

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 01.01 - WINCHESTER WOODS, CMNS, MDW, Last Edited: 08/13/2025

Frontages:

Frontage 'A':	Description: '525	'	FF Rate: 525
	Standard Frontage: 0		Standard Depth : 125
Frontage 'B':	Description: 'UNBUILDABLE LOT'		FF Rate: 125
	Standard Frontage: 0		Standard Depth : 0

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 02.02-WINCHESTER VILLAGE, Last Edited: 08/13/2025

Frontages:

Frontage 'B':	Description: '515	'	FF Rate: 515
	Standard Frontage: 0		Standard Depth : 125

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 03.03-MILLER/MORRISH SEC 2,3 & 35, Last Edited: 08/13/2025

Frontages:

Frontage 'A':	Description: '425	'	FF Rate: 425
	Standard Frontage: 0		Standard Depth : 135

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 03A.03A-S OF MILLER- FAIRCHILD TO MRSH, Last Edited: 08/13/2025

Frontages:

Frontage 'C':	Description: '490	'	FF Rate: 490
	Standard Frontage: 0		Standard Depth : 155

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 04.04-MILLER/MORRISH SEC 1 & 36, Last Edited: 08/13/2025

Frontages:

Frontage 'C':	Description: '350	'	FF Rate: 350
	Standard Frontage: 0		Standard Depth : 300

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 05.05-CARRIAGE COMMONS CONDOS, Last Edited: 08/13/2025

Sites:

Site 'A':	Description: 'SITE	'	Value: 28,100
-----------	--------------------	---	---------------

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 06.06-SPRINGBROOK COLONY, Last Edited: 08/13/2025

Sites:

Site 'A':	Description: 'DUPLEX UNIT	'	Value: 26,800
Site 'B':	Description: 'SINGLE UNIT	'	Value: 29,700

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 07.07-SOME SUBS N OF I-69, Last Edited: 08/13/2025

Frontages:

Frontage 'B':	Description: '390	'	FF Rate: 390
	Standard Frontage: 100		Standard Depth : 150

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 08.08-PARK RIDGE SUB, Last Edited: 09/16/2024

Frontages:

Frontage 'A':	Description: '630	'	FF Rate: 630
	Standard Frontage: 0		Standard Depth : 160

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 09.09-SPRINGBROOK EAST, Last Edited: 08/13/2025

Sites:

Site 'A':	Description: 'AVERAGE UNIT '	Value: 30,500
Site 'B':	Description: 'SMALL UNIT 90% '	Value: 27,500

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 10.10-HERITAGE VILLAGE, Last Edited: 09/16/2024

Sites:

Site 'A':	Description: 'SINGLE UNIT '	Value: 28,000
Site 'B':	Description: 'DOUBLE 120% '	Value: 33,600

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 11.CEDAR CREEK TOWNHOMES, Last Edited: 08/13/2025

Sites:

Site 'A':	Description: 'UNIT '	Value: 28,100
-----------	----------------------	---------------

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 12.12-ACREAGE PARCELS, Last Edited: 01/13/2026

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 30,300	3 Acre: 37,800	10 Acre: 78,000	30 Acre: 180,000
1.5 Acre: 32,000	4 Acre: 44,000	15 Acre: 117,000	40 Acre: 200,000
2 Acre: 33,700	5 Acre: 50,000	20 Acre: 140,000	50 Acre: 225,000
2.5 Acre: 35,700	7 Acre: 63,000	25 Acre: 175,000	100 Acre: 350,000

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood 13.BREWER TOWN HOMES, Last Edited: 08/13/2025

Sites:

Site 'A':	Description: 'UNIT- DEVELOPED'	Value: 34,800
Site 'B':	Description: 'UNDEV UNIT 50% '	Value: 17,400

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood COM.COMMERCIAL & INDUSTRIAL, Last Edited: 01/13/2026

Frontages:

Frontage 'A':	Description: '\$950/FF MAIN '	FF Rate: 950 ✓
	Standard Frontage: 0	Standard Depth : 200
Frontage 'B':	Description: '\$375 SIDE ST '	FF Rate: 375 ✓
	Standard Frontage: 0	Standard Depth : 200
Frontage 'C':	Description: '\$375 SECONDARY '	FF Rate: 375 ✓
	Standard Frontage: 0	Standard Depth : 200
Frontage 'D':	Description: '\$950 DOWNTOWN '	FF Rate: 950 ✓
	Standard Frontage: 100	Standard Depth : 200
Frontage 'F':	Description: '\$1700 X-WAY '	FF Rate: 1700 ✓
	Standard Frontage: 0	Standard Depth : 280

Rates for Rate Table 'MULTIPLE', (Acres)
APTS PER ACRE : 80,000

Unit: 58 - CITY OF SWARTZ CREEK

Rates/Values for Neighborhood PERS.PERSONAL PROPERTY, Last Edited: 04/29/2014

Unit: -

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

City of Swartz Creek
2026 residential land analysis
meets & bounds & ff lots

Table 01 Winchester Woods, Commons, Meadows

class	parcel	table	date	price	20% price	25 land value	25 rate	adj ff	20%/adj ff
401	58-03-534-006	1	2/21/2025	267,000	53,400	52,833	500	106	505
401	58-03-531-003	1	11/15/2024	298,500	59,700	71,274	500	143	419
401	58-03-531-147	1	9/13/2024	228,000	45,600	81,184	500	162	281
401	58-03-531-146	1	8/16/2024	330,000	66,000	72,971	500	146	452
401	58-03-577-001	1	8/12/2024	221,000	44,200	32,863	500	66	672
401	58-03-576-008	1	4/26/2024	293,000	58,600	43,818	500	88	669
401	58-03-531-120	1	4/11/2024	245,000	49,000	40,000	500	80	613
401	58-03-531-061	1	2/1/2024	200,000	40,000	40,000	500	80	500
401	58-03-534-003	1	1/23/2024	210,000	42,000	25,031	500	50	839
401	58-03-531-082	1	11/10/2023	225,000	45,000	40,000	500	80	563
401	58-03-534-011	1	11/2/2023	245,000	49,000	42,332	500	85	579
401	58-03-531-153	1	9/29/2023	247,500	49,500	63,246	500	126	391
401	58-03-534-020	1	7/7/2023	255,000	51,000	60,000	500	120	425
401	58-03-576-013	1	4/21/2023	169,900	33,980	32,863	500	66	517
								avg	530
								median	511
								use	525

