

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: Ag Home Site <1AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	
17-31-300-022	1053 E FRANCES RD	11/30/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$29,100	31.63	\$90,882	\$7,644	\$6,526	81.0	270.0	0.50	0.50	\$94	\$15,227	\$0.35	81.00	401SW	2.02112E+14	RURAL TWP	6/13/2012	401	
17-19-100-007	1138 E VIENNA RD	02/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,500	38.61	\$169,039	\$20,360	\$9,399	100.0	315.0	0.72	0.72	\$204	\$28,160	\$0.65	100.00	401SW	2.02302E+14	RURAL TWP	9/21/2020	401	
17-16-300-014	N BRAY RD	02/11/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$5,500	73.33	\$11,830	\$7,500	\$11,830	0.0	0.0	0.91	0.91	#DIV/0!	\$8,242	\$0.19	0.00	401NW	2.02203E+14	RURAL TWP	NOT INSPECTED	402	
17-24-100-019	6116 E VIENNA RD	08/24/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$50,100	31.91	\$131,682	\$37,213	\$11,895	120.0	332.0	0.92	0.92	\$310	\$40,670	\$0.93	120.00	401SE	2.02108E+14	RURAL TWP	10/25/2022	401	
17-31-300-032	1159 E FRANCES RD	08/17/21	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$36,700	35.12	\$108,900	\$7,846	\$12,246	161.0	255.0	0.94	0.94	\$49	\$8,329	\$0.19	161.00	401SW	2.02108E+14	RURAL TWP	6/13/2012	401	
17-10-100-001	13508 N CENTER RD	02/24/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,500	41.61	\$163,684	\$4,225	\$12,909	208.0	208.0	0.99	0.99	\$20	\$4,255	\$0.10	208.00	401NE	2.02303E+14	RURAL TWP	6/13/2012	401	
17-01-200-006	14393 N VASSAR RD	08/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72	\$186,609	\$6,391	\$13,000	132.0	330.0	1.00	1.00	\$48	\$6,391	\$0.15	132.00	401NE	2.02208E+14	RURAL TWP	11/14/2012	401	
Totals:						\$876,000	\$328,700		\$862,626	\$91,179	\$77,805	802.0		5.99	5.99										
						Sale. Ratio =>	37.52		Average		\$77,805	802.0		Average											
						Std. Dev. =>	14.44		per FF=>		\$114			per Net Acre=>	15,234.59			Average							
																	per SqFt=>	\$0.35							

2024 Thetford
2024 Analyzed: Min \$/Acre: \$4,255
Max \$/Acre: \$40,670
2024 Used: \$15,234/Acre Home Site <1AC

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	
41-05-457-025	2111 DAVISON RD	09/23/21	\$11,000			\$11,000				\$11,000				0.31	0.31		\$35,484	\$0.81		202		COMMERCIAL RATES	202		
41-18-360-031	1220 S GRAND TRAVERSE	08/03/22	\$9,000			\$9,000				\$9,000				0.36	0.36		\$25,210	\$0.58		202		COMMERCIAL RATES	202		
17-16-300-014	N BRAY RD	02/11/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$5,500	73.33	\$13,832	\$7,500	\$13,832	0.0	0.0	0.91	0.91	#DIV/0!	\$8,242	\$0.19	0.00	401NW	2.02203E+14		RURA 402		
05-27-300-018	E BRISTOL RD	11/12/21	\$60,000			\$60,000				\$60,000				1.50	1.50		\$40,000	\$0.92		202		COMMERCIAL RATES	202		
07-03-100-028	W PASADENA AVE	09/08/22	\$22,000			\$22,000				\$22,000				4.81	4.81		\$4,582	\$0.10		202		COMMERCIAL RATES	202		
02-15-400-004	7293 STATE RD	04/08/22	\$150,000			\$150,000				\$150,000				10.00	10.00		\$15,000	\$0.34		202		COMMERCIAL RATES	202		
17-32-200-024	2371 VALLEY CHURCH DR	09/13/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,000	33.33	\$46,507	\$45,000	\$46,507	0.0	0.0	10.01	10.01	#DIV/0!	\$4,496	\$0.10	0.00	401SW	2.02109E+14		RURA 402		
17-02-400-030	14061 N BELSAY RD	12/27/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$19,500	30.00	\$55,439	\$65,000	\$55,439	0.0	0.0	16.23	16.23	#DIV/0!	\$4,005	\$0.09	0.00	401SE	2.02301E+14		RURA 402		
17-22-100-012	E VIENNA RD	04/04/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,200	36.83	\$109,288	\$120,000	\$109,288	0.0	0.0	24.45	24.45	#DIV/0!	\$4,908	\$0.11	0.00	101	2.02205E+14		AG LA 102		
17-07-100-015	BYRNES DR	05/27/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,000	57.78	\$124,528	\$90,000	\$124,528	0.0	0.0	30.00	30.00	#DIV/0!	\$3,000	\$0.07	0.00	100	2.02106E+14		AG LA 102		
17-03-100-007	N CENTER RD	04/14/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,000	43.20	\$129,148	\$125,000	\$129,148	0.0	0.0	42.21	33.37	#DIV/0!	\$2,961	\$0.07	0.00	100	2.02104E+14		AG LA 102		
17-36-400-021	N VASSAR RD	10/28/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,200	43.47	\$130,310	\$150,000	\$130,310	0.0	0.0	45.30	45.30	#DIV/0!	\$3,311	\$0.08	0.00	100	2.02211E+14	17-36-400-009	AG LA 102		
06-03-400-008	3145 THOMPSON	02/07/22	\$755,000			\$755,000				\$755,000				48.60	48.60		\$15,534	\$2.80		202		COMMERCIAL RATES	202		
17-15-200-015	N GENESEE RD	12/06/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,700	49.45	\$167,106	\$145,000	\$167,106	0.0	0.0	50.15	50.15	#DIV/0!	\$2,891	\$0.07	0.00	100	2.02212E+14		AG LA 102		
12-27-300-011	BRIGHTON CR	01/25/22	\$900,000			\$900,000				\$900,000				69.93	69.93		\$12,871	\$0.95		202		COMMERCIAL RATES	202		
17-31-300-030	9098 N SAGINAW RD	09/24/21	\$2,130,061	WD	03-ARM'S LENGTH	\$2,130,061	\$1,009,900	47.41	\$2,031,792	\$179,114	\$80,845	1,890.0	932.0	84.53	84.53	\$95	\$2,119	\$0.05	1,890.00	201	2.0211E+14	COMMERCIAL RATES	201	MAIN HIGHWAYS	
Totals:			\$4,784,561			\$4,784,561	\$1,337,000	27.94	\$2,807,950	\$2,833,614	\$857,003	0.0	0.0	439.30	430.46										
						Sale. Ratio =>		#DIV/0!			Average			Average			Average								
						Std. Dev. =>					per FF=>			per Net Acre=>	6,450.31		per SqFt=>	\$0.15							

