

Greenbush Township Land Value Analyses For 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
Land Table: 0001 Rural Residential													
090-027-400-023-00	1767 E COLONY RD	06/16/21	\$21,500	\$21,500	\$26,078	\$21,500	0.0	0.0	1.03	#DIV/0!	\$20,874	\$0.48	001
090-031-200-004-00	W COLONY RD VACANT	09/16/21	\$20,000	\$20,000	\$26,624	\$20,000	0.0	0.0	1.24	#DIV/0!	\$16,129	\$0.37	001
090-034-200-008-00	E COLONY RD VACANT	08/28/20	\$44,000	\$44,000	\$18,874	\$44,000	0.0	0.0	1.34	#DIV/0!	\$32,909	\$0.76	001
090-034-200-009-00	E COLONY RD VACANT	08/28/20	\$44,000	\$44,000	\$18,874	\$44,000	0.0	0.0	1.34	#DIV/0!	\$32,909	\$0.76	001
090-008-200-016-00	7588 N DEWITT ROAD	07/17/20	\$34,500	\$34,500	\$36,016	\$34,500	0.0	0.0	3.00	#DIV/0!	\$11,500	\$0.26	001
090-019-100-035-00	N DEWITT ROAD	04/16/21	\$40,000	\$40,000	\$33,800	\$40,000	0.0	0.0	4.00	#DIV/0!	\$10,000	\$0.23	001
090-007-100-019-00	3511 W MAPLE RAPIDS RC	06/29/20	\$79,000	\$79,000	\$50,934	\$79,000	0.0	0.0	10.59	#DIV/0!	\$7,460	\$0.17	001
090-014-200-003-00	6899 N WELLING RD	10/27/20	\$89,500	\$89,500	\$67,782	\$89,500	0.0	0.0	17.07	#DIV/0!	\$5,243	\$0.12	001
090-011-200-035-00	VACANT	03/17/21	\$82,000	\$82,000	\$53,456	\$82,000	0.0	0.0	20.56	#DIV/0!	\$3,988	\$0.09	001
090-023-300-005-25	2200 E SEVY RD	01/13/22	\$129,900	\$129,900	\$149,399	\$129,900	0.0	0.0	25.98	#DIV/0!	\$5,000	\$0.11	003
090-014-200-015-60	N WILLIAMS RD VACANT	11/05/21	\$27,640	\$27,640	\$157,636	\$27,640	0.0	0.0	27.14	#DIV/0!	\$1,018	\$0.02	001
090-032-200-010-00	VACANT	07/13/21	\$145,000	\$145,000	\$170,912	\$145,000	0.0	0.0	37.88	#DIV/0!	\$3,828	\$0.09	003
090-022-400-010-00	VACANT	04/10/20	\$312,000	\$312,000	\$343,150	\$312,000	0.0	0.0	66.00	#DIV/0!	\$4,727	\$0.11	003
Indicated Value Conclusion: Homesite \$26,000 Res Land \$2,600 Woods \$3,500													
090-200-000-004-00	2925 BOULDER CREEK DR	03/17/23	\$44,000	\$44,000	\$38,000	\$44,000	0.0	0.0	0.89	#DIV/0!	\$49,438	\$1.13	001
090-200-000-016-00	2775 BOULDER CREEK DR	05/20/20	\$52,000	\$52,000	\$40,948	\$52,000	0.0	0.0	2.01	#DIV/0!	\$25,871	\$0.59	001
090-200-000-028-00	2655 BOULDER CREEK DR	10/04/21	\$76,892	\$38,446	\$35,000	\$38,446	0.0	0.0	0.92	#DIV/0!	\$41,789	\$0.96	001
090-200-000-029-00	2645 BOULDER CREEK DR	10/04/21	\$76,892	\$38,446	\$35,000	\$38,446	0.0	0.0	0.92	#DIV/0!	\$41,789	\$0.96	001
090-200-000-031-00	2640 BOULDER CREEK DR	07/23/20	\$37,900	\$37,900	\$38,000	\$37,900	0.0	0.0	1.01	#DIV/0!	\$37,525	\$0.86	001
Indicated Value Conclusion: Homesite Lake \$42,000 Residential Land Lake \$10,000													
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Land Table: 0002 Eureka Residential													
090-002-300-045-00	8111 N WELLING RD	12/27/21	\$40,000	\$40,000	\$64,242	\$7,500	60.0	256.0	0.35	\$125	\$21,246	\$0.49	002
090-002-300-070-00	8119 N WELLING RD	01/24/22	\$128,000	\$128,000	\$76,484	\$21,416	66.0	206.0	0.31	\$324	\$68,641	\$1.58	002
090-002-400-070-60	8008 N WELLING ROAD	05/19/20	\$169,900	\$169,900	\$172,523	\$15,384	214.0	0.0	1.01	\$72	\$15,277	\$0.35	002
090-002-400-095-00	2605 E MAPLE RAPIDS RO.	07/20/20	\$45,000	\$45,000	\$58,093	\$10,500	66.0	132.0	0.20	\$159	\$52,500	\$1.21	002

