

City of Clio Comm/Ind Land Value Analysis  
2026

Used for Commercial/Industrial Front Foot Rates for all front foot tables

Vacant land sales - Saginaw and Genesee County

SECONDARY

Parcel Number	Unit of Government	Sale Date	Sale Price	Terms of		Reason	Confidenti al	Net Acres	Dollars	Front Foot	Equiv. Front Foot	Amount per front foot	Property Class
				Per Net Acres	Adj. Sale \$								
10-12-5-32-3103-000	Bridgeport Township	5/9/2023	32,000	ARM'S LEN	32,000		No	0.40	\$80,000	150	140	\$228.57	202
13-09-3-16-0540-002	Chesaning Township	3/27/2025	10,000	ARM'S LEN	10,000		No	0.27	\$37,037	82	82	\$121.95	202
23-12-4-10-3005-101	Saginaw Township	5/19/2023	40,000	ARM'S LEN	40,000		No	0.52	\$76,923	176	173	\$231.21	202
90-30-0-22-7000-000	City of Saginaw	5/26/2023	5,000	ARM'S LEN	5,000		No	0.06	\$83,333	20	19	\$263.16	202
59-10-501-005	City of Burton	11/14/2024	15,000	ARM'S LEN	15,000		No	0.33	\$45,872	30	57	\$263.16	202
59-33-501-028	City of Burton	11/22/2024		ARM'S LEN			Yes	1.18	\$55,085	260	318	\$204.40	202
												Average	\$218.74
												Use	\$220

MAIN

Parcel Number	Unit of Government	Sale Date	Sale Price	Terms of		Reason	Confidenti al	Net Acres	Dollars	Front Foot	Equiv. Front Foot	Amount per front foot	Property Class
				Per Net Acres	Adj. Sale \$								
18-13-4-35-2015-000	City of Saginaw	7/27/2023	50,000	ARM'S LEN	50,000		No	0.43	\$116,279	105	123	\$406.50	202
23-12-4-18-3005-000	Saginaw Township	5/4/2023	150,000	ARM'S LEN	150,000		No	1.27	\$118,110	313	362	\$414.36	202
03-11-6-35-2108-001	City of Frankenmuth	7/10/2023		ARM'S LEN			Yes	0.59	\$118,644	170	181	\$386.74	202
23-12-4-02-2004-048	Saginaw Township	5/12/2023	200,000	ARM'S LEN	200,000		No	1.47	\$136,054	356	416	\$480.77	202
06-23-300-040	Fenton Township	5/6/2024	65,000	ARM'S LEN	65,000		No	0.37	\$175,676	166	121	\$537.19	202
55-27-580-101/102	City of Flushing	8/21/2023	110,000	ARM'S LEN	110,000		No	0.70	\$157,593	272	250	\$440.00	202
59-30-551-055/056	City of Burton	11/5/2023		ARM'S LEN		Garage	Yes	0.87	\$79,260	120	185	\$371.88	201
												Average	\$433.92
												Use	\$435

2001 & 2002 - Vienna & Mill St. Commercials (350 for 2025 w/ SD of 200)

Parcel Number	Unit of Government	Sale Date	Sale Price	Terms of		Reason	Confidenti al	Net Acres	Dollars	Front Foot	Equiv. Front Foot	Amount per front foot	Property Class
				Per Net Acres	Adj. Sale \$								
18-13-4-35-2015-000	City of Saginaw	7/27/2023	50,000	ARM'S LEN	50,000		No	0.43	\$116,279	105	99	\$505.05	202
90-30-0-22-7000-000	City of Saginaw	5/26/2023	5,000	ARM'S LEN	5,000		No	0.06	\$83,333	20	16	\$312.50	202
03-11-6-35-2108-001	City of Frankenmuth	7/10/2023		ARM'S LEN			Yes	0.59	\$118,644	170	148	\$472.97	202
23-12-4-10-3005-101	Saginaw Township	5/19/2023	40,000	ARM'S LEN	40,000		No	0.52	\$76,923	176	141	\$283.69	202
59-30-551-055/056	City of Burton	11/5/2023		ARM'S LEN		Garage	Yes	0.87	\$79,260	120	151	\$455.62	201
												Average	\$405.97
												Use	\$400

