,880	86	\$69
401	13-09-3-16-0605-000	VRES	11/20/2023	\$145,000	\$7,590	\$8,700	66	\$132
401	13-09-3-16-0183-000	VRES	11/6/2023	\$169,900	\$11,395	\$10,194	99	\$103
401	13-09-3-16-1642-000	VRES	11/3/2023	\$187,000	\$19,550	\$11,220	170	\$66
401	13-09-3-15-4210-000	VRES	10/13/2023	\$193,250	\$14,030	\$11,595	122	\$95
401	13-09-3-16-0310-001	VRES	10/4/2023	\$89,900	\$7,971	\$5,394	69	\$78
401	13-09-3-16-0199-000	VRES	9/27/2023	\$120,000	\$6,913	\$7,200	60	\$120
401	13-09-3-16-0572-000	VRES	9/21/2023	\$230,000	\$7,590	\$13,800	66	\$209
401	13-09-3-16-0562-700	VRES	9/18/2023	\$310,000	\$15,180	\$18,600	132	\$141
401	13-09-3-15-0842-000	VRES	9/14/2023	\$169,900	\$8,625	\$10,194	75	\$136
401	13-09-3-16-1008-500	VRES	9/14/2023	\$159,900	\$10,575	\$9,594	92	\$104
401	13-09-3-15-0847-000	VRES	9/13/2023	\$198,500	\$11,251	\$11,910	98	\$122
401	13-09-3-09-0693-003	VRES	9/6/2023	\$128,500	\$15,493	\$7,710	135	\$57
401	13-09-3-15-1555-000	VRES	8/22/2023	\$235,000	\$10,580	\$14,100	92	\$153
401	13-09-3-16-0101-000	VRES	8/4/2023	\$140,000	\$10,860	\$8,400	94	\$89
401	13-09-3-15-1545-000	VRES	6/16/2023	\$170,000	\$10,810	\$10,200	94	\$109
401	13-09-3-16-1046-700	VRES	6/15/2023	\$270,000	\$8,714	\$16,200	76	\$214
401	13-09-3-16-1111-000	VRES	5/24/2023	\$270,000	\$10,580	\$16,200	92	\$176
401	13-09-3-09-0683-000	VRES	5/18/2023	\$116,500	\$7,590	\$6,990	66	\$106
401	13-09-3-16-0112-001	VRES	4/14/2023	\$175,000	\$7,245	\$10,500	63	\$167
				\$165,791				\$120
							Used	\$120/ff

Chesaning 2026 land analysis
table: 1001 Village standard lot

Vacant Land Sales		parcel	sale date	price	Lot dim.	Eq. FF	Rate/FF	Acreage
Sale Number	1	13-09-3-16-0540-002	3/27/2025	10,000	82x132	82	121.95	0.248
	2	13-09-3-16-1677-000	4/25/2025	12,000	92x261	129	93.02	0.551
	3	13-09-3-16-0417-000	11/7/2022	8,800	66x132	66	133.33	0.2

parcel	Vacant Sale Used	sale date	price	Lot dim.	Lot Size	% of Sale price
13-09-3-09-0684-800	#3	3/11/2024	#####	66x132	0.2 Acres	6.42%
13-09-3-09-0702-000	#3	9/18/2024	#####	66x132	0.2 Acres	5.37%
13-09-3-16-0568-000	#3	12/23/2024	#####	66x132	0.2 Acres	6.07%
13-09-3-16-0183-000	#1	11/6/2023	#####	120x90	.248 Acres	5.89%
					Average	5.94%
					Used	6%