Table 02 Winchester Village

class	parcel	table	date	price	20% price	25 land value	25 rate	adj ff	20%/adj ff
401	58-03-580-013	2	3/10/2025	199,900	39,980	30,456	490	62	643
401	58-03-528-022	2	3/7/2025	196,000	39,200	34,300	490	70	560
401	58-03-580-005	2	2/14/2025	155,000	31,000	30,173	490	62	503
401	58-02-501-027	2	2/7/2025	185,000	37,000	41,650	490	85	435
401	58-02-501-107	2	1/15/2025	193,000	38,600	34,300	490	70	551
401	58-03-579-005	2	11/18/2024	200,000	40,000	29,845	490	61	657
401	58-02-503-090	2	10/30/2024	215,000	43,000	38,983	490	80	540
401	58-02-501-060	2	10/21/2024	215,000	43,000	35,900	490	73	587
401	58-02-501-101	2	10/17/2024	204,000	40,800	34,300	490	70	583
401	58-03-527-006	2	10/11/2024	128,500	25,700	34,300	490	70	367
401	58-03-532-002	2	10/8/2024	205,000	41,000	39,841	490	81	504
401	58-02-501-095	2	10/8/2024	190,000	38,000	34,638	490	71	538
401	58-02-501-113	2	10/7/2024	215,000	43,000	34,300	490	70	614
401	58-02-503-025	2	9/19/2024	226,000	45,200	30,026	490	61	738
401	58-03-527-012	2	7/29/2024	216,900	43,380	34,300	490	70	620
401	58-03-533-149	2	6/28/2024	145,000	29,000	41,650	490	85	341
401	58-03-533-033	2	5/17/2024	125,000	25,000	35,597	490	73	344
401	58-02-502-039	2	4/17/2024	140,000	28,000	55,206	490	113	249
401	58-02-501-070	2	2/5/2024	190,000	38,000	38,863	490	79	479
401	58-02-501-112	2	1/5/2024	194,500	38,900	34,300	490	70	556
401	58-03-533-060	2	12/20/2023	173,000	34,600	39,200	490	80	433
401	58-03-580-012	2	12/18/2023	225,000	45,000	30,970	490	63	712
401	58-02-501-059	2	11/9/2023	193,500	38,700	35,900	490	73	528
401	58-03-533-160	2	11/3/2023	180,000	36,000	35,900	490	73	491
401	58-03-533-131	2	10/3/2023	186,000	37,200	39,200	490	80	465
401	58-02-501-051	2	9/7/2023	192,000	38,400	34,300	490	70	549
401	58-02-503-007	2	8/18/2023	180,000	36,000	32,830	490	67	537
401	58-02-503-010	2	8/4/2023	200,000	40,000	31,850	490	65	615
401	58-03-533-198	2	7/20/2023	155,000	31,000	39,200	490	80	388

401	58-02-502-034	2	6/28/2023	150,000	30,000	39,200	490	80	375
401	58-02-553-013	2	6/28/2023	155,000	31,000	30,870	490	63	492
401	58-03-533-003	2	6/27/2023	180,000	36,000	34,300	490	70	514
401	58-02-501-056	2	5/5/2023	176,000	35,200	34,300	490	70	503
401	58-03-533-180	2	4/24/2023	221,311	44,262	41,650	490	85	521
401	58-03-533-126	2	4/19/2023	170,900	34,180	34,300	490	70	488
401	58-02-501-045	2	4/17/2023	180,000	36,000	34,300	490	70	514
								avg	515
								median	518
								use	515

Table 03 Miller/Morrish sec 2,3 & 35

class	parcel	table	date	price	20% price	25 land value	25 rate	adj ff	20%/adj ff
401	58-02-530-034	3	11/22/2024	142,000	28,400	20,648	365	57	502
401	58-35-400-011	3	8/28/2024	266,000	53,200	40,233	365	110	483
401	58-02-530-002	3	5/20/2024	135,000	27,000	25,979	365	71	379
401	58-02-530-043	3	8/14/2023	175,000	35,000	52,745	365	145	242
								avg	402
								median	431
								use	425

Table 03A S of Miller - Fairchild to Morrish

class	parcel	table	date	price	20% price	25 land value	25 rate	adj ff	20%/adj ff
401	58-02-527-012	03A	9/10/2024	145,000	29,000	29,036	500	58	499
401	58-02-200-011	03A	8/14/2024	140,000	28,000	26,373	500	53	531
401	58-02-526-006	03A	6/4/2024	180,000	36,000	31,194	500	62	577
401	58-02-526-062	03A	5/24/2024	241,390	48,278	39,595	500	79	610
401	58-02-527-003	03A	4/2/2024	135,500	27,100	27,580	500	55	491
401	58-02-526-016	03A	2/7/2024	335,000	67,000	76,489	500	153	438
401	58-02-200-012	03A	1/30/2024	145,000	29,000	40,286	500	81	360
401	58-02-526-061	03A	12/1/2023	125,000	25,000	21,997	500	44	568
401	58-02-526-012	03A	10/6/2023	142,000	28,400	44,855	500	90	317
401	58-02-526-074	03A	9/21/2023	130,000	26,000	34,431	500	69	378
401	58-02-527-008	03A	9/15/2023	130,000	26,000	29,036	500	58	448
401	58-02-526-056	03A	8/25/2023	145,000	29,000	29,512	500	59	491
401	58-02-527-021	03A	7/21/2023	158,000	31,600	29,476	500	59	536
								avg	480
								median	491
								use	490