2003 - Downtown Commercials (450 for 2025 w/ SD of 132)

Parcel Number	Unit of Government	Sale Date	Sale Price	Terms of		Reason	Confidenti al	Net Acres	Dollars	Front Foot	Equiv. Front Foot	Amount per front foot	Property Class
				Per Net Acres	Adj. Sale \$								
23-12-4-02-2004-048	Saginaw Township	5/12/2023	200,000	ARM'S LEN	200,000		No	1.47	\$136,054	356	416	\$480.77	202
06-23-300-040	Fenton Township	5/6/2024	65,000	ARM'S LEN	65,000		No	0.37	\$175,676	166	121	\$537.19	202
55-27-580-101/102	City of Flushing	8/21/2023	110,000	ARM'S LEN	110,000		No	0.70	\$157,593	272	250	\$440.00	202
												Average	\$485.99
												Use	\$500

2004 - Secondary Commercials (210 for 2025 w/ SD of 200)

Parcel Number	Unit of Government	Sale Date	Sale Price	Terms of		Reason	Confidenti al	Net Acres	Dollars	Front Foot	Equiv. Front Foot	Amount per front foot	Property Class
				Per Net Acres	Adj. Sale \$								
10-12-5-32-3103-000	Bridgeport Township	5/9/2023	32,000	ARM'S LEN	32,000		No	0.40	\$80,000	150	114	\$280.70	202
13-09-3-16-0540-002	Chesaning Township	3/27/2025	10,000	ARM'S LEN	10,000		No	0.27	\$37,037	82	69	\$144.93	202
59-10-501-005	City of Burton	11/14/2024	15,000	ARM'S LEN	15,000		No	0.33	\$45,872	30	46	\$326.09	202
59-33-501-028	City of Burton	11/22/2024		ARM'S LEN			Yes	1.18	\$55,085	260	259	\$250.97	202
												Average	\$250.67
												Use	\$250

City of Clio 2026 Residential Land Values

**Neighborhood 14001 - Section 14 Residential**

Prop. Class	Parcel Number	Land Table	Date of Sale	Adjusted Sale Price	6% of price	2025 Land Value	2025 Rate	Eq. FF	Rate/EFF
401	51-14-555-006	14001	3/21/2025	\$175,000	\$10,500	\$13,396	\$100	134	\$78
401	51-14-551-022	14001	10/10/2024	\$105,000	\$6,300	\$10,605	\$100	106	\$59
401	51-14-551-007	14001	8/21/2024	\$65,000	\$3,900	\$8,105	\$100	81	\$48
401	51-14-300-030	14001	7/17/2024	\$130,000	\$7,800	\$5,547	\$100	55	\$141
401	51-14-300-002	14001	6/13/2024	\$157,500	\$9,450	\$8,324	\$100	83	\$114
401	51-14-551-037	14001	4/8/2024	\$199,900	\$11,994	\$9,812	\$100	98	\$122
401	51-14-300-032	14001	3/15/2024	\$173,000	\$10,380	\$5,547	\$100	55	\$187
401	51-14-551-031	14001	3/1/2024	\$116,600	\$6,996	\$5,051	\$100	51	\$139
401	51-14-551-010	14001	10/2/2023	\$223,000	\$13,380	\$11,000	\$100	110	\$122
401	51-14-552-020	14001	9/22/2023	\$175,000	\$10,500	\$13,172	\$100	132	\$80
401	51-14-300-031	14001	7/21/2023	\$236,900	\$14,214	\$11,095	\$100	111	\$128
401	51-14-552-007	14001	6/21/2023	\$209,900	\$12,594	\$9,598	\$100	96	\$131
401	51-14-300-039	14001	6/20/2023	\$153,900	\$9,234	\$8,820	\$100	88	\$105
401	51-14-300-008	14001	5/5/2023	\$120,000	\$7,200	\$9,811	\$100	98	\$73
								AVG	\$109
								USE	\$110

