

ANALYSIS: TILLABLE AVERAGE

Description: Tillable farmland suitable for most crops; some disruptions from uneven ground, woods, traffic and development, and drainage systems.

Township	Parcel Number	Street Address	Saledate	Class at Sale	Adjusted Sale Price	Confiden- tial Sale	Instrument Type	Term of Sale	Other Parcels In Sale	Tillable Acres	Non-Tillable Acres	ROW Acres	Total Acres	Net Acres	Percent Tillable	Dollars Per Net	Grantor	Grantee
TAYMOUTH	27-10-5-06-2002-004	BUSCH RD	1/22/2024	102		Yes	WD	32-SPLIT VACANT		31.28	-	1.75	33.03	31.28	100%	\$4,556	RENNER, GA & T	5TH GENERATION LAND, LLC
ALBEE	04-10-4-24-1002-000	W VERNE RD	2/14/2025	102	339,500	No	WD	03-ARM'S LENGTH		74.24	-	3.87	78.11	74.24	100%	\$4,573	POAG, PEGGY J	WASMILLER, ROBERT & ERIN
BIRCH RUN	05-10-6-34-3035-002	W WILLARD RD	2/8/2024	102	55,800	No	WD	03-ARM'S LENGTH		10.92	0.88	2.15	13.95	11.80	93%	\$4,729	MUNSON, KENNETH W	GRAY, JOSEPH
BRIDGEPORT	09-11-5-19-2001-002	SHERIDAN RD	1/30/2024	102	235,000	No	WD	03-ARM'S LENGTH		34.63	3.85	0.38	38.86	38.48	90%	\$6,107	JAHNCKE, JANET R - GILMOUR, DEANNA	BOESE, AARON & HEATHER
MAPLE GROVE	20-09-4-35-1002-002	DITCH RD	5/5/2023	102	446,000	No	WD	32-SPLIT VACANT		63.40	6.00	6.40	75.80	69.40	91%	\$6,427	EMMENDORFER TRUST	GROSS, KT & C J - GROSS, K
BRIDGEPORT	09-11-5-02-3002-000	S AIRPORT RD	10/30/2023	102	210,000	No	WD	03-ARM'S LENGTH		32.11	-	4.52	36.63	32.11	100%	\$6,540	BERNARDING, RONDA S	SCHAEFF, BRYAN
FRANKENMUTH	14-11-6-09-2002-001	KING RD	2/5/2024	102		Yes	WD	03-ARM'S LENGTH		37.56	-	1.48	39.04	37.56	100%	\$6,749	SCHREINER, ROY O & MARIE L TRUST	DAENZER, GENE & JENNIFER
SPAULDING	25-11-4-27-2003-000	TOM CRESSWELL RD	4/26/2024	102	248,000	No	WD	03-ARM'S LENGTH		36.50	-	3.50	40.00	36.50	100%	\$6,795	NORTH PRAIRIE PROPERTIES LLC	LONSWAY PROPERTIES LLC
ST CHARLES	24-10-3-36-1002-002	W BURT RD	1/31/2024	102		Yes	WD	03-ARM'S LENGTH		59.35	-	6.44	65.79	59.35	100%	\$7,077	PETERS, SCOTT A & MELISSA A	CASASSA, MICHAEL-CASASSA, JORDAN
SPAULDING	25-11-4-11-1001-002	EAST RD	9/13/2024	102	322,000	No	WD	32-SPLIT VACANT (MULTI)	25-11-4-02-4003-003	45.13	-	1.50	46.63	45.13	100%	\$7,135	ANTAL, R D & N L TRUST	THE NATURE CONSERVANCY
														435.85	average:	\$6,069		
															aggregate:	\$6,131		
															prior year rate:	\$6,200		
															USE:	\$6,100		

Used sales within Saginaw County due to lack of sales in Birch Run Township

Birch Run 2023-2025 Commercial & Industrial Vacant Land Sales Analysis

Due to a lack of Industrial Vacant Sales, Commercial and Industrial sales will be combined to analyze Vacant Land

