

City of Mt Morris 2025
Commercial land analysis (used for commercial & industrial)

vacant land sales

Parcel	Date	Amount	Adj FF	\$ Adj FF	Area
57-06-551-022 & 023	6/9/2021	25,000	108	231	Saginaw St
57-12-528-033	9/22/2021	150000	334	449	Mt Morris St
59-11-100-001 & 002	11/28/2022	100000	356	281	Davison City
55-27-580-044	9/30/2022	25000	77	325	Flushing City
			avg	322	

USE
 Saginaw St \$320/ff
 Mt Morris St \$320/ff
 Side Streets \$160/ff use 50% of main streets

City of Mt Morris
2025 Residential land analysis
Allocation method

Table 1000									
class	parcel	table	date	price	5% price	24 land value	24 ff rate	adj ff	5% adj ff
401	57-01-577-018	1000	3/12/2024	55,000	2,750	4,077	72	57	49
401	57-01-577-022	1000	12/9/2022	89,900	4,495	3,944	72	55	82
401	57-01-577-039	1000	10/20/2022	74,100	3,705	5,259	72	73	51
401	57-01-577-065 & 066	1000	9/19/2023	118,000	5,900	7,942	72	110	53
401	57-01-577-093	1000	11/18/2022	130,000	6,500	5,577	72	77	84
401	57-01-577-142	1000	11/16/2023	49,000	2,450	4,320	72	60	41
401	57-01-577-158	1000	10/13/2022	150,000	7,500	5,577	72	77	97
401	57-01-577-161	1000	9/9/2022	115,000	5,750	5,577	72	77	74
401	57-01-577-162	1000	10/18/2023	100,000	5,000	7,058	72	98	51
401	57-01-581-007	1000	6/22/2023	92,616	4,631	5,178	72	72	64
401	57-01-581-022	1000	5/22/2023	90,000	4,500	3,944	72	55	82
401	57-01-583-009	1000	8/25/2023	135,000	6,750	5,769	72	80	84
401	57-01-583-036	1000	4/11/2022	119,000	5,950	4,899	72	68	87
								average	69
								median	74
								USE	72

Table 2000									
class	parcel	table	date	price	5% price	24 land value	24 ff rate	adj ff	5% adj ff
401	57-06-300-031	2000	10/24/2022	154,000	7,700	8,099	80	101	76
								USE	80

**1 sale - leave the same as 2024, like 1000 & 2500

Table 2500									
class	parcel	table	date	price	5% price	24 land value	24 ff rate	adj ff	5% adj ff
401	57-12-200-042	2500	6/30/2022	52,000	2,600	3,726	66	56	46
401	57-12-200-056	2500	11/22/2023	157,100	7,855	8,332	66	126	62
401	57-12-200-061	2500	8/23/2023	144,000	7,200	8,166	66	124	58
401	57-12-200-070	2500	10/16/2023	170,000	8,500	4,099	66	62	137
401	57-12-527-030	2500	6/14/2023	91,000	4,550	3,791	66	57	79
401	57-12-527-046	2500	11/14/2022	100,000	5,000	4,713	66	71	70
401	57-12-527-081	2500	10/25/2023	135,000	6,750	4,249	66	64	105
401	57-12-527-085	2500	12/1/2022	56,000	2,800	4,526	66	69	41
401	57-12-527-103	2500	6/30/2023	60,000	3,000	3,791	66	57	52
401	57-12-527-121	2500	12/19/2023	130,000	6,500	3,791	66	57	113
401	57-12-527-123	2500	4/12/2022	74,500	3,725	6,049	66	92	41
401	57-12-527-126	2500	12/2/2022	142,000	7,100	5,362	66	81	87
401	57-12-527-143, 144, 145	2500	10/20/2023	182,900	9,145	11,373	66	172	53
401	57-12-527-155	2500	11/17/2022	120,000	6,000	3,791	66	57	104
401	57-12-527-158	2500	10/17/2022	69,000	3,450	5,362	66	81	42
401	57-12-527-175	2500	9/28/2022	86,900	4,345	5,362	66	81	53
401	57-12-527-182	2500	11/20/2023	78,000	3,900	3,791	66	57	68
401	57-12-527-189	2500	2/8/2024	140,000	7,000	5,239	66	79	88
401	57-12-527-222	2500	5/26/2023	100,000	5,000	5,454	66	83	61
401	57-12-527-223	2500	5/10/2023	134,000	6,700	4,795	66	73	92
401	57-12-528-007	2500	4/22/2022	86,000	4,300	5,369	66	81	53
401	57-12-529-009	2500	11/21/2022	75,000	3,750	3,702	66	56	67
401	57-12-529-018	2500	8/18/2022	61,000	3,050	3,853	66	58	52
401	57-12-529-019	2500	9/20/2022	61,000	3,050	3,853	66	58	52
401	57-12-529-027	2500	3/22/2024	67,000	3,350	3,853	66	58	57
402	57-12-529-030 & 031	2500	6/21/2022	134,500	6,725	7,706	66	117	58
401	57-12-529-036	2500	11/13/2023	149,500	7,475	3,853	66	58	128
401	57-12-529-037	2500	3/13/2024	60,000	3,000	4,004	66	61	49
401	57-12-529-038	2500	3/13/2024	60,000	3,000	4,024	66	61	49

