

Flushing Township 2026 Agricultural Vacant Land Study Just Flushing Twp Parcels

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Gross Acreage | Soil Rating - Average | | | | | | | | | | No Val ROW etc | Sale Price Per Net Acre | RATE TO #1 | #1 EQUIVALENT | | |
|---------------|----------------|-----------|--------------|---------------|-----------------------|--------|--------|--------|--------|--------|--------|--------|--|--|----------------|-------------------------|------------|---------------|---------|--------------|
| | | | | | #1 100% | #2 95% | #3 90% | #4 80% | #5 75% | #6 65% | #7 55% | #8 45% | | | | | | | | |
| 08-04-400-049 | MT MORRIS RD | 7/16/2024 | \$399,900 | \$399,900 | 73.47 | | | 70.83 | | | | | | | | 2.64 | \$5,646 | 0.90 | \$6,273 | Flushing Twp |
| 08-20-200-027 | COLDWATER RD | 6/18/2024 | \$201,600 | \$201,600 | 37.48 | | | | 34.22 | | | | | | | 3.26 | \$5,891 | 0.80 | \$7,364 | Flushing Twp |
| 08-34-100-004 | WOODRIDGE DR | 8/27/2023 | \$202,500 | \$202,500 | 44.84 | | | 44.84 | | | | | | | | 0.00 | \$4,516 | 0.90 | \$5,018 | Flushing Twp |

AVERAGE #1 PRICE PER ACRE= \$6,218

AVERAGE SALE PRICE PER NET ACRE= \$5,351

Flushing Township 2026 Agricultural Vacant Land Study including Parcels in Similar Units

| Parcel Number | Street Address | Sale Date | Adj. Sale \$ | Gross Acreage | Soil Rating - Average | | | | | | | | | | No Val ROW etc | Sale Price Per Net Acre | RATE TO #1 | #1 EQUIVALENT | | |
|-----------------------|----------------|------------|--------------|---------------|-----------------------|--------|--------|--------|--------|--------|--------|--------|--|--|----------------|-------------------------|------------|---------------|---------|-----------------|
| | | | | | #1 100% | #2 95% | #3 90% | #4 80% | #5 75% | #6 65% | #7 55% | #8 45% | | | | | | | | |
| 04-29-300-018 | W BRISTOL RD | 1/19/2024 | \$240,000 | \$240,000 | 55.64 | | | 50.89 | | | | | | | | 4.75 | \$4,716 | 0.95 | \$4,964 | Clayton Twp |
| 04-03-400-019 | N SEYMOUR RD | 1/8/2024 | \$400,000 | \$400,000 | 16.05 | | | 54.64 | | | | | | | | 3.50 | \$7,321 | 0.90 | \$8,134 | Clayton Twp |
| 04-08-200-006 | N NICHOLS RD | 11/12/2024 | \$500,000 | \$500,000 | 110.77 | | | 90.16 | | | | | | | | 20.61 | \$5,546 | 0.95 | \$5,838 | Clayton Twp |
| 04-27-400-034/035/036 | W BRISTOL RD | 3/24/2025 | \$150,000 | \$150,000 | 19.11 | | | 17.69 | | | | | | | | | | | | |
| 17-13-300-007 | E VIENNA RD | 5/24/2024 | \$205,000 | \$205,000 | 36.51 | | | | 34.98 | | | | | | | 1.42 | \$8,479 | 0.95 | \$8,926 | Clayton Twp |
| 17-13-300-009/010 | E VIENNA RD | 2/19/2025 | \$514,000 | \$514,000 | 100.85 | | | | 83.85 | | | | | | | 17.00 | \$6,130 | 0.80 | \$7,662 | Thetford Twp |
| 18-10-400-031 | N CLIO RD | 11/6/2023 | \$75,000 | \$75,000 | 11.31 | | | 10.44 | | | | | | | | 0.87 | \$7,184 | 0.90 | \$7,982 | Vienna Twp |
| 18-10-400-031 | N CLIO RD | 11/6/2023 | \$75,000 | \$75,000 | 11.31 | | | 10.44 | | | | | | | | 0.87 | \$7,184 | 0.90 | \$7,982 | Vienna Twp |
| 08-04-400-049 | MT MORRIS RD | 7/16/2024 | \$399,900 | \$399,900 | 73.47 | | | 70.83 | | | | | | | | 2.64 | \$5,646 | 0.90 | \$6,273 | Flushing Twp |
| 08-34-100-004 | WOODRIDGE DR | 8/27/2023 | \$202,500 | \$202,500 | 44.84 | | | 44.84 | | | | | | | | | \$4,516 | 0.90 | \$5,018 | Flushing Twp |
| 08-20-200-027 | COLDWATER RD | 6/18/2024 | \$201,600 | \$201,600 | 37.48 | | | | 34.22 | | | | | | | 3.26 | \$5,891 | 0.80 | \$7,364 | Flushing Twp |
| 10-11-200-006 | MORRISH RD | 1/10/2025 | \$150,000 | \$150,000 | 30.15 | | | 24.98 | | | | | | | | 5.17 | \$6,005 | 0.90 | \$6,672 | Gaines Township |
| 10-15-400-021 | SEYMOUR RD | 10/5/2023 | \$185,000 | \$185,000 | 36.67 | | | 36.45 | | | | | | | | 0.22 | \$5,075 | 0.90 | \$5,639 | Gaines Township |
| 10-30-100-019 | SHERIDAN RD | 4/5/2024 | \$450,000 | \$450,000 | 80.01 | | | 79.29 | | | | | | | | 0.72 | \$5,675 | 0.95 | \$5,974 | Gaines Township |
| 10-23-400-022 | MORRISH RD | 3/14/2023 | \$450,000 | \$450,000 | 102.98 | | | 95.83 | | | | | | | | 7.13 | \$4,696 | 0.90 | \$5,218 | Gaines Township |