Sale Period: 4/01/2023 - 3/31/2025

MEDIUM DENSITY/DEVELOPING; All Units - dependent on location COMMERCIAL TOWNSHIP														
Description: Commercial or industrial land in medium to low traffic in Township of Birch Run outside of Village														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Confident ial	Other Parcels in Sale	Total Acres	Net Acres	ROW	Dollars Per Net Acre	Dollars Per SqFt	Property Class
09-11-5-22-1001-001	DIXIE HWY	5/2/2023	360,000	WD	03-ARM'S LENGTH	360,000	No		7.39	6.99	0.40	\$51,532	\$1.18	102
23-12-4-10-3005-101	3085 SILVERWOOD	5/19/2023	40,000	WD	03-ARM'S LENGTH	40,000			0.52	0.52	0.00	\$76,923	\$1.77	202
10-12-5-32-3103-000	3647 DIXIE HWY	5/9/2023	32,000	CD	03-ARM'S LENGTH	32,000	No		0.40	0.40	0.00	\$80,000	\$1.84	202
90-30-0-22-7000-000	310 FEDERAL	5/26/2023	5,000	WD	03-ARM'S LENGTH	5,000			0.06	0.06	0.00	\$83,333	\$1.91	202
29-13-3-16-2003-009	8440 RIVERS BEND DR	12/4/2023	100,000	WD	03-ARM'S LENGTH	100,000	No		1.09	1.09	0.00	\$91,743	\$2.11	202
537,000										9.06	Average:	\$76,706	\$1.76	
											Aggregate:	\$59,298	\$1.36	
											Use	\$59,300		

MEDIUM DENSITY/OUTSKIRTS; All Units - dependent on location COMMERCIAL B VILLAGE														
Description: Commercial or industrial land in medium traffic in Village of Birch Run														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Confident ial	Other Parcels in Sale	Total Acres	Net Acres	ROW	Dollars Per Net Acre	Dollars Per SqFt	Property Class
03-11-6-35-2404-000	HEINLEIN STRASSE	7/6/2023	330,000	WD	19-MULTI PARCEL ARM'S LENGTH	330,000	No	03-11-6-35-2405-000	2.90	2.90	0.00	\$113,793	\$2.61	202
18-13-4-35-2015-000	5680 BAY RD	7/27/2023	50,000	WD	03-ARM'S LENGTH	50,000	No		0.43	0.43	0.00	\$116,279	\$2.67	202
23-12-4-18-3005-000	6540 STATE ST	5/4/2023	150,000	WD	03-ARM'S LENGTH	150,000	No		1.27	1.27	0.00	\$118,110	\$2.71	202
03-11-6-35-2108-001	380 LIST ST	7/10/2023	70,000	MLC	03-ARM'S LENGTH	70,000	Yes		0.59	0.59	0.00	\$118,644	\$2.72	302
23-12-4-02-2004-048	S MCLEOD DR	5/12/2023	200,000	WD	03-ARM'S LENGTH	200,000	No		1.47	1.47	0.00	\$136,054	\$3.12	202
800,000										6.66	Average:	\$120,576	\$2.77	
											Aggregate:	\$120,120	\$2.76	
											Use	\$120,000		

HIGH DENSITY; 03,05,06,09,10,13,18,22,23,24,28,29,90 COMMERCIAL A														
Description: Commercial or industrial land in high traffic business areas of Township														
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Confident ial	Other Parcels in Sale	Total Acres	Net Acres	ROW	Dollars Per Net Acre	Dollars Per SqFt	Property Class
05-10-6-21-3011-000	DIXIE	8/15/2024	200,000	WD	03-ARM'S LENGTH	200,000			1.35	1.16	0.19	\$172,414	\$3.96	202
23-12-4-02-2004-048	S MCLEOD DR	5/12/2023	200,000	WD	03-ARM'S LENGTH	200,000	No		1.47	1.47	0.00	\$136,054	\$3.12	202
29-13-3-16-2003-002	8282 RIVERS BEND DR	4/6/2023	400,000	WD	03-ARM'S LENGTH	400,000	No		2.15	2.15	0.00	\$186,047	\$4.27	202
23-12-4-11-2033-005	3834 BAY RD	12/6/2023	300,000	CD	03-ARM'S LENGTH	300,000	No		1.61	1.61	0.00	\$186,335	\$4.28	202
22-12-2-27-3017-000	185 E SAGINAW	6/3/2024	140,000	WD	03-ARM'S LENGTH	140,000			0.88	0.72	0.16	\$194,986	\$4.48	202
1,240,000										7.11	Average:	\$175,167	\$4.02	
											Aggregate:	\$174,451	\$4.00	
											Use	\$175,000		

2026				2024-2025 Residential Vacant									
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Cur. Assessed	Prev. Assessed	Land Value	Net Acreage	Neigh.
05-10-6-13-4003-004	S REESE	02/06/25	WD	03-ARM'S LENGTH	\$24,500	\$15,500	63.27	\$31,930	\$16,000	\$15,500	\$31,930	1.84	4020
05-10-6-17-3112-000	CANADA	08/19/23	MLC	33-TO BE DETERMINED	\$26,500	\$13,700	51.70	\$27,395	\$13,700	\$13,700	\$27,395	3.93	4020
05-10-6-34-1003-001	10552 E BURT	06/28/24	WD	03-ARM'S LENGTH	\$28,050	\$13,500	48.13	\$26,988	\$13,500	\$13,500	\$26,988	1.15	4030
05-10-6-28-3003-003	12575 S BEYER	06/20/23	WD	33-TO BE DETERMINED	\$37,500	\$118,700	316.53	\$44,300	\$22,200	\$22,200	\$44,300	4.86	4030
05-10-6-25-3003-007	BLOCK	08/19/24	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$35,765	\$17,900	\$0	\$35,765	4.77	4030
05-10-6-14-3006-000	11201 CANADA	09/20/23	WD	03-ARM'S LENGTH	\$80,000	\$24,800	31.00	\$49,600	\$24,800	\$24,800	\$49,600	8.20	4020
05-10-6-26-1001-004	11516 E BIRCH RUN	04/26/24	WD	03-ARM'S LENGTH	\$127,000	\$29,200	22.99	\$58,376	\$29,200	\$29,200	\$58,376	18.38	4020
05-10-6-20-1007-002	11425 DIXIE	12/19/23	WD	32-SPLIT VACANT	\$127,142	\$0	0.00	\$40,550	\$0	\$0	\$40,550	15.55	4020
05-10-6-14-3016-002	CANADA	01/03/24	WD	33-TO BE DETERMINED	\$129,900	\$24,200	18.63	\$48,360	\$24,200	\$24,200	\$48,360	7.27	4020
05-10-6-07-4005-001	9670 DIXIE	02/26/25	WD	03-ARM'S LENGTH	\$135,000	\$32,700	24.22	\$66,408	\$33,200	\$32,700	\$66,408	25.64	4020
05-10-6-36-3001-002	1282 W WILLARD	11/20/23	WD	03-ARM'S LENGTH	\$150,000	\$35,700	23.80	\$71,424	\$35,700	\$35,700	\$71,424	29.64	4030
05-10-6-28-3003-002	12575 S BEYER	06/20/23	WD	33-TO BE DETERMINED	\$479,619	\$58,400	12.18	\$171,533	\$85,800	\$85,800	\$171,533	76.86	4020
Totals:					\$1,405,211	\$366,400		\$672,629	\$316,200	\$297,300	\$672,629	198.08	
							Sale. Ratio =>	26.07		\$26,350	\$24,775	\$56,052	16.51
							Std. Dev. =>	85.85					
					\$7,094								
Median					\$7,787								
207- 215 Neighborhoods													
05-10-6-13-4003-004	S REESE	02/06/25	WD	03-ARM'S LENGTH	\$24,500	\$15,500	63.27	\$31,930	\$16,000	\$15,500	\$31,930	1.84	4020
05-10-6-17-3112-000	CANADA	08/19/23	MLC	33-TO BE DETERMINED	\$26,500	\$13,700	51.70	\$27,395	\$13,700	\$13,700	\$27,395	3.93	4020
05-10-6-25-3003-007	BLOCK	08/19/24	WD	32-SPLIT VACANT	\$60,000	\$0	0.00	\$35,765	\$17,900	\$0	\$35,765	4.77	4030
05-10-6-28-3003-003	12575 S BEYER	06/20/23	WD	33-TO BE DETERMINED	\$37,500	\$118,700	316.53	\$44,300	\$22,200	\$22,200	\$44,300	4.86	4030
05-10-6-34-1003-001	10552 E BURT	06/28/24	WD	03-ARM'S LENGTH	\$28,050	\$13,500	48.13	\$26,988	\$13,500	\$13,500	\$26,988	1.15	4030
count = 5					\$176,550								16.54
								\$10,673					
Used \$28,000 for 1 acre								\$35,310					
								Median	\$28,050				
102 Neighborhood													
05-10-6-01-4001-005	S REESE	07/07/23	WD	32-SPLIT VACANT	\$30,000	\$0	0.00	\$36,710	\$18,400	\$18,400	\$36,710	8.57	1010
05-10-6-03-4001-000	LANGE	08/28/24	WD	03-ARM'S LENGTH	\$60,000	\$20,500	34.17	\$41,080	\$20,500	\$20,500	\$41,080	2.27	4010
count = 2					\$90,000								10.84
								\$8,303					
Used \$30,000 for 1 acre								\$45,000					
								Median	\$45,000				

2026		2023-2025 Vacant Res Sales											
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Net Acreage	\$Sale/Acre	Class	Neighborhood	Other Parcels in Sale	Notes
05-10-6-01-4001-005	S REESE	07/07/23	WD	32-SPLIT VACANT	\$30,000	\$0	0.00	8.57	3,501	102	102		Split from Ag parcel. Now residential
05-10-6-03-4001-000	LANGE	08/28/24	WD	03-ARM'S LENGTH	\$60,000	\$20,500	34.17	2.27	26,432	402	102		Mostly wooded
05-10-6-05-4003-000	8000 LANGE	02/17/23	WD	03-ARM'S LENGTH	\$149,900	\$36,500	24.35	30.00	4,997	402	207		Wooded limited access
05-10-6-07-4005-001	9670 DIXIE	02/26/25	WD	03-ARM'S LENGTH	\$135,000	\$32,700	24.22	25.64	5,265	402	207		Mostly wooded
05-10-6-07-4005-001	9670 DIXIE	07/28/25	WD	03-ARM'S LENGTH	\$172,000	\$33,200	19.30	25.64	6,708	402	207		Mostly wooded
05-10-6-14-3006-000	11201 CANADA	09/20/23	WD	03-ARM'S LENGTH	\$80,000	\$24,800	31.00	8.20	9,756	402	207		Vacant at sale. Was previously farmed.
05-10-6-14-3016-002	CANADA	01/03/24	WD	33-TO BE DETERMINED	\$129,900	\$24,200	18.63	7.27	17,868	402	207		Vacant. Was previously farmed.
05-10-6-20-1007-002	11425 DIXIE	12/19/23	WD	32-SPLIT VACANT	\$127,142	\$0	0.00	15.55	8,176	402	207		Purchased to expand cemetery
05-10-6-26-1001-004	11516 E BIRCH RUN	04/26/24	WD	03-ARM'S LENGTH	\$127,000	\$29,200	22.99	18.38	6,911	402	207		Front farmed Rear woods. Vacant at sale.
05-10-6-28-3003-002	12575 S BEYER	06/20/23	WD	33-TO BE DETERMINED	\$479,619	\$58,400	12.18	76.86	6,240	402	215		Old golf course
05-10-6-29-4003-001	S BEYER	02/09/23	WD	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$77,400	24.97	89.24	3,474	402	215	05-10-6-29-4003-002	Old golf course
05-10-6-29-4003-002	S BEYER	02/09/23	WD	19-MULTI PARCEL ARM'S LENGTH								05-10-6-29-4003-001	Old golf course
05-10-6-36-3001-002	1282 W WILLARD	11/20/23	WD	03-ARM'S LENGTH	\$150,000	\$35,700	23.80	29.64	5,061	402	215		Mostly wooded
Totals:					\$1,950,561	\$372,600		337.26	5,784				
							Sale. Ratio =>	19.10	28.10				
							Std. Dev. =>	10.74					

Used this table for non-tillable agricultural rate. Used 5,800 per acre for non-tillable agricultural

05-10-6-34-3035-002	3490 W WILLARD	02/08/24	WD	03-ARM'S LENGTH	\$55,800	\$0	0.00	13.95	4,000	102	101		Actually farmed.
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