

**7040 Mt. Morris Commercial**

<b>Frontage A:</b>	Saginaw St	FF Rate:	200
		Standard Depth:	200
<b>Frontage B:</b>	Side Streets	FF Rate:	100
		Standard Depth:	200
<b>Frontage C:</b>	Main Roads- Not Saginaw	FF Rate:	200
		Standard Depth:	200
<b>Frontage D:</b>	Rural Commercial	FF Rate:	100
		Standard Depth:	500
<b>Frontage E:</b>	Mt. Morris Rd/EWAY	FF Rate:	830
		Standard Depth:	200
<b>Frontage F:</b>	I-75 off Mt. Morris Rd.	FF Rate:	300
		Standard Depth:	500

Cross over between Medical Marijuana & Commercial

**Residential**

**Acreage Table Used :**

<b>1 Acre</b>	8,000	<b>3 Acre</b>	25,000	<b>10 Acre</b>	34,500	<b>30 Acre</b>	47,000	Same as Mt. Morris Residential
<b>1.5 Acre</b>	14,500	<b>4 Acre</b>	29,500	<b>15 Acre</b>	36,500	<b>40 Acre</b>	49,500	
<b>2 Acre</b>	18,500	<b>5 Acre</b>	30,000	<b>20 Acre</b>	42,000	<b>50 Acre</b>	59,500	
<b>2.5 Acre</b>	22,000	<b>7 Acre</b>	32,500	<b>25 Acre</b>	44,500	<b>100 Acre</b>	77,500	

**Commercial**

**Acreage Table Used :**

<b>1 Acre</b>	22,000	<b>3 Acre</b>	76,200	<b>10 Acre</b>	111,200	<b>30 Acre</b>	146,200
<b>1.5 Acre</b>	50,000	<b>4 Acre</b>	85,000	<b>15 Acre</b>	120,000	<b>40 Acre</b>	155,000
<b>2 Acre</b>	60,000	<b>5 Acre</b>	93,800	<b>20 Acre</b>	128,800	<b>50 Acre</b>	190,000
<b>2.5 Acre</b>	68,800	<b>7 Acre</b>	102,400	<b>25 Acre</b>	137,400	<b>100 Acre</b>	260,000

**7120 Flushing Commercial**

<b>Frontage A:</b>	Pierson W of Exp/Way	FF Rate:	600
		Standard Depth:	200
<b>Frontage B:</b>	Elms/Major	FF Rate:	600
		Standard Depth:	200
<b>Frontage C:</b>	Off Pierson	FF Rate:	400
		Standard Depth:	200
<b>Frontage D:</b>	Rural Commercial	FF Rate:	200
		Standard Depth:	800
<b>Frontage F:</b>	Pierson W of X2	FF Rate:	500
		Standard Depth:	200

Falls in Range of Study

**Residential**

**Acreage Table Used :**

<b>1 Acre</b>	16,000	<b>3 Acre</b>	28,200	<b>10 Acre</b>	35,000	<b>30 Acre</b>	50,000	Same as Flushing Residential
<b>1.5 Acre</b>	20,000	<b>4 Acre</b>	28,200	<b>15 Acre</b>	40,000	<b>40 Acre</b>	60,000	
<b>2 Acre</b>	22,500	<b>5 Acre</b>	28,200	<b>20 Acre</b>	45,000	<b>50 Acre</b>	62,000	
<b>2.5 Acre</b>	25,000	<b>7 Acre</b>	35,000	<b>25 Acre</b>	45,000	<b>100 Acre</b>	78,000	

**Commercial**

**Acreage Table Used :**

<b>1 Acre</b>	80,000	<b>3 Acre</b>	113,800	<b>10 Acre</b>	131,200	<b>30 Acre</b>	192,400	Leaving Same Falls in range in Study
<b>1.5 Acre</b>	87,400	<b>4 Acre</b>	115,600	<b>15 Acre</b>	140,000	<b>40 Acre</b>	210,000	
<b>2 Acre</b>	96,200	<b>5 Acre</b>	119,000	<b>20 Acre</b>	157,400	<b>50 Acre</b>	217,000	
<b>2.5 Acre</b>	105,000	<b>7 Acre</b>	122,400	<b>25 Acre</b>	175,000	<b>100 Acre</b>	227,400	

**7150 Clio Commercial**

<b>Frontage A:</b>	Mt. Morris Rd/Eway	FF Rate:	300
		Standard Depth:	200
<b>Frontage B:</b>	Rural Commercial	FF Rate:	100
		Standard Depth:	600
<b>Frontage C:</b>	I-75 Off Mt. Morris Rd.	FF Rate:	300
		Standard Depth:	600

Like 7040 Sections of Land

**Residential**

**Acreage Table Used :**

<b>1 Acre</b>	14,000	<b>3 Acre</b>	28,200	<b>10 Acre</b>	35,000	<b>30 Acre</b>	50,000	Like Clio Residential
<b>1.5 Acre</b>	20,000	<b>4 Acre</b>	28,200	<b>15 Acre</b>	40,000	<b>40 Acre</b>	60,000	
<b>2 Acre</b>	22,500	<b>5 Acre</b>	28,200	<b>20 Acre</b>	45,000	<b>50 Acre</b>	62,000	
<b>2.5 Acre</b>	25,000	<b>7 Acre</b>	35,000	<b>25 Acre</b>	45,000	<b>100 Acre</b>	78,000	