2024 Thetford
2024 Analyzed: Min \$/Acre: \$2,891
Max \$/Acre: \$40,000
2024 Used: \$27,234 1st Acre, 5 Acre: \$8,026, 20Acre: \$5619, 50+Acre: \$2505

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Study Period April 1, 2021-March 31, 2023

Land Analysis: Comm MAIN HWY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	
17-31-300-030	9098 N SAGINAW RD	09/24/21	\$2,130,061	WD	03-ARM'S LENGTH	\$2,130,061	\$1,009,900	47.41	\$2,031,792	\$179,114	\$80,845	1,890.0	932.0	84.53	84.53	\$95	\$2,119	\$0.05	1,890.00	201	2.0211E+14	COMMERCIAL RATES	0	1	NOT INSPECTED		201	MAIN HIGHWAYS	
17-31-400-052	9254 N DORT HWY	01/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$45,300	37.75	\$91,014	\$54,666	\$25,680	158.0	236.0	0.86	0.86	\$346	\$63,862	\$1.47	158.00	201	2.02102E+14	COMMERCIAL RATES	0	1	NOT INSPECTED		202	MAIN HIGHWAYS	
17-31-400-055	9024 N DORT HWY	06/29/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,100	31.33	\$28,200	\$45,000	\$28,200	316.0	229.0	0.94	0.94	\$142	\$47,872	\$1.10	316.00	201	2.02108E+14	COMMERCIAL RATES	0	0	NOT INSPECTED	CLERICAL REVIEW	201	MAIN HIGHWAYS	
17-31-501-012	9270 N SAGINAW RD	10/08/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$51,600	20.64	\$159,013	\$117,027	\$26,040	63.0	600.0	0.87	0.87	\$1,858	\$134,824	\$3.10	63.00	401SW	2.02201E+14	COMMERCIAL RATES	0	1	NOT INSPECTED		201		
Totals:			\$2,545,061			\$2,545,061	\$1,120,900		\$2,310,019	\$395,807	\$160,765	2,427.0		87.20	87.20														
							Sale. Ratio =>	44.04			Average			Average			Average												
							Std. Dev. =>	11.24			per FF=>	\$163		per Net Acre=>	4,539.33		per SqFt=>	\$0.10											

2024 Thetford MAIN HWY FF Used: \$163 FF
RURAL ISOLATED: \$114 FF

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1		
04-19-100-014	12502 CORUNNA RD	06/07/21	\$45,000			\$45,000				\$45,000	\$45,000			0.71	0.71		\$63,380	\$1.46		202	COMMERCIAL RATES					
17-31-400-055	9024 N DORT HWY	06/29/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$14,100	31.33	\$26,920	\$45,000	\$26,920	316.0	229.0	0.94	0.94	\$142	\$47,872	\$1.10	316.00	201	2.02108E+14	COMMERCIAL RATES	201	MAIN HIGHWAYS		
05-27-300-018	E BRISTOL RD	11/12/21	\$60,000			\$60,000				\$60,000	\$60,000			1.50	1.50		\$39,947	\$0.92		202	COMMERCIAL RATES					
07-32-527-010	EXCHANGE DR	07/30/21	\$65,000			\$65,000				\$65,000	\$65,000			1.86	1.86		\$34,890	\$0.80		202	COMMERCIAL RATES					
17-31-501-010	9333 N DORT HWY	06/09/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$41,500	30.29	\$109,601	\$69,474	\$42,075	142.0	900.0	2.93	2.93	\$489	\$23,679	\$0.54	142.00	201	2.02106E+14	COMMERCIAL RATES	401	MAIN HIGHWAYS		
12-16-100-031	TRI-PARK DR	06/22/22	\$110,000			\$110,000	\$65,800	59.82		\$110,000	\$110,000			3.32	3.32		\$33,133	\$0.76		302	INDUSTRIAL RATES					
07-28-577-004	MARKET PL	08/13/21	\$230,000			\$230,000				\$230,000	\$230,000			3.86	3.86		\$59,585	\$1.37		202	COMMERCIAL RATES					
07-33-300-028	LINDEN CREEK PKWY	03/06/23	\$400,000			\$400,000	\$75,000	18.75		\$400,000	\$400,000			10.46	10.46		\$38,256	\$0.88		302	INDUSTRIAL RATES					
17-31-400-047	9266 N DORT HWY	05/11/21	\$500,000	LC	04-BUYERS INTEREST IN A LC	\$500,000	\$59,220	11.84	\$57,876	\$500,000	\$57,876	0.0	0.0	10.72	10.72	#DIV/0!	\$46,642	\$1.07	0.00	201	COMMERCIAL RATES	402				
15-12-300-031	TAYLOR DR	07/01/21	\$275,000			\$275,000				\$275,000	\$275,000			12.14	12.14		\$22,662	\$0.52								
15-11-200-030	6299 LEHMAN DR	11/30/21	\$300,000			\$300,000				\$300,000	\$300,000			16.67	16.67		\$17,996	\$0.41		302						
07-29-200-031	S DYE RD	09/01/21	\$600,000			\$600,000				\$600,000	\$600,000			21.61	21.61		\$27,771	\$0.64		202	COMMERCIAL RATES					
Totals:			\$2,767,000			\$2,767,000	\$255,620		\$26,920	\$2,699,474	\$26,920	316.0		86.72	86.72											
								Sale. Ratio =>	9.24					Average												
								Std. Dev. =>	18.35					per FF=>	\$8,543	Average										
														per Net Acre=>	31,130.42	Average										
																per SqFt=>	\$0.71									