**Neighborhood 14002 - Section 14 Tisdale**

Prop. Class	Parcel Number	Land Table	Date of Sale	Adjusted Sale Price	6% of price	2025 Land Value	2025 Rate	Eq. FF	Rate/EFF
401	51-14-553-035	14002	9/30/2024	\$200,000	\$12,000	\$11,600	\$145	80	\$150
401	51-14-553-071	14002	9/18/2024	\$175,000	\$10,500	\$8,700	\$145	60	\$175
401	51-14-553-079	14002	9/13/2024	\$192,000	\$11,520	\$9,280	\$145	64	\$180
401	51-14-553-011	14002	7/11/2024	\$180,000	\$10,800	\$8,700	\$145	60	\$180
401	51-14-553-021	14002	6/14/2024	\$164,000	\$9,840	\$10,150	\$145	70	\$141
401	51-14-553-067	14002	1/24/2024	\$195,000	\$11,700	\$8,700	\$145	60	\$195
401	51-14-553-005	14002	11/2/2023	\$175,000	\$10,500	\$8,555	\$145	59	\$178
401	51-14-553-010	14002	5/9/2023	\$170,000	\$10,200	\$8,700	\$145	60	\$170
								AVG	\$171
								USE	\$170

**Neighborhood 15001 - Section 15 Residential**

Prop. Class	Parcel Number	Land Table	Date of Sale	Adjusted Sale Price	6% of price	2025 Land Value	2025 Rate	Eq. FF	Rate/EFF
401	51-15-576-008	15001	11/25/2024	\$146,900	\$8,814	\$5,250	\$105	50	\$176
401	51-15-577-080	15001	11/21/2024	\$118,000	\$7,080	\$6,300	\$105	60	\$118
401	51-15-579-023	15001	8/23/2024	\$135,000	\$8,100	\$8,610	\$105	82	\$99
401	51-15-579-004	15001	4/19/2024	\$184,900	\$11,094	\$6,300	\$105	60	\$185
401	51-15-577-016	15001	1/26/2024	\$145,000	\$8,700	\$6,300	\$105	60	\$145
401	51-15-577-075	15001	1/2/2024	\$167,000	\$10,020	\$6,300	\$105	60	\$167
401	51-15-577-030	15001	12/21/2023	\$170,000	\$10,200	\$6,300	\$105	60	\$170
401	51-15-577-035	15001	11/10/2023	\$84,000	\$5,040	\$5,605	\$105	53	\$94
401	51-15-577-048	15001	11/3/2023	\$106,500	\$6,390	\$4,992	\$105	48	\$134
401	51-15-577-041	15001	10/31/2023	\$125,000	\$7,500	\$6,300	\$105	60	\$125
401	51-15-577-064	15001	10/27/2023	\$106,000	\$6,360	\$3,627	\$105	35	\$184
401	51-15-577-079	15001	10/25/2023	\$125,000	\$7,500	\$6,300	\$105	60	\$125
401	51-15-579-012	15001	10/18/2023	\$73,700	\$4,422	\$6,300	\$105	60	\$74
401	51-15-577-063	15001	9/7/2023	\$100,000	\$6,000	\$6,994	\$105	67	\$90
401	51-15-578-028	15001	8/31/2023	\$178,000	\$10,680	\$8,940	\$105	85	\$125
401	51-15-576-004	15001	7/17/2023	\$88,000	\$5,280	\$5,250	\$105	50	\$106
401	51-15-577-062	15001	5/11/2023	\$158,900	\$9,534	\$9,162	\$105	87	\$109
								AVG	\$131
								USE	\$130