AVERAGE #1 PRICE PER ACRE= \$6,731

AVERAGE SALE PRICE PER NET ACRE= \$5,995

2026 AGRICULTURAL LAND VALUES USED \$5,351/ACRE

The **Zone 1 Metes & Bounds rates are uses for non-tillable woods & Recreational land in the Agricultural Land Rates Table.
 The Vacant Land Sales Study Shows A Value of \$3,900 Per Additional Acre.
 #7 Soil Quality is prevalent in several areas of the township, and is used (55% of the Additional Acres Rate = \$2,145 per acre) in the Agricultural Land Rates Table.
 ** Please refer to the Zone 1 Land Value Study for supporting sales information of the \$3,900 per add acre rate.

Out of ban (Ref Only)

| | | | | | | | | | | | | | | | | | | | | |
|---------------|---------------|-----------|-----------|-----------|------|--|--|-------|--|--|--|--|--|--|--|------|---------|-----|---------|--------------|
| 08-04-400-049 | MT MOPRRIS RD | 7/17/2025 | \$105,000 | \$105,000 | 19.6 | | | 19.38 | | | | | | | | 0.22 | \$5,418 | 0.9 | \$6,020 | Flushing Twp |
|---------------|---------------|-----------|-----------|-----------|------|--|--|-------|--|--|--|--|--|--|--|------|---------|-----|---------|--------------|

Outlier 4 parcel multi-sale

| | | | | | | | | | | | | | | | | | | | | |
|---------------------------|--------------|------------|-----------|-----------|-------|-------|--|--|--|--|--|--|--|--|--|------|----------|------|----------|-------------|
| 04-13-300-017/018/024/025 | S MORRISH RD | 10/31/2024 | \$720,000 | \$720,000 | 72.01 | 67.88 | | | | | | | | | | 4.13 | \$10,607 | 1.00 | \$10,607 | Clayton Twp |
|---------------------------|--------------|------------|-----------|-----------|-------|-------|--|--|--|--|--|--|--|--|--|------|----------|------|----------|-------------|

USE FOR WETLAND VALUE SUPPORT

| | | | | | Gross Acres | |
|---------------|--------------|----------|----------|----------|-------------|---|
| 08-01-100-031 | W FRANCES RD | 12/06/23 | \$31,500 | \$31,500 | 20.99 | \$31,500 / 20.99 AC = \$1,500 per acre wet #7 Type Land |

