

Forest Township Commercial ECF Study for 2024

Improved Commercial sales Genesee County

| Parcel | Address | Location | SALE DATE | CLASS | SALE PRICE | Acres | Land Value Per Forest Twp | County land imp. | Total Combined Land Value | Bldg Residual | County RCNILD | ECF |
|--------------------|-------------------|----------|------------|-------|------------|-------|---------------------------|------------------|---------------------------|---------------|---------------|--------------|
| 11-35-555-090 | 5054 Richfield Rd | Genesee | 03/08/2023 | 201 | 375,000 | 1.290 | \$37,160 | \$18,846 | \$56,006 | 318,994 | \$341,874 | 0.933 |
| 11-23-501-017 | 5290 Genesee Rd | Genesee | 09/09/2021 | 201 | 260,000 | 1.050 | \$36,200 | \$11,409 | \$47,609 | 212,391 | \$291,986 | 0.727 |
| 11-34-551-015 | 4011 Richfield Rd | Genesee | 12/01/2021 | 201 | 100,000 | 0.600 | \$34,043 | \$448 | \$34,491 | 65,509 | \$71,641 | 0.914 |
| 11-08-551-034 | 7154 Dort Hwy | Genesee | 03/09/2022 | 201 | 425,000 | 1.660 | \$38,640 | \$53,885 | \$92,525 | 332,475 | \$370,232 | 0.898 |
| 09-28-200-012 | 430 State | Forest | 11/16/2022 | 201 | 90,000 | 0.689 | \$35,700 | \$7,185 | \$42,885 | 47,115 | \$74,161 | 0.635 |
| Use .82 ECF | | | | | | | | | | | | 0.822 |

Forest Township IND ECF Study for 2024

Improved Industrial Sales - Genesee County

| Parcel | Address | Location | SALE DATE | CLASS | SALE PRICE | Acres | Land value per Forest Twp | County Land Imp | Total Combined Land Value | Bldg Residual | County RCNLD | ECF |
|----------------------|---------------|------------|------------|-------|------------|-------|---------------------------|-----------------|---------------------------|---------------|--------------|--------------|
| 18-35-100-032 | 2295 Dodge Rd | Vienna Twp | 08/31/2021 | 301 | 81,577 | 1.819 | \$39,276 | \$445 | \$39,721 | 41,856 | \$85,819 | 0.488 |
| 52-09-200-011 & -012 | 301 Rising St | Davison | 04/30/2021 | 301 | 850,000 | 4.355 | \$71,518 | \$173,841 | \$245,359 | 604,641 | \$1,145,716 | 0.528 |
| USE .50 ECF | | | | | | | | | | | | 0.508 |