

Forest Township IND ECF Study for 2025

Improved Industrial Sales - Genesee County

Parcel	Address	Location	SALE DATE	CLASS	SALE PRICE	Acres	Land value per Forest Twp	County Land Imp	Total Combined Land Value	Bldg Residual	County RCNLD	ECF
18-35-100-032	2295 Dodge Rd	Vienna Twp	08/31