090-100-003-005-00	2383 E MAPLE RAPIDS RD	07/21/20	\$142,000	\$142,000	\$121,094	\$57,606	190.0	0.0	11.60	\$303	\$4,966	\$0.11	002
090-100-005-002-00	2405 E MAPLE RAPIDS RD	04/23/21	\$67,200	\$67,200	\$102,695	\$18,000	132.0	222.0	0.67	\$136	\$26,746	\$0.61	002
090-100-008-005-00	7902 NORTH ST	09/29/20	\$93,500	\$93,500	\$72,659	\$21,100	132.0	132.0	0.40	\$160	\$52,750	\$1.21	002
090-100-008-005-00	7902 NORTH ST	02/03/23	\$107,000	\$107,000	\$84,570	\$42,230	132.0	132.0	0.40	\$320	\$105,575	\$2.42	002
090-100-010-005-00	7802 N WELLING ROAD	02/03/21	\$123,497	\$123,497	\$125,064	\$7,583	61.0	132.0	0.19	\$124	\$40,989	\$0.94	002
090-100-010-007-60	7804 N WELLING RD	04/17/20	\$95,000	\$95,000	\$100,657	\$14,143	132.0	165.0	0.50	\$107	\$28,286	\$0.65	002

Indicated Value Conclusion: Front Foot \$150 Homesite \$18,000 Excess Land \$1,000

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Land Table: 0003 Rural Agricultural													
090-009-100-025-01	W HYDE RD	06/22/22	\$175,000	\$175,000	\$258,331	\$175,000	827.0	2518.3	47.81	\$212	\$3,660	\$0.08	003
090-009-400-005-02	SCOTT RD	07/18/22	\$281,340	\$281,340	\$247,208	\$281,340	1,606.3	1271.6	46.80	\$175	\$6,012	\$0.14	003
090-014-200-015-60	N WILLIAMS RD VACANT	11/05/21	\$27,640	\$27,640	\$157,636	\$27,640	0.0	0.0	27.14	#DIV/0!	\$1,018	\$0.02	001
090-022-400-010-00	VACANT	04/10/20	\$312,000	\$312,000	\$343,150	\$312,000	0.0	0.0	66.00	#DIV/0!	\$4,727	\$0.11	003
090-023-300-005-25	2200 E SEVY RD	01/13/22	\$129,900	\$129,900	\$149,399	\$129,900	0.0	0.0	25.98	#DIV/0!	\$5,000	\$0.11	003
090-024-200-010-50	E SEVY RD	01/26/23	\$616,000	\$616,000	\$627,650	\$616,000	0.0	0.0	116.00	#DIV/0!	\$5,310	\$0.12	003
090-024-200-015-00	VACANT	01/26/23	\$616,000	\$616,000	\$627,650	\$616,000	0.0	0.0	116.00	#DIV/0!	\$5,310	\$0.12	003
090-024-300-005-00	VACANT	01/26/23	\$616,000	\$616,000	\$627,650	\$616,000	0.0	0.0	116.00	#DIV/0!	\$5,310	\$0.12	003
090-024-300-010-00	VACANT	01/26/23	\$616,000	\$616,000	\$627,650	\$616,000	0.0	0.0	116.00	#DIV/0!	\$5,310	\$0.12	003
090-032-200-010-00	VACANT	07/13/21	\$145,000	\$145,000	\$170,912	\$145,000	0.0	0.0	37.88	#DIV/0!	\$3,828	\$0.09	003