2026 COMMERCIAL/INDUSTRIAL VACANT LAND SALES

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Net Acre | SQ FT | PP AC | PPSF | ZONE | LAND TBLE | COMMENTS |
|-------------------|--------------------|------------|--------------|--------------|----------|---------|---------------|---------|--------|-----------|-----------------------------|
| 05-17-100-015 | LAPEER RD | 7/1823 | \$306,000 | \$306,000 | 2.047 | 89,157 | \$ 149,487.05 | \$3.43 | GC | | |
| 05-17-100-016 | LAPEER RD | 3/1/2024 | \$650,000 | \$650,000 | 2.127 | 92,644 | \$ 305,594.73 | \$7.02 | GC | | NEW PARCEL FOR 2024 - SPLIT |
| 05-17-100-017 | LAPEER RD | 10/2/2023 | \$775,000 | \$775,000 | 2.577 | 112,241 | \$ 300,737.29 | \$6.90 | GC | | NEW PARCEL FOR 2024 - SPLIT |
| 05-18-200-023 | E COURT ST | 6/18/2024 | \$1,395,662 | \$1,395,662 | 4.730 | 206,053 | \$ 295,065.96 | \$6.77 | GC | | |
| 06-01-200-015 | THOMPSON RD | 5/17/2023 | \$225,000 | \$225,000 | 3.405 | 148,322 | \$ 66,079.30 | \$1.52 | R-3 | | |
| 06-03-100-070 | THOMPSON RD | 8/20/2024 | \$150,000 | \$150,000 | 6.99 | 304,484 | \$ 21,459.23 | \$0.49 | C-3 | | |
| 06-03-200-029 | THOMPSON RD | 3/24/2025 | \$600,000 | \$600,000 | 5.882 | 256,220 | \$ 102,006.12 | \$2.34 | C-3 | | |
| 06-23-300-040 | NORTH RD | 5/6/2024 | \$65,000 | \$65,000 | 0.367 | 16,600 | \$ 177,111.72 | \$4.07 | C-3 | | |
| 07-20-400-024/025 | 5126 LENNON RD | 12/20/2024 | \$33,000.00 | \$33,000.00 | 1.256 | 54,711 | \$ 26,273.89 | \$0.60 | C-1 | | |
| 07-33-300-017 | S LINDEN RD | 6/14/2023 | \$230,000.00 | \$230,000.00 | 3.179 | 138,469 | \$ 72,349.80 | \$1.66 | O-1 | | |
| 07-35-100-006 | HOLIDAY DR | 8/8/2024 | \$127,500.00 | \$127,500.00 | 6.505 | 283,358 | \$ 19,600.31 | \$0.45 | C-2 | | |
| 08-10-200-008 | 4533 N MCKINLEY RD | 10/26/2022 | \$358,000.00 | \$358,000.00 | 17.459 | 760,501 | \$ 20,505.18 | \$0.47 | RU-3 | | |
| 08-12-200-014 | N ELMS RD | 6/12/2023 | \$139,000.00 | \$139,000.00 | 4.206 | 183,227 | \$ 33,048.03 | \$0.76 | C-2 | | |
| 11-10-576-031 | 4571 E STANLEY RD | 4/30/2024 | \$170,000.00 | \$170,000.00 | 2.056 | 89,559 | \$ 82,684.82 | \$1.90 | C-2 | | |
| 11-14-100-050 | N GENESEE RD | 3/21/2024 | \$120,000.00 | \$120,000.00 | 8.991 | 391,648 | \$ 13,346.68 | \$0.31 | C-2 | | |
| 12-04-300-030 | 5661 S SAGINAW ST | 5/3/2024 | \$850,000.00 | \$850,000.00 | 1.418 | 61,756 | \$ 599,435.83 | \$13.76 | GC | | |
| 14-15-400-007 | W COLDWATER RD | 9/27/2023 | \$100,000 | \$100,000 | 10.079 | 439,041 | \$ 9,921.62 | \$0.23 | C-1 | | |
| 14-24-576-005 | 5053 N SAGINAW ST | 4/16/2024 | \$4,300 | \$4,300 | 0.127 | 5,532 | \$ 33,858.27 | \$0.78 | C-2 | | |
| 15-01-551-050 | 1448 HILL RD | 10/13/2023 | \$250,000 | \$250,000 | 2.269 | 98,838 | \$ 110,180.70 | \$2.53 | C-3A | | |
| 15-02-676-003 | GATEWAY CTR | 11/22/2023 | \$165,000 | \$165,000 | 1.802 | 78,495 | \$ 91,564.93 | \$2.10 | M-L | | |
| 15-02-300-057 | HILL RD | 9/5/1987 | \$300,000 | \$300,000 | 1.022 | 44,518 | \$ 293,542.07 | \$6.74 | C-1(*) | | |
| 15-11-100-027/032 | 6054 HILL RD | 074/13/23 | \$639,000 | \$639,000 | 3.880 | 169,013 | \$ 164,690.72 | \$3.78 | C-3 | | |
| 53-27-576-025 | 275 N ALLOY DR | 11/4/2024 | \$200,000 | \$200,000 | 0.993 | 43,225 | \$ 201,409.87 | \$4.62 | IND | | |
| 40-11-351-001 | 2765 FLUSHING RD | 3/8/2024 | \$100,000 | \$100,000 | 1.090 | 47,480 | \$ 91,743.12 | \$2.11 | A-1 | | |
| 55-27-580-101/102 | 227 SEYMOUR RD | 8/21/2023 | \$110,000 | \$110,000 | 0.698 | 30,405 | \$ 157,593.12 | \$3.62 | B-3 | | |
| 59-10-501-005 | DAVISON RD | 11/14/2024 | \$15,000.00 | \$15,000.00 | 0.327 | 14,244 | \$ 45,871.56 | \$1.05 | C-2 | | |
| 59-29-400-017 | 3403 S DORT HWY | 3/8/2024 | 150000 | 120572 | 2.02 | 87,991 | \$ 59,689.11 | \$1.37 | C-2 | | |
| 59-30-551-055/056 | E BRISTOL RD | 11/5/2023 | \$80,000 | \$68,798 | 0.869 | 37,810 | \$ 79,169.16 | \$1.82 | C-2 | | |
| 61-20-100-008 | 1008 N BRIDGE ST | 10/16/2024 | \$235,000 | \$235,000 | 2.272 | 98,957 | \$ 103,433.10 | \$2.37 | C-2 | | |
| TOTALS: | | | \$8,542,462 | \$8,501,832 | 100.643 | | | | | | |