City of Mt Morris 2025

Land value analysis - Multifamily (Apartments) - Residential & Commercial

Smaller parcels valued on a per unit basis:

Parcel	Mt. Morris density		
	Acres	Units	Density (units/acre)
01-400-014	1.17	3	2.57
01-576-001	0.24	5	20.83
01-576-083	0.13	2	15.87
06-300-002	0.49	6	12.35
06-551-001	0.20	6	30.00
06-551-004	0.24	5	20.66
06-551-024	0.22	2	9.05
06-553-003	0.29	4	14.04
06-553-004	0.18	4	22.73
06-553-009	0.16	5	31.06
06-553-016	0.87	37	42.73
07-100-004	0.16	2	12.82
07-100-022	0.12	5	43.48
12-200-023	0.16	4	25.16
12-200-076	0.16	2	12.20
12-528-017	0.30	8	26.49
12-529-014	0.16	2	12.35
12-532-084	0.43	7	16.24
		avg	20.59

Acresage Value (from above)

average unit/acre

value / unit used

64,000

20

3,200

City of Mt Morris 2025
 Land value analysis - Multifamily (Apartments) - Residential & Commercial

Mt Morris City		Sale		Sale		Sale		Sale		Sale	
	13-09-3-08-1219-001	Chesaning	Swartz Creek	53-20-533-021	Fenton	06-29-200-012		12-06-400-002			
Multiple	1500 W Brady		4276 Kroger Dr	440 N Fenway	Multiple	5050 Amelia Earhart	Multiple	1481 E Hill			
	Multiple		Multiple	Multiple		Multiple		Multiple			
Time	10/25/2016	\$240,000	10/1/2015	9/29/2020	9/24/2021	9/24/2021	10/13/2016	10/13/2016			
Adjusted per are	3.79	63,325	3.69	7.90	8.26	8.26	5.27	5.27			
	1.05	1.12	1.04	1.04	1.03	1.03	1.10	1.10			
	66,491	81,951	95,443	90,406	90,406	90,406	80,376	80,376			
Population 5 mile R	2,415	5,839	11,900	4,124	4,124	4,124	11,900	11,900			
Ave household income	49,800	57,200	70,400	48,800	48,800	48,800	70,400	70,400			
Adjustments											
Location	14	-20	-45	-24	-24	-24	-20	-20			
Total Adj	14	-20	-45	-24	-24	-24	-20	-20			
VALUE PER ACRE USE	100	80	55	76	76	76	80	80			
	64,000	65,561	52,494	68,708	68,708	68,708	58,455	58,455			