Indicated Value Conclusion: Building Site \$32,000, Per Acre \$4,900, Assesory Site \$7,500

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Land Table: 0004 Commercial													
300-490-107-004-11	606 E Gibbs	11/13/2018	\$38,280	\$38,280			0.0	0.0	0.44	0.0	\$87,000	0.824	
030-022-200-015-02	US 27	7/8/2021	\$79,000	\$79,000			0.0	0.0	1.14	0.0	\$69,298	1.591	
150-185-000-006-00	16200 National Parkway	2/11/2016	\$50,000	\$59,500			0.0	0.0	1.4	0.0	\$35,714	0.82	
150-140-000-003-50	Grove Street	3/13/2022	\$156,950	\$156,950			0.0	0.0	2.15	0.0	\$73,000	1.46	
010-020-400-005-05	Abby Lane	10/30/2022	\$260,000	\$260,000			0.0	0.0	5.15	0.0	\$31,067	1.15	
010-025-400-010-60	M-78	8/10/2020	\$127,500	\$127,500			0.0	0.0	4.2	0.0	\$30,357	0.697	
050-016-400-020-00	1315 Clarion Road	7/20/2020	\$295,000	\$295,000			0.0	0.0	16.94	0.0	\$17,414	0.4	
050-003-200-090-00	11525 S US 27	9/8/2021	\$300,000	\$300,000			0.0	0.0	20	0.0	\$15,000	0.344	

Indicated Value Conclusion: Building Site \$36,000 Commercial Acreage \$6,000

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Land Table: 301 Industrial													
090-025-300-010-00	4029 N GILSON RD	08/11/21	\$1,999,090	\$1,999,090	\$1,346,755	\$1,456,898	0.0	0.0	98.75	#DIV/0!	\$14,753	\$0.34	003

090-033-300-005-00	W KINLEY RD VACANT	Pending	\$480,700	\$480,700	\$255,111	\$480,700	0.0	0.0	93.98	#DIV/0!	\$5,115	\$0.12	004
090-036-100-020-00	COLONY ROAD	10/21/21	\$825,000	\$825,000	\$691,410	\$774,408	0.0	0.0	145.74	#DIV/0!	\$5,314	\$0.12	004
090-029-300-010-00	N DeWitt Road	10/18/19	\$111,000	\$111,000			0.0	0.0	15.31	#DIV/0!	\$5,842	\$0.13	004
080-007-100-040-00	Wacousta Rd	12/16/22	\$386,100	\$386,100	\$525,797	\$386,100	0.0	0.0	120.91	#DIV/0!	\$3,193	\$0.07	3000
080-009-300-005-00	FOREST HILL / ISLAND RD	06/23/21	\$1,200,000	\$1,200,000	\$1,007,400	\$1,200,000	0.0	0.0	188.08	#DIV/0!	\$6,380	\$0.15	3000
080-025-100-020-62	AIRPORT RD V/L	Pending	\$336,600	\$336,600	\$213,841	\$336,600	0.0	0.0	34.77	#DIV/0!	\$9,681	\$0.22	3000
080-029-400-010-60	4419 FOREST HILL RD	11/12/19	\$8,000	\$8,000	\$42,276	\$8,000	0.0	0.0	0.50	#DIV/0!	\$16,000	\$0.37	3000

Indicated Value Conclusion: Building Site \$24,000, Mineral Per Acre \$4,500 Utility Per Acre \$4,500

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Land Table: 601 Developmental

Comments: There active land being values with this land table.