Table 04 Miller/Morrish sec 1 & 36

class	parcel	table	date	price	20% price	25 land value	25 rate	adj ff	20%/adj ff
401	58-36-551-010	4	1/31/2025	55,000	11,000	23,997	425	56	195
401	58-36-577-019	4	10/30/2024	169,900	33,980	85,135	425	200	170
401	58-01-502-096	4	8/22/2024	149,900	29,980	19,326	425	45	659
401	58-36-300-033	4	8/15/2024	151,000	30,200	92,870	425	219	138
401	58-01-502-035	4	5/31/2024	85,000	17,000	21,461	425	50	337
401	58-36-551-009	4	8/17/2023	117,500	23,500	23,997	425	56	416
401	58-01-100-034	4	6/5/2023	173,000	34,600	21,397	425	50	687
								avg	372
								median	337
								use	350

Table 07 some subs N of I-69

class	parcel	table	date	price	20% price	25 land value	25 rate	adj ff	20%/adj ff
-------	--------	-------	------	-------	-----------	---------------	---------	--------	------------

City of Swartz Creek
2026 residential land analysis
condo lots

Table 05 Carriage Commons Condos

class	parcel	table	date	price	12% price	group
401	58-03-626-046	5	9/25/2024	250,000	30,000	SITE
401	58-03-626-047	5	7/29/2024	220,900	26,508	SITE
401	58-03-626-039	5	6/28/2024	249,900	29,988	SITE
401	58-03-626-003	5	6/27/2024	213,900	25,668	SITE
				avg	28,041	
				median	28,248	
				use	28,100	

Table 06 Springbrook Colony

class	parcel	table	date	price	12% price	group
401	58-36-651-087	6	3/28/2025	221,000	26,520	DUPLEX UNIT
401	58-36-651-149	6	3/7/2025	200,000	24,000	DUPLEX UNIT
401	58-36-651-013	6	1/30/2025	205,000	24,600	DUPLEX UNIT
401	58-36-651-207	6	12/10/2024	220,000	26,400	DUPLEX UNIT
401	58-36-651-004	6	11/26/2024	208,000	24,960	DUPLEX UNIT
401	58-36-651-157	6	8/21/2024	285,000	34,200	DUPLEX UNIT
401	58-36-651-218	6	8/16/2024	250,000	30,000	DUPLEX UNIT
401	58-36-651-148	6	8/14/2024	235,000	28,200	DUPLEX UNIT
401	58-36-651-164	6	5/10/2024	259,900	31,188	DUPLEX UNIT
401	58-36-651-011	6	4/10/2024	167,000	20,040	DUPLEX UNIT
401	58-36-651-069	6	1/8/2024	195,000	23,400	DUPLEX UNIT
401	58-36-651-126	6	12/8/2023	253,000	30,360	DUPLEX UNIT
401	58-36-651-179	6	11/15/2023	235,000	28,200	DUPLEX UNIT
401	58-36-651-110	6	11/6/2023	255,000	30,600	DUPLEX UNIT
401	58-36-651-156	6	10/6/2023	205,000	24,600	DUPLEX UNIT
401	58-36-651-081	6	9/11/2023	250,000	30,000	DUPLEX UNIT
401	58-36-651-222	6	8/30/2023	225,000	27,000	DUPLEX UNIT
401	58-36-651-228	6	7/7/2023	259,900	31,188	DUPLEX UNIT
401	58-36-651-163	6	6/23/2023	244,500	29,340	DUPLEX UNIT
401	58-36-651-235	6	6/19/2023	210,000	25,200	DUPLEX UNIT
401	58-36-651-054	6	6/9/2023	190,000	22,800	DUPLEX UNIT
401	58-36-651-099	6	4/7/2023	160,000	19,200	DUPLEX UNIT
				avg	26,909	
				median	26,760	
				use	26,800	