2024 Thetford
2024 Analyzed: Min \$/Acre: \$17,996
Max \$/Acre: \$63,380
2024 Used: \$31,130/Acre

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: SUB SITES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
17-08-526-003	2484 E LAKE RD	01/13/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,900	38.12	\$144,931	\$30,069	\$10,000	100.0	250.0	0.57	0.57	\$301	\$52,385	\$1.20	100.00	401NW	2.02301E+14	SUB SITE VALUES	401	SUB SITE 10000
17-18-576-002	12021 N LEWIS RD	03/18/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$56,300	32.17	\$146,251	\$38,749	\$10,000	88.0	200.0	0.71	0.00	\$440	\$54,576	\$1.25	88.00	401NW	2.02204E+14	SUB SITE VALUES	401	SUB SITE 10000
17-19-551-012	EWILSON RD	02/03/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$2,500	41.67	\$5,000	\$6,000	\$5,000	82.0	200.0	0.40	0.00	\$73	\$15,000	\$0.34	82.00	401SW	2.02302E+14	SUB SITE VALUES	402	SUB SITE 10000
17-21-501-006	11460 N BRAY RD	09/08/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$43,700	24.55	\$172,051	\$15,949	\$10,000	100.0	200.0	0.47	0.00	\$159	\$33,934	\$0.78	100.00	401SW	2.02109E+14	SUB SITE VALUES	401	SUB SITE 10000
17-29-576-005	10101 N BRAY RD	09/16/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,300	33.32	\$262,420	\$42,580	\$10,000	120.0	270.0	0.75	0.00	\$355	\$56,773	\$1.30	120.00	401SW	2.02109E+14	SUB SITE VALUES	401	SUB SITE 10000
17-08-529-012	2320 MARJORIE LN	09/16/21	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$75,700	33.50	\$196,557	\$41,443	\$12,000	145.0	200.0	0.68	0.00	\$286	\$60,767	\$1.40	145.00	08577	2.02109E+14	SUB SITE VALUES	401	SUB SITE 12000
17-33-551-009	9158 N BRAY RD	06/01/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,400	32.62	\$128,090	\$13,910	\$12,000	132.0	115.0	0.35	0.35	\$105	\$39,971	\$0.92	132.00	33551	2.02106E+14	SUB SITE VALUES	401	SUB SITE 12000
17-33-552-012	9181 MAPLEWOOD DR	08/06/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$42,000	33.33	\$127,153	\$10,847	\$12,000	132.0	115.0	0.35	0.35	\$82	\$31,170	\$0.72	132.00	33551	2.02108E+14	SUB SITE VALUES	401	SUB SITE 12000
17-33-552-043	3044 RIDGELAWN DR	11/28/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$49,100	34.58	\$133,350	\$20,650	\$12,000	120.0	126.0	0.35	0.35	\$172	\$59,510	\$1.37	120.00	33551	2.02212E+14	SUB SITE VALUES	401	SUB SITE 12000
17-30-551-007	10204 GLENDALE AVE	02/04/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$56,700	40.53	\$144,388	\$9,512	\$14,000	66.0	610.0	0.93	0.00	\$144	\$10,228	\$0.23	66.00	30551	2.02203E+14	SUB SITE VALUES	401	SUB SITE 14000
17-29-551-007	10048 N LEWIS RD	04/15/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,600	44.13	\$167,735	\$9,265	\$17,000	125.0	611.0	1.73	0.00	\$74	\$5,355	\$0.12	125.00	401SW	2.02204E+14	SUB SITE VALUES	401	SUB SITE 17000
17-29-551-011	10098 N LEWIS RD	11/08/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$76,200	38.12	\$181,737	\$35,163	\$17,000	125.0	612.0	1.75	0.00	\$281	\$20,093	\$0.46	125.00	401SW	2.02211E+14	SUB SITE VALUES	401	SUB SITE 17000
17-05-526-005	14401 N BRAY RD	05/14/21	\$182,500	WD	03-ARM'S LENGTH	\$182,500	\$67,500	36.99	\$173,265	\$27,235	\$18,000	200.0	404.0	1.86	1.86	\$136	\$14,682	\$0.34	200.00	401NW	2.02106E+15	SUB SITE VALUES	401	SUB SITE 18000
Totals:			\$2,125,300			\$2,125,300	\$743,900		\$1,982,928	\$301,372	\$159,000	1,535.0		10.89	3.47									
								Sale. Ratio =>	35.00					Average per FF=>	\$196					Average per Net Acre=>	27,664.04			
								Std. Dev. =>	5.06											Average per SqFt=>	\$0.64			

2024 Thetford
2024 Analyzed: Min \$/Sq Ft: \$0.12
Max \$/Sq Ft: \$1.48
2024 Used: \$15,000/SITE

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Michigan

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Land Analysis: Rural Res & Ag