COMMERCIAL VACANT LAND SALES
04/2023 - 03/2025
COMMERCIAL/IND VACANT LAND

Average per Net Acre=> 84,475.14 Average per SqFt=> 1.94

2026 RATE USED FOR COMMERCIAL/INDUSTRIAL LAND TABLE AVERAGE LOT: \$1.94 PER Sq Ft

2025 Rate \$1.63 per sq ft

3,900/43560 = \$.08 PER SQ FT

Larger Parcels

COMMERCIAL/INDUSTRIAL VACANT LAND STUDY

FOR THE 2025 RU ZONING LOT IN THE COMMERCIAL/INDUSTRIAL LAND TABLE

| Parcel Number | Street Address | Sale Date | Sale Price | Adj. Sale \$ | Net Acre | SQ FT | PP AC | PPSF | ZONE | LAND TBLE | COMMENTS |
|-------------------|--------------------|------------|----------------|----------------|----------|-----------|---------------|--------|------|-----------|----------|
| 06-03-200-011 | 11158 TORREY RD | 3/24/2025 | \$2,500,000 | \$2,375,357 | 33.852 | 1,474,593 | \$ 70,168.88 | \$1.61 | AG | | |
| 08-10-200-008 | 4533 N MCKINLEY RD | 10/26/2022 | \$358,000.00 | \$358,000.00 | 17.459 | 760,501 | \$ 20,505.18 | \$0.47 | RU-3 | | |
| 12-35-101-011 | E BALDWIN RD | 12/10/2024 | \$1,852,000.00 | \$1,852,000.00 | 18.341 | 798,934 | \$ 100,975.96 | \$2.32 | MDM | | |
| 18-16-300-028/030 | N LINDEN RD | 6/14/2024 | \$300,000 | \$300,000 | 16.381 | 209,959 | \$ 18,313.90 | \$0.42 | C-4 | | |
| 59-22-100-041 | S CENTER RD | 6/2/2023 | \$210,000 | \$210,000 | 12.296 | 535,614 | \$ 17,078.72 | \$0.39 | C-2 | | |
| 14-15-400-007 | W COLDWATER RD | 9/27/2023 | \$100,000 | \$100,000 | 10.079 | 439,041 | \$ 9,921.62 | \$0.23 | C-1 | | |
| TOTALS: | | | \$5,320,000 | \$5,195,357 | 108.408 | | | | | | |

COMMERCIAL VACANT LAND SALES
04/2023 - 03/2025
COMMERCIAL/IND VACANT LAND

Average per Net Acre=> 47,924.11 Average per SqFt=> 1.10

2026 RATE USED FOR COMMERCIAL/INDUSTRIAL LAND TABLE RU ZONING LOT: \$.95 PER Sq Ft

2025 Rate was \$.85

RESIDENTIAL USE ON A COMMERCIAL PARCEL IS AT THE ZONE 1 ADDITIONAL ACRES RATE
3,900/43560 = \$.08 PER SQ FT