class	parcel	table	date	price	12% price	group
401	58-36-651-239	6	4/30/2024	259,900	31,188	SINGLE UNIT
401	58-36-651-066	6	1/30/2024	235,000	28,200	SINGLE UNIT
401	58-36-651-092	6	1/5/2024	240,000	28,800	SINGLE UNIT
401	58-36-651-187	6	6/26/2023	255,000	30,600	SINGLE UNIT

				avg	29,697	
				median	29,700	
				use	29,700	

Table 09 Springbrook East

class	parcel	table	date	price	12% price	group
401	58-36-676-026	9	3/28/2025	296,000	35,520	AVERAGE UNIT
401	58-36-676-008	9	9/9/2024	285,000	34,200	AVERAGE UNIT
401	58-36-676-055	9	3/13/2024	230,000	27,600	AVERAGE UNIT
401	58-36-676-025	9	11/10/2023	209,900	25,188	AVERAGE UNIT
401	58-36-676-012	9	7/21/2023	200,000	24,000	AVERAGE UNIT
401	58-36-676-057	9	6/23/2023	275,000	33,000	AVERAGE UNIT
401	58-36-676-068	9	6/14/2023	265,000	31,800	AVERAGE UNIT
401	58-36-676-016	9	5/19/2023	250,000	30,000	AVERAGE UNIT
				avg	30,164	
				median	30,900	
				use	30,500	average unit
				use	27,500	90% small unit

land sales						
401	58-36-676-095	9	3/7/2024	30,000		AVERAGE UNIT
401	58-36-676-093	9	12/12/2023	30,000		AVERAGE UNIT
401	58-36-676-094	9	11/10/2023	30,000		AVERAGE UNIT

all land sales are early in time period -12% works but use avg of improved

Table 10 Heritage Village

class	parcel	table	date	price	12% price	group
401	58-30-651-069	10	2/20/2025	265,000	31,800	SINGLE UNIT
401	58-30-651-081	10	5/24/2024	234,000	28,080	SINGLE UNIT
401	58-30-651-005	10	10/16/2023	200,000	24,000	SINGLE UNIT
				avg	27,960	
				median	28,080	
				use	28,000	single unit
				use	33,600	120% double

land sale

401 58-30-651-099 10 6/13/2023 20,000 SINGLE UNIT

Table 11 Cedar Creek Townhomes

no sales- use most comparable which is Carriage Commons at 28,100 per unit

Table 13 Brewer Town Homes

class	parcel	table	date	price	12% price	group
401	58-35-677-002	13	5/7/2024	270,000	32,400	UNIT- DEVELOPED
401	58-35-677-001	13	4/28/2023	310,000	37,200	UNIT- DEVELOPED
				avg	34,800	
				median	34,800	

				use	34,800	developed
				use	17,400	undev - 50%

City of Swartz Creek Acreage land table

2026

Land Sales

parcel	date	price	adj price (1 acres	Value using % of Clayton	
58-36-200-024	2/1/2018	40,000	68,400	20.00	90,400
58-30-300-002	12/19/2018	39,500	63,200	12.50	77,900
58-36-200-020	5/29/2019	30,000	46,500	4.20	36,000
58-31-200-007	6/18/2021	18,000	23,400	1.71	27,000
				avg	0.93

Use same acreage values as Clayton Township

Clayton Township Residential vacant land sales

2026

Land analysis - Acreage

parcel	date	price	adj price	acres	bldg	\$/acre	notes
04-25-400-014	4/18/2022	20,000	23,000	0.76		30,343	
					avg	30,343	
04-02-577-010	9/13/2022	19,450	21,201	1.85		11,460	
04-02-100-016	2/1/2023	40,000	41,000	2.12		19,340	
04-02-100-058	11/2/2023	33,000	33,000	2.27		14,537	
					avg	15,112	
04-27-300-039	12/27/2024	53,000	53,000	4.21		12,589	
					avg	12,589	
04-16-400-018	4/14/2022	36,000	41,400	4.75		8,716	narrow, deep, wet
04-16-400-022	8/11/2022	20,000	22,000	5.00		4,400	narrow, deep, wet
					avg	6,558	
04-21-100-017 & 018	6/30/2023	69,000	69,000	9.30		7,419	
04-02-200-008	11/8/2023	81,000	81,000	10.30		7,864	
04-01-300-013 & 015	6/9/2022	70,000	78,750	10.48		7,514	
04-26-200-007	9/20/2022	75,000	81,750	10.02		8,159	
04-25-100-024	1/17/2024	80,000	80,000	10.03		7,976	
04-29-300-015	8/11/2023	82,000	82,000	10.10		8,119	
					avg	7,842	
04-11-400-017	11/15/2022	130,000	138,125	15.02		9,196	
04-27-400-033	8/11/2021	68,900	89,570	17.01		5,266	
					avg	7,231	
04-27-400-034, 035, 036	3/24/2025	150,000	150,000	19.11		7,849	
					avg	7,849	
04-01-200-016	6/9/2022	107,500	120,938	27.00		4,479	
04-31-300-016	1/5/2024	160,000	160,000	28.00		5,714	
					avg	5,097	

Time adjustment

04-21-100-017 & 018	3/21/2022	66,250	9.30		7,124
04-21-100-017 & 018	6/30/2023	69,000	9.30		7,419
1 yr increase		3%			

04-31-300-016	6/9/2023	111,000	28.00		3,964
04-31-300-016	1/5/2024	160,000	28		5,714
1 yr increase		7.5%			

04-02-200-008	10/21/2022	65,000	10.30		6,311
04-02-200-008	11/8/2023	81,000	10.30		7,864
1 yr increase		23%			

04-11-400-017	11/15/2022	130,000	15.02		8,655
04-11-400-017	4/11/2024	154,000	15.02		10,253
1 yr increase		13%			

04-27-400-034, 035, 036	1/18/2022	99,800	19.11		5,222
04-27-400-034, 035, 036	3/24/2025	150,000	19.11		7,849
1 yr increase		16%			

Clayton Township Residential vacant land sales 2026

Land analysis - Acreage

L.T.0001 Res M & B		
table acreage	avg sales per acre	value
1	30,343	30,343
2	15,112	30,225
3	12,589	37,767
5	6,558	32,789
10	7,842	78,419
15	7,231	108,463
20	7,849	156,986
30	5,097	152,902

City of Swartz Creek

Use 2026		
acres	value	value/acre
1	30,300	30,300
1.5	32,000	21,333
2	33,700	16,850
2.5	35,700	14,280
3	37,800	12,600
4	44,000	11,000
5	50,000	10,000
7	63,000	9,000
10	78,000	7,800
15	117,000	7,800
20	140,000	7,000
25	175,000	7,000
30	180,000	6,000
40	200,000	5,000
50	225,000	4,500
100	350,000	3,500

City of Swartz Creek commercial/industrial land analysis
2026 Assessments

Sale	\$ff/ff eq	xway	main	downtown(use main)	secondary/side
1	1,979	1979			
2	1,669	1669			
3	931		931		
4	1,085		1085		
5	376				
6	834		834		376
7	476				476
8	1,432	1432			
9	376				376
10	264				264
					379
avg		1,693	950		374
Use	\$1,700		\$950	\$950	\$375

All sales were put in the appropriate section as it most closely relates in the City of Swartz Creek.

Sale 1	
58-36-400-012	Swartz Creek
Miller Rd	
acreage	
4/21/2022	
\$575,000	
acres	19.38
\$/acre	\$29,670
adj ff (eq)	\$308
\$/ff	\$1,867
time 6%/yr	1,979

Sale 2	
55-25-576-009	Flushing
1501 E Pierson Rd	
main comm	
Jan-19	
\$144,000	
FF	107
\$/ff	\$1,346
time adj 6%/yr	\$1,669

Sale 3	
18-16-400-013	Vienna
4010 W Vienna Rd	
com main	
Sep-22	
\$500,000	
acres	5.91
\$/acre	\$84,602
ff	553
\$/ff	\$904
time adj 3% (1/2 year)	\$ 931
Corner of Jennings	

Sale 4	
18-20-502-022	Vienna
3473 W Vienna	
com main	
Sep-22	
\$175,000	
acres	0.93
\$/acre	\$188,172
ff	166.17
\$/ff	\$1,053
time adj 3% (1/2 year)	\$ 1,085
Corner of Wing Dr House to be demolished	

Sale 5	
04-19-501-001, 002, 003, 005, 006	Clayton
corner Corunna & Sheridan	
secondary	
11/28/2023	
\$330,000	
acres	7.61
\$/acre	\$43,364
ff	878
\$/ff	\$376

Sale 6	
18-17-400-035	Vienna
4010 W Vienna Rd	
com main	
Jun-22	
\$265,000	
acres	3.07
\$/acre	\$86,319
ff	337
\$/ff	\$786
time 6%/yr	\$ 834
381 Ft N of M57	

Sale 7	
55-27-580-101 & 102	Flushing
225 S Seymour	
secondary	
12/6/2023	
\$110,000	
FF	231
\$/ff	\$476

Sale 8	
18-16-300-039	Vienna
4460 W Vienna Rd	
x-way	
Aug-22	
\$695,000	
acres	4.82
\$/acre	\$144,191
ff	500
\$/ff	\$1,390
time adj 3% (1/2 year)	\$1,432

Sale 9	
55-27-580-044	Flushing
116 S McKinley Rd	
dtwn side	
Sep-22	
\$25,000	
adj FF	68.5
\$/ff	\$365
time adj 3% (1/2 year)	\$ 376

Sale 10	
58-03-530-002	Swartz Creek
9027 Miller Rd	
secondary	
Jun-25	
\$72,000	
adj ff	273
\$/ff	\$264

2025 county study vacant land			
parcel	24 tcv	county appraisal	% inc
58-01-502-091	11,200	12,380	111%
58-29-551-023	137,000	145,490	106%
58-35-200-016	248,600	253,266	102%
58-36-300-028	834,000	891,180	107%
	1,230,800	1,302,316	106%

City of Swartz Creek Commercial Land Analysis 2026

land sales comps

Swartz Creek	
Multiple	
Time	
Adjusted per acre	

Sale		
13-09-3-08-1219-001	Chesaning	
1500 W Brady		
Multiple		
10/25/2016	\$240,000	
3.79	63,325	
Time		1.21
Adjusted per acre		76,623
Adjustments		
Location		10
Total Adj		10
		110
		84,285

Sale		
58-36-400-010	Swartz Creek	
4276 Kroger Dr		
Multiple		
10/1/2015	\$270,000	
3.69	73,171	
Time	1.24	
Adjusted per acre	90,732	
Adjustments		
Location	0	
	0	
	100	
	90,732	

[illegible]

Sale		
53-20-553-021		Fenton
440 N Fenway		
Multiple		
	9/29/2020	\$725,000
Time	7.90	91,772
Adjusted per acre		1.08
		99,114
Location		Adjustments
		-20
		-20
		80
		79,291

Sale	
06-29-200-012	
5050 Amelia Earhart	Fenton Twp
Multiple	
9/24/2021	\$725,000
8.26	87,772
Time	1,05
Adjusted per acre	92,161