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	
17-31-300-022	1053 E FRANCES RD	11/30/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$29,100	31.63	\$93,593	\$6,037	\$7,630	81.0	270.0	0.50	0.50	\$75	\$12,026	\$0.28	81.00	401SW	2.02112E+14	RURAL TWP	401	
17-35-300-008	5069 E FRANCES RD	11/04/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$40,800	25.34	\$164,948	\$5,643	\$9,591	110.0	250.0	0.63	0.63	\$51	\$8,943	\$0.21	110.00	401SE	2.02211E+14	RURAL TWP	401	
17-29-300-017	2157 E DODGE RD	06/02/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$49,100	38.06	\$134,722	\$10,413	\$16,135	150.0	350.0	1.21	1.21	\$69	\$8,641	\$0.20	150.00	401SW	2.02106E+14	RURAL TWP	401	
17-02-400-022	14017 N BELSAY RD	09/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$128,600	38.39	\$333,580	\$17,760	\$16,340	0.0	0.0	1.25	1.25	#DIV/0!	\$14,208	\$0.33	0.00	401NE	2.02209E+14	RURAL TWP	401	
17-01-300-002	14238 N BELSAY RD	08/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$98,400	35.14	\$285,484	\$11,435	\$16,919	150.0	400.0	1.38	1.38	\$76	\$8,304	\$0.19	150.00	401NE	2.02109E+14	RURAL TWP	401	
17-17-400-013	2465 E VIENNA RD	11/26/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$95,400	37.41	\$259,832	\$13,209	\$18,041	0.0	0.0	1.61	1.61	#DIV/0!	\$8,220	\$0.19	0.00	401NW	2.02201E+14	RURAL TWP	401	
17-25-300-018	6005 E DODGE RD	05/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,500	37.67	\$152,539	\$16,525	\$19,064	215.0	365.0	1.80	1.80	\$77	\$9,170	\$0.21	215.00	401SE	2.02106E+14	RURAL TWP	401	
17-34-300-002	4191 E FRANCES RD	07/18/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$41,500	34.61	\$104,707	\$34,341	\$19,148	120.0	660.0	1.82	1.82	\$286	\$18,889	\$0.43	120.00	401SE	2.02207E+14	RURAL TWP	401	
17-27-400-015	10215 N GENESEE RD	10/13/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$9,300	34.44	\$22,659	\$27,000	\$22,659	264.0	400.0	2.42	2.42	\$102	\$11,139	\$0.26	264.00	401SE	2.02211E+14	RURAL TWP	402	
17-08-100-039	2126 BYRNES DR	06/04/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,200	34.10	\$178,265	\$48,319	\$26,584	0.0	0.0	3.00	3.00	#DIV/0!	\$16,106	\$0.37	0.00	401NW	2.02106E+14	RURAL TWP	401	
17-27-200-017	4452 E WILSON RD	10/05/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$6,200	20.67	\$15,206	\$30,000	\$15,206	0.0	0.0	3.96	3.96	#DIV/0!	\$7,576	\$0.17	0.00	401SE	2.0221E+14	RURAL TWP	402	
17-22-100-012	E VIENNA RD	04/04/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,200	36.83	\$88,350	\$120,000	\$88,350	0.0	0.0	24.45	24.45	#DIV/0!	\$4,908	\$0.11	0.00	101	2.02205E+14	AG LAND	102	
17-14-300-027	5153 E VIENNA RD	12/13/21	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$54,100	36.93	\$108,394	\$135,554	\$97,448	0.0	0.0	27.66	27.66	#DIV/0!	\$4,901	\$0.11	0.00	100	2.02112E+14	AG LAND	101	
17-21-200-019	3460 E VIENNA RD	06/24/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$110,000	34.92	\$236,179	\$187,789	\$108,968	0.0	0.0	34.14	34.14	#DIV/0!	\$5,501	\$0.13	0.00	101	2.02208E+14	AG LAND	101	
04-17-100-007	S DUFFIELD RD	02/11/22	\$100,000			\$100,000				\$100,000				16.05	16.05		\$6,231	\$0.14		101		AG LAND	101	
17-11-400-012	13253 N BELSAY RD	08/19/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$65,100	26.57	\$174,509	\$111,442	\$40,951	237.0	1334.0	7.26	7.26	\$470	\$15,354	\$0.35	237.00	401NE	2.02208E+14	RURAL TWP	401	
17-17-300-015	N LEWIS RD	07/14/22	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$15,200	20.97	\$46,850	\$72,500	\$46,850	334.7	1335.0	10.26	10.26	\$217	\$7,069	\$0.16	334.66	401NW	2.02207E+14	RURAL TWP	402	
17-28-400-016	10221 N CENTER RD	06/16/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,200	35.63	\$244,943	\$71,968	\$46,911	0.0	0.0	10.30	10.30	#DIV/0!	\$6,987	\$0.16	0.00	401SW	2.02206E+14	RURAL TWP	401	
17-29-200-045	10471 N BRAY RD	10/18/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$90,300	29.13	\$257,739	\$103,744	\$51,483	0.0	0.0	11.82	11.82	#DIV/0!	\$8,777	\$0.20	0.00	401SW	2.0211E+14	RURAL TWP	401	
Totals:			\$3,357,900			\$3,357,900	\$1,098,200		\$2,902,499	\$1,123,679	\$668,278	1,661.7		161.51	161.51									
								Sale. Ratio =>			Average			Average			Average							
								32.70			per FF=>	\$676		per Net Acre=>	6,957.33		per SqFt=>	\$0.16						
								Std. Dev. =>																
								5.74																