**Neighborhood 22001 - Section 22 Residential**

Prop. Class	Parcel Number	Land Table	Date of Sale	Adjusted Sale Price	6% of price	2025 Land Value	2025 Rate	Eq. FF	Rate/EFF
401	51-22-527-041	22001	1/7/2025	\$90,000	\$5,400	\$10,850	\$75	145	\$37
401	51-22-527-048	22001	12/16/2024	\$169,900	\$10,194	\$5,647	\$75	75	\$135
401	51-22-526-004	22001	9/30/2024	\$88,000	\$5,280	\$5,318	\$75	71	\$74
401	51-22-526-030	22001	9/20/2024	\$150,000	\$9,000	\$6,902	\$75	92	\$98
401	51-22-527-093	22001	9/17/2024	\$180,000	\$10,800	\$6,395	\$75	85	\$127
401	51-22-200-009	22001	9/13/2024	\$249,000	\$14,940	\$7,248	\$75	97	\$155
401	51-22-527-058	22001	2/14/2024	\$156,000	\$9,360	\$6,253	\$75	83	\$112
401	51-22-527-106	22001	2/7/2024	\$75,000	\$4,500	\$7,969	\$75	106	\$42
401	51-22-526-001	22001	12/22/2023	\$145,400	\$8,724	\$6,673	\$75	89	\$98
401	51-22-200-025	22001	12/15/2023	\$130,000	\$7,800	\$6,275	\$75	84	\$93
401	51-22-526-001	22001	9/12/2023	\$62,000	\$3,720	\$6,673	\$75	89	\$42
401	51-22-200-051	22001	7/19/2023	\$148,000	\$8,880	\$5,767	\$75	77	\$115
401	51-22-526-004	22001	6/29/2023	\$79,900	\$4,794	\$5,318	\$75	71	\$68
								AVG	\$92
								USE	\$90

**Neighborhood 22002 - Allen St Residential**

Prop. Class	Parcel Number	Land Table	Date of Sale	Adjusted Sale Price	6% of price	2025 Land Value	2025 Rate	Eq. FF	Rate/EFF
401	51-22-200-065	22002	8/11/2023	\$160,900	\$9,654	\$5,611	\$75	75	\$129
401	51-22-200-070	22002	6/20/2023	\$190,000	\$11,400	\$8,633	\$75	115	\$99
								AVG	\$114
								USE	\$110

**Neighborhood 23001/02 - Section 23 Residential East & West**

Prop. Class	Parcel Number	Land Table	Date of Sale	Adjusted Sale Price	6% of price	2025 Land Value	2025 Rate	Eq. FF	Rate/EFF
401	51-23-503-037	23001	1/17/2025	\$164,900	\$9,894	\$6,398	\$100	64	\$155
401	51-23-503-049	23001	11/12/2024	\$204,000	\$12,240	\$6,478	\$100	65	\$189
401	51-23-503-056	23001	9/16/2024	\$150,000	\$9,000	\$7,947	\$100	79	\$113
401	51-23-503-075	23001	10/10/2023	\$140,000	\$8,400	\$18,057	\$100	181	\$47
401	51-23-503-062	23001	5/17/2023	\$195,000	\$11,700	\$8,276	\$100	83	\$141
401	51-23-501-009	23002	7/26/2024	\$60,000	\$3,600	\$6,447	\$100	64	\$56
401	51-23-501-015	23002	12/14/2023	\$90,000	\$5,400	\$6,447	\$100	64	\$84
								AVG	\$112
								USE	\$110

**Neighborhood 626 - Mill Creek Estates Condos**

Prop. Class	Parcel Number	Land Table	Date of Sale	Adjusted Sale Price	12% of price	2025 Land Value
401	51-22-626-027	626	1/17/2025	\$269,900	\$32,388	\$30,000
401	51-22-626-014	626	3/8/2024	\$245,000	\$29,400	\$30,000
				AVG	\$30,894	
				USE	\$30,000	large lots
				USE	\$22,400	sm and med lots