**Commercial**

**Acreage Table Used :**

<b>1 Acre</b>	80,000	<b>3 Acre</b>	113,800	<b>10 Acre</b>	131,200	<b>30 Acre</b>	192,400	Like 7120 Acreage
<b>1.5 Acre</b>	87,400	<b>4 Acre</b>	115,600	<b>15 Acre</b>	140,000	<b>40 Acre</b>	210,000	
<b>2 Acre</b>	96,200	<b>5 Acre</b>	119,000	<b>20 Acre</b>	157,400	<b>50 Acre</b>	217,000	
<b>2.5 Acre</b>	105,000	<b>7 Acre</b>	122,400	<b>25 Acre</b>	175,000	<b>100 Acre</b>	227,400	

**7210 Westwood Heights Commercial**

<b>Frontage A:</b>	Pierson W of Exp/Way	FF Rate:	600	Like 7120 Commercial
		Standard Depth:	200	
<b>Frontage B:</b>	Linden Major	FF Rate:	600	Like 7120 Commercial
		Standard Depth:	200	
<b>Frontage C:</b>	Pierson E of Exp/Way	FF Rate:	500	
		Standard Depth:	200	
<b>Frontage D:</b>	Pierson E of Dolan	FF Rate:	370	
		Standard Depth:	200	
<b>Frontage E:</b>	Off Pierson Major	FF Rate:	400	
		Standard Depth:	200	
<b>Frontage F:</b>	Main/Not Pierson/Linden	FF Rate:	200	
		Standard Depth:	200	
<b>Frontage G:</b>	Side Streets Min	FF Rate:	100	
		Standard Depth:	200	
<b>Frontage H:</b>	Residential House	FF Rate:	100	
		Standard Depth:	0	

**Residential**

**Acreage Table Used :**

<b>1 Acre</b>	8,200	<b>3 Acre</b>	20,000	<b>10 Acre</b>	30,000	<b>30 Acre</b>	47,500	Same as Residential WWH
<b>1.5 Acre</b>	8,500	<b>4 Acre</b>	20,000	<b>15 Acre</b>	35,000	<b>40 Acre</b>	50,000	
<b>2 Acre</b>	15,000	<b>5 Acre</b>	25,000	<b>20 Acre</b>	37,000	<b>50 Acre</b>	60,000	
<b>2.5 Acre</b>	15,000	<b>7 Acre</b>	25,000	<b>25 Acre</b>	45,000	<b>100 Acre</b>	70,000	

**Commercial**

**Acreage Table Used :**

<b>1 Acre</b>	50,000	<b>3 Acre</b>	86,200	<b>10 Acre</b>	121,200	<b>30 Acre</b>	156,200	Left same as last year
<b>1.5 Acre</b>	60,000	<b>4 Acre</b>	95,000	<b>15 Acre</b>	130,000	<b>40 Acre</b>	165,000	
<b>2 Acre</b>	70,000	<b>5 Acre</b>	103,800	<b>20 Acre</b>	138,800	<b>50 Acre</b>	200,000	
<b>2.5 Acre</b>	78,800	<b>7 Acre</b>	112,400	<b>25 Acre</b>	147,400	<b>100 Acre</b>	217,400	

**7240 Beecher Commercial**

<b>Frontage A:</b>	Saginaw St	FF Rate:	200	Falls in Range of Study
		Standard Depth:	200	
<b>Frontage B:</b>	Side Streets	FF Rate:	100	
		Standard Depth:	200	
<b>Frontage C:</b>	Main - Not Saginaw	FF Rate:	100	
		Standard Depth:	200	
<b>Frontage D:</b>	Pierson	FF Rate:	200	
		Standard Depth:	200	

**Residential**

**Acreage Table Used :**

<b>1 Acre</b>	4,000	<b>3 Acre</b>	10,000	<b>10 Acre</b>	20,000	<b>30 Acre</b>	37,500	Like Residential Beecher
<b>1.5 Acre</b>	4,500	<b>4 Acre</b>	10,000	<b>15 Acre</b>	25,000	<b>40 Acre</b>	40,000	
<b>2 Acre</b>	6,000	<b>5 Acre</b>	15,000	<b>20 Acre</b>	32,500	<b>50 Acre</b>	50,000	
<b>2.5 Acre</b>	6,500	<b>7 Acre</b>	15,000	<b>25 Acre</b>	35,000	<b>100 Acre</b>	60,000	

**Commercial**

**Acreage Table Used :**

<b>1 Acre</b>	22,000	<b>3 Acre</b>	76,200	<b>10 Acre</b>	111,200	<b>30 Acre</b>	146,200	Like 7040 & sales in 7240
<b>1.5 Acre</b>	50,000	<b>4 Acre</b>	85,000	<b>15 Acre</b>	120,000	<b>40 Acre</b>	155,000	
<b>2 Acre</b>	60,000	<b>5 Acre</b>	93,800	<b>20 Acre</b>	128,800	<b>50 Acre</b>	190,000	
<b>2.5 Acre</b>	68,800	<b>7 Acre</b>	102,400	<b>25 Acre</b>	137,400	<b>100 Acre</b>	260,000	