2024 Thetford
2024 Analyzed: Min \$/Acre: \$4,901
Max \$/Acre: \$18,889
2024 Used: \$6,950/Acre

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: Res Rural Twp

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Class	
17-19-100-007	1138 E VIENNA RD	02/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,500	38.61	\$150,319	\$33,224	\$3,543	100.0	315.0	0.72	0.72	\$332	\$45,953	\$1.05	100.00	401SW	2.02302E+14	RURAL TWP	0	1	401	
17-34-200-004	4500 E DODGE RD	10/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,000	33.71	\$129,688	\$54,000	\$8,688	119.0	265.0	0.72	0.72	\$454	\$74,586	\$1.71	119.00	401SE	2.02221E+14	RURAL TWP	0	1	401	
17-28-400-005	3375 E DODGE RD	03/22/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,600	31.88	\$129,727	\$44,909	\$9,636	100.0	350.0	0.80	0.80	\$449	\$55,927	\$1.28	100.00	401SW	2.02204E+14	RURAL TWP	0	1	401	
17-18-300-013	1082 E HURD RD	01/26/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$50,800	33.89	\$116,604	\$37,250	\$3,954	76.4	460.0	0.81	0.81	\$488	\$46,159	\$1.06	76.40	401NW	2.02302E+14	RURAL TWP	0	1	401	
17-24-100-019	6116 E VIENNA RD	08/24/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$50,100	31.91	\$104,326	\$63,654	\$10,980	120.0	332.0	0.92	0.92	\$530	\$69,567	\$1.60	120.00	401SE	2.02108E+14	RURAL TWP	0	1	401	
17-01-100-008	14394 N BELSAY RD	09/13/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,900	34.68	\$137,413	\$63,603	\$11,016	100.0	400.0	0.92	0.92	\$636	\$69,284	\$1.59	100.00	401NE	2.02109E+14	RURAL TWP	0	1	401	
17-31-300-032	1159 E FRANCES RD	08/17/21	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$36,700	35.12	\$75,985	\$39,819	\$11,304	161.0	255.0	0.94	0.94	\$247	\$42,271	\$0.97	161.00	401SW	2.02108E+14	RURAL TWP	0	1	401	
17-20-300-010	2128 E TOBIAS RD	11/08/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$45,900	36.00	\$100,237	\$38,723	\$11,460	104.0	400.0	0.96	0.96	\$372	\$40,548	\$0.93	104.00	401SW	2.02211E+14	RURAL TWP	0	1	401	
17-01-200-006	14393 N VASSAR RD	08/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72	\$161,072	\$30,928	\$12,000	132.0	330.0	1.00	1.00	\$234	\$30,928	\$0.71	132.00	401NE	2.02208E+14	RURAL TWP	0	0	401	
17-06-200-003	1294 E WILLARD RD	11/04/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$63,900	33.65	\$139,711	\$62,189	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$62,189	\$1.43	0.00	401NW	2.02211E+14	RURAL TWP	0	0	401	
17-06-200-008	14435 N LEWIS RD	07/15/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$74,800	36.31	\$164,234	\$53,766	\$12,000	0.0	0.0	1.00	1.00	#DIV/0!	\$53,766	\$1.23	0.00	401NW	2.02207E+14	RURAL TWP	0	1	401	
17-29-300-017	2157 E DODGE RD	06/02/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$49,100	38.06	\$101,547	\$40,683	\$13,230	150.0	350.0	1.21	1.21	\$271	\$33,762	\$0.78	150.00	401SW	2.02106E+14	RURAL TWP	0	1	401	
17-25-300-018	6005 E DODGE RD	05/14/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$56,500	37.67	\$116,913	\$49,295	\$16,208	215.0	365.0	1.80	1.80	\$229	\$27,356	\$0.63	215.00	401SE	2.02106E+14	RURAL TWP	0	1	401	
17-27-100-024	4202 E WILSON RD	09/24/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$80,600	31.00	\$167,455	\$116,435	\$23,890	0.0	0.0	3.63	3.63	#DIV/0!	\$32,076	\$0.74	0.00	401SE	2.02111E+14	RURAL TWP	0	1	401	
17-01-200-004	6512 E WILLARD RD	03/29/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,400	27.62	\$107,858	\$84,152	\$24,010	610.0	264.0	3.67	3.67	\$138	\$22,930	\$0.53	610.00	401NE	2.02204E+14	RURAL TWP	0	0	401	
17-27-200-017	4452 E WILSON RD	10/05/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$6,200	20.67	\$12,440	\$30,000	\$12,440	0.0	0.0	3.96	3.96	#DIV/0!	\$7,576	\$0.17	0.00	401SE	2.02211E+14	RURAL TWP	0	0	402	
17-10-400-017	13241 N GENESEE RD	06/21/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$113,200	33.79	\$248,459	\$111,781	\$25,240	0.0	0.0	4.24	4.24	#DIV/0!	\$26,363	\$0.61	0.00	401NE	2.02207E+14	RURAL TWP	0	1	401	
17-10-400-004	13223 N GENESEE RD	12/28/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$104,000	41.77	\$227,873	\$47,127	\$26,000	165.0	1320.0	5.00	5.00	\$286	\$9,425	\$0.22	165.00	401NE	2.02301E+14	RURAL TWP	0	1	401	
17-20-400-014	2380 E TOBIAS RD	06/13/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$79,200	48.00	\$172,507	\$18,493	\$26,000	0.0	0.0	5.00	5.00	#DIV/0!	\$3,699	\$0.08	0.00	401SW	2.02207E+14	RURAL TWP	0	1	401	
17-32-300-012	9054 N LEWIS RD	03/01/22	\$40,000	QC	03-ARM'S LENGTH	\$40,000	\$13,000	32.50	\$26,000	\$40,000	\$26,000	165.0	1320.0	5.00	5.00	\$242	\$8,000	\$0.18	165.00	401SW	2.02203E+14	RURAL TWP	0	1	402	
17-09-200-026	3300 E LAKE RD	03/31/22	\$23,000	QC	03-ARM'S LENGTH	\$23,000	\$13,100	56.96	\$26,250	\$23,000	\$26,250	0.0	0.0	5.50	5.50	#DIV/0!	\$4,182	\$0.10	0.00	401NW	2.02203E+14	RURAL TWP	0	1	402	
17-23-200-004	5404 E VIENNA RD	05/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$56,000	26.67	\$120,827	\$115,568	\$26,395	0.0	0.0	11.58	5.79	#DIV/0!	\$9,980	\$0.23	0.00	401SE	2.02205E+14	RURAL TWP	0	1	401	
17-29-200-045	10471 N BRAY RD	10/18/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$90,300	29.13	\$186,872	\$157,303	\$34,175	0.0	0.0	11.82	11.82	#DIV/0!	\$13,308	\$0.31	0.00	401SW	2.02111E+14	RURAL TWP	0	0	401	
17-19-200-008	11377 N LEWIS RD	04/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$132,400	37.83	\$288,965	\$94,311	\$33,276	0.0	0.0	12.34	12.34	#DIV/0!	\$7,643	\$0.18	0.00	401SW	2.02205E+14	RURAL TWP	0	1	401	
17-35-200-020	5366 E DODGE RD	01/21/22	\$424,000	WD	03-ARM'S LENGTH	\$424,000	\$199,300	47.00	\$391,808	\$69,512	\$37,320	0.0	0.0	15.20	15.20	#DIV/0!	\$4,573	\$0.10	0.00	401SE	2.02202E+14	RURAL TWP	0	1	401	
Totals:			\$4,667,800			\$4,667,800	\$1,681,800		\$3,605,090	\$1,519,725	\$457,015	2,317.4		99.73	93.94											
						Sale. Ratio =>	36.03		Average	per FF=>	\$656		Average	per Net Acre=>	15,237.78		Average	per SqFt=>	\$0.35							
						Std. Dev. =>	7.39																			