**City of Clio Residential Acreage Land Analysis 2026**  
**2023 Res Acreage Sales between 4/1/23 - 3/31/25**

Parcel	Date	Price	Adj Price	Reason	Acres	Rate/Acre	notes
18-24-100-	4/6/2023	\$ 21,000	\$ 21,000		1.03	\$ 20,388	
18-24-501-	4/6/2023	\$ 21,000	\$ 21,000		0.67	\$ 31,484	
18-17-400-	4/27/2023	\$ 25,000	\$ 25,000		0.66	\$ 37,879	
18-04-400-	5/4/2023	\$ 45,000	\$ 45,000		5.00	\$ 9,000	
18-19-100-	5/30/2023	\$ 419,400	\$ 419,400		70.00	\$ 5,991	
18-07-552-	7/14/2023	\$ 40,000	\$ 40,000		1.38	\$ 28,986	
18-07-400-	9/12/2023	\$ 42,000	\$ 42,000		0.70	\$ 59,744	
18-04-300-	12/21/2023	\$ 165,000	\$ 165,000		17.50	\$ 9,429	
18-25-200-	3/20/2024	\$ 35,000	\$ 35,000		2.31	\$ 15,152	
18-05-400-	7/1/2024	\$ 12,000	\$ 12,000		0.46	\$ 26,087	
18-32-400-	8/30/2024	\$ 65,000	\$ 65,000		8.60	\$ 7,558	
18-32-400-	9/20/2024	\$ 22,000	\$ 22,000		1.01	\$ 21,782	
18-15-100-	12/3/2024	\$ 139,600	\$ 139,600		34.83	\$ 4,008	
18-33-100-	12/18/2024	\$ 90,000	\$ 75,844	Barn	8.48	\$ 8,944	
18-04-100-	2/3/2025	\$ 79,900	\$ 79,900		19.16	\$ 4,170	

**City of Clio Residential Acreage Land Analysis 2026**  
**2023 Res Acreage Sales between 4/1/23 - 3/31/25**

Acres	Indicated Value	Rate/Acre	2025 Value	2025/Acre	Use 2026	Rate/acre	# of sales
1	\$31,950	\$ 31,950	\$30,000	\$30,000	\$30,000	\$30,000	7
1.5	\$43,478	\$ 28,985	\$33,750	\$22,500	\$33,750	\$22,500	2
2	\$30,303	\$ 15,152	\$37,500	\$18,750	\$37,500	\$18,750	2
2.5	\$37,879	\$ 15,152	\$39,750	\$15,900	\$39,750	\$15,900	1
3		\$ -	\$42,000	\$14,000	\$42,000	\$14,000	2
4		\$ -	\$51,000	\$12,750	\$51,000	\$12,750	2
5	\$45,000	\$ 9,000	\$54,000	\$10,800	\$54,000	\$10,800	2
7	\$62,607	\$ 8,944	\$60,000	\$8,571	\$60,000	\$8,571	1
10	\$82,510	\$ 8,251	\$82,500	\$8,250	\$82,500	\$8,250	4
15	\$141,429	\$ 9,429	\$120,000	\$8,000	\$120,000	\$8,000	4
20	\$135,987	\$ 6,799	\$150,000	\$7,500	\$150,000	\$7,500	2
25		\$ -	\$180,000	\$7,200	\$180,000	\$7,200	1
30	\$120,241	\$ 4,008	\$195,000	\$6,500	\$195,000	\$6,500	0
40	\$160,322	\$ 4,008	\$225,000	\$5,625	\$225,000	\$5,625	0
50	\$299,571	\$ 5,991	\$240,000	\$4,800	\$240,000	\$4,800	2
100	\$599,143	\$ 5,991	\$450,000	\$4,500	\$450,000	\$4,500	2