2024 Thetford
2024 Analyzed: Min \$/Acre: \$3,699
Max \$/Acre: \$74,586
2024 Used: \$15,200/Acre

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: Ag Rural Res Home
Site <1AC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	
17-31-300-022	1053 E FRANCES RD	11/30/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$29,100	31.63	\$90,882	\$7,644	\$6,526	81.0	270.0	0.50	0.50	\$94	\$15,227	\$0.35	81.00	401SW	2.02112E+14	RURAL TWP	6/13/2012	401	
17-19-100-007	1138 E VIENNA RD	02/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,500	38.61	\$169,039	\$20,360	\$9,399	100.0	315.0	0.72	0.72	\$204	\$28,160	\$0.65	100.00	401SW	2.02302E+14	RURAL TWP	9/21/2020	401	
17-16-300-014	N BRAY RD	02/11/22	\$7,500	WD	03-ARM'S LENGTH	\$7,500	\$5,500	73.33	\$11,830	\$7,500	\$11,830	0.0	0.0	0.91	0.91	#DIV/0!	\$8,242	\$0.19	0.00	401NW	2.02203E+14	RURAL TWP	NOT INSPECTED	402	
17-24-100-019	6116 E VIENNA RD	08/24/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$50,100	31.91	\$131,682	\$37,213	\$11,895	120.0	332.0	0.92	0.92	\$310	\$40,670	\$0.93	120.00	401SE	2.02108E+14	RURAL TWP	10/25/2022	401	
17-31-300-032	1159 E FRANCES RD	08/17/21	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$36,700	35.12	\$108,900	\$7,846	\$12,246	161.0	255.0	0.94	0.94	\$49	\$8,329	\$0.19	161.00	401SW	2.02108E+14	RURAL TWP	6/13/2012	401	
17-10-100-001	13508 N CENTER RD	02/24/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,500	41.61	\$163,684	\$4,225	\$12,909	208.0	208.0	0.99	0.99	\$20	\$4,255	\$0.10	208.00	401NE	2.02303E+14	RURAL TWP	6/13/2012	401	
17-01-200-006	14393 N VASSAR RD	08/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72	\$186,609	\$6,391	\$13,000	132.0	330.0	1.00	1.00	\$48	\$6,391	\$0.15	132.00	401NE	2.02208E+14	RURAL TWP	11/14/2012	401	
Totals:						\$876,000	\$328,700	37.52	\$862,626	\$91,179	\$77,805	802.0	5.99	5.99			Average			Average					
						Sale. Ratio =>	14.44	Average	per FF=>	\$114	Average	per Net Acre=>	15,234.59	Average	per SqFt=>	\$0.35									

2024 Thetford
2024 Analyzed: Min \$/Acre: \$4,255
Max \$/Acre: \$40,670
2024 Used: \$15,234/Acre Home Site <1AC

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: RuralTwp NE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Class		
17-01-100-005	14430 N BELSAY RD	08/18/22	\$277,709	WD	03-ARM'S LENGTH	\$277,709	\$58,200	20.96	\$282,235	\$17,564	\$22,090	200.0	660.0	3.03	3.03	\$88	\$5,797	\$0.13	200.00	401NE	2.02208E+14	RURAL TWP	0	1	401		
17-01-200-004	6512 E WILLARD RD	03/29/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,400	27.62	\$121,669	\$70,341	\$24,010	610.0	264.0	3.67	3.67	\$115	\$19,166	\$0.44	610.00	401NE	2.02204E+14	RURAL TWP	0	0	401		
17-01-200-006	14393 N VASSAR RD	08/24/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,300	40.72	\$186,609	\$6,391	\$13,000	132.0	330.0	1.00	1.00	\$48	\$6,391	\$0.15	132.00	401NE	2.02208E+14	RURAL TWP	0	0	401		
17-01-300-002	14238 N BELSAY RD	08/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$98,400	35.14	\$280,041	\$14,090	\$14,131	150.0	400.0	1.38	1.38	\$94	\$10,232	\$0.23	150.00	401NE	2.02109E+14	RURAL TWP	0	1	401		
17-01-300-022	6099 E LAKE RD	12/12/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$60,700	29.61	\$151,656	\$70,344	\$17,000	132.0	660.0	2.00	2.00	\$533	\$35,172	\$0.81	132.00	401NE	2.02212E+14	RURAL TWP	0	1	401		
17-01-300-033	6115 E LAKE RD	04/26/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$54,100	39.20	\$148,793	\$6,267	\$17,060	128.0	687.0	2.02	2.02	\$49	\$3,102	\$0.07	128.00	401NE	2.02104E+14	RURAL TWP	0	1	401		
17-01-400-002	6285 E LAKE RD	02/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$45,200	29.16	\$122,445	\$58,593	\$26,038	167.0	1324.0	5.08	5.08	\$351	\$11,543	\$0.26	167.00	401NE	2.02202E+14	RURAL TWP	0	1	401		
17-02-100-005	5132 E WILLARD RD	12/02/22	\$116,600	WD	03-ARM'S LENGTH	\$116,600	\$30,600	26.24	\$76,051	\$53,549	\$13,000	132.0	330.0	1.00	1.00	\$406	\$53,549	\$1.23	132.00	401NE	2.02212E+14	RURAL TWP	0	0	401		
17-03-300-018	4045 E LAKE RD	02/11/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$62,600	29.12	\$175,779	\$52,227	\$13,006	150.0	291.0	1.00	1.00	\$348	\$52,123	\$1.20	150.00	401NE	2.02203E+14	RURAL TWP	0	1	401		
17-10-400-004	13223 N GENESEE RD	12/28/22	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$104,000	41.77	\$263,275	\$11,725	\$26,000	165.0	1320.0	5.00	5.00	\$71	\$2,345	\$0.05	165.00	401NE	2.02301E+14	RURAL TWP	0	1	401		
17-10-400-011	13111 N GENESEE RD	05/09/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$68,000	33.17	\$171,499	\$49,086	\$15,585	131.0	571.0	1.72	1.72	\$375	\$28,588	\$0.66	131.00	401NE	2.02205E+14	RURAL TWP	0	1	401		
17-11-400-012	13253 N BELSAY RD	08/19/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$65,100	26.57	\$159,568	\$112,690	\$27,258	237.0	1334.0	7.26	7.26	\$475	\$15,526	\$0.36	237.00	401NE	2.02208E+14	RURAL TWP	0	1	401		
Totals:			\$2,434,309			\$2,434,309	\$766,600		\$2,139,620	\$522,867	\$228,178	2,334.0		34.15	34.15												
								Sale. Ratio =>	31.49					Average		Average		Average									
								Std. Dev. =>	6.46					per FF=>	\$224	per Net Acre=>	15,310.89	per SqFt=>	\$0.35								

2024 Thetford
2024 Analyzed: Min\$/FF: \$20
Max\$/FF: 533
2024 Used: \$224/FF

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: Rural Twp NW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Land Table	Gravel	Paved	Inspected Date	Class						
17-04-100-003	14472 N BRAY RD	07/11/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,600	36.73	\$141,468	\$31,592	\$8,060	100.0	270.0	0.62	0.62	\$316	\$50,955	\$1.17	100.00	401NW	2.02207E+14	RURAL TWP	0	0	9/4/2019	401						
17-06-100-039	14297 MONTLE RD	07/01/21	\$217,200	WD	03-ARM'S LENGTH	\$217,200	\$66,900	30.80	\$167,677	\$75,878	\$26,355	197.0	1258.0	5.71	5.71	\$385	\$13,289	\$0.31	197.00	401NW	2.02107E+14	RURAL TWP	0	1	NOT INSPECTED	401						
17-06-100-039	14297 MONTLE RD	10/03/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$73,900	33.59	\$167,677	\$78,678	\$26,355	197.0	1258.0	5.71	5.71	\$399	\$13,779	\$0.32	197.00	401NW	2.0221E+14	RURAL TWP	0	1	NOT INSPECTED	401						
17-06-400-004	14219 N LEWIS RD	05/26/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,300	30.13	\$168,118	\$81,580	\$9,698	130.0	250.0	0.75	0.75	\$628	\$109,357	\$2.51	130.00	401NW	2.02206E+14	RURAL TWP	0	1	9/18/2019	401						
17-08-100-062	13274 N LEWIS RD	06/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$88,600	29.53	\$193,797	\$121,538	\$15,335	220.0	330.0	1.67	1.67	\$552	\$72,908	\$1.67	220.00	401NW	2.02207E+14	RURAL TWP	0	1	11/2/2022	401						
17-09-100-016	3022 E LAKE RD	03/17/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00	\$200,379	\$15,588	\$5,967	100.0	200.0	0.46	0.46	\$156	\$33,961	\$0.78	100.00	401NW		RURAL TWP	0	1	8/29/2023	401						
17-16-300-004	3219 E VIENNA RD	08/05/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,400	38.27	\$130,992	\$36,068	\$17,060	440.0	200.0	2.02	2.02	\$82	\$17,855	\$0.41	440.00	401NW	2.02208E+14	RURAL TWP	0	1	10/25/2022	401						
17-17-300-015	N LEWIS RD	07/14/22	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$15,200	20.97	\$30,358	\$72,500	\$30,358	334.7	1335.0	10.26	10.26	\$217	\$7,069	\$0.16	334.66	401NW	2.02207E+14	RURAL TWP	0	0	NOT INSPECTED	402						
17-18-100-029	1015 E HURD RD	02/18/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$92,200	38.43	\$243,245	\$10,891	\$14,236	209.8	293.3	1.41	1.41	\$52	\$7,713	\$0.18	209.80	401NW	2.02203E+14	RURAL TWP	0	1	9/15/2020	401						
17-18-300-013	1082 E HURD RD	01/26/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$50,800	33.89	\$117,652	\$42,739	\$10,491	76.4	460.0	0.81	0.81	\$559	\$52,960	\$1.22	76.40	401NW	2.02302E+14	RURAL TWP	0	1	NOT INSPECTED	401						
17-18-400-014	1340 E HURD RD	11/29/22	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$106,800	44.97	\$249,884	\$826	\$13,210	200.0	233.0	1.07	1.07	\$4	\$772	\$0.02	200.00	401NW	2.02212E+14	RURAL TWP	0	1	NOT INSPECTED	401						
Totals:			\$2,202,000			\$2,202,000	\$684,700		\$1,811,247	\$567,878	\$177,125	2,204.9		30.48	30.48																	
									Sale. Ratio =>	31.09	Average			Average	Average																	
									Std. Dev. =>	11.89	per FF=>			\$258	per Net Acre=>			18,633.00	per SqFt=>			\$0.43										

2024 Thetford
2024 Analyzed: Min \$/FF: \$4
Max \$/FF: \$628
2024 Used: \$258/FF

Thetford Township
Genesee County
Michigan

Land Value Analysis for 2024 Assessments
Sales Study Period April 1, 2021-March 31, 2023

Land Analysis: Rural Twp SW

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved	Class	
17-30-400-002	1367 E DODGE RD	08/05/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$51,800	33.21	\$140,695	\$21,441	\$6,136	91.0	226.0	0.47	0.47	\$236	\$45,426	\$1.04	91.00	401SW	2.02108E+14	RURAL TWP	0	1	401	
17-31-300-022	1053 E FRANCES RD	11/30/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$29,100	31.63	\$90,882	\$7,644	\$6,526	81.0	270.0	0.50	0.50	\$94	\$15,227	\$0.35	81.00	401SW	2.02112E+14	RURAL TWP	0	1	401	
17-19-100-007	1138 E VIENNA RD	02/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$69,500	38.61	\$169,039	\$20,360	\$9,399	100.0	315.0	0.72	0.72	\$204	\$28,160	\$0.65	100.00	401SW	2.02302E+14	RURAL TWP	0	1	401	
17-31-300-032	1159 E FRANCES RD	08/17/21	\$104,500	WD	03-ARM'S LENGTH	\$104,500	\$36,700	35.12	\$108,900	\$7,846	\$12,246	161.0	255.0	0.94	0.94	\$49	\$8,329	\$0.19	161.00	401SW	2.02108E+14	RURAL TWP	0	1	401	
17-20-300-010	2128 E TOBIAS RD	11/08/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$45,900	36.00	\$110,292	\$29,623	\$12,415	104.0	400.0	0.96	0.96	\$285	\$31,019	\$0.71	104.00	401SW	2.02211E+14	RURAL TWP	0	1	401	
17-29-300-017	2157 E DODGE RD	06/02/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$49,100	38.06	\$130,269	\$12,346	\$13,615	150.0	350.0	1.21	1.21	\$82	\$10,246	\$0.24	150.00	401SW	2.02106E+14	RURAL TWP	0	1	401	
17-19-200-015	1309 E TOBIAS RD	11/08/22	\$17,000	LC	04-BUYERS INTEREST IN A LC	\$17,000	\$9,000	52.94	\$17,786	\$17,000	\$17,786	133.0	741.0	2.26	2.26	\$128	\$7,515	\$0.17	133.00	401SW	2.02212E+14	RURAL TWP	0	1	402	
17-31-400-046	9111 N LEWIS RD	11/17/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,400	31.76	\$136,960	\$46,645	\$18,605	166.0	660.0	2.52	2.52	\$281	\$18,547	\$0.43	166.00	401SW	2.02112E+14	RURAL TWP	0	1	401	
17-21-200-020	3406 E VIENNA RD	09/08/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,500	37.13	\$406,498	\$18,412	\$24,910	150.0	1155.0	3.97	3.97	\$123	\$4,638	\$0.11	150.00	401SW	2.02109E+14	RURAL TWP	0	1	401	
17-32-300-012	9054 N LEWIS RD	03/01/22	\$40,000	QC	03-ARM'S LENGTH	\$40,000	\$13,000	32.50	\$43,651	\$22,349	\$26,000	165.0	1320.0	5.00	5.00	\$135	\$4,470	\$0.10	165.00	401SW	2.02203E+14	RURAL TWP	0	1	402	
17-32-300-014	9094 N LEWIS RD	08/31/22	\$136,491	SD	10-FORECLOSURE	\$136,491	\$48,000	35.17	\$121,397	\$41,094	\$26,000	165.0	1320.0	5.00	5.00	\$249	\$8,219	\$0.19	165.00	401SW	2.02209E+14	RURAL TWP	0	1	401	
17-21-400-002	3281 E WILSON RD	03/01/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$91,000	33.70	\$240,021	\$59,979	\$30,000	330.0	1320.0	10.00	10.00	\$182	\$5,998	\$0.14	330.00	401SW	2.02203E+14	RURAL TWP	0	1	401	
Totals:						\$1,817,491	\$644,000		\$1,716,390	\$304,739	\$203,638	1,796.0		33.55	33.55											
						Sale. Ratio =>	35.43		Average	per FF=>	\$170		Average	per Net Acre=>	9,084.21		Average	per SqFt=>	\$0.21							
						Std. Dev. =>	5.74																			

2024 Thetford
2024 Analyzed: Min \$/FF: \$49
Max \$/FF: \$285
2024 Used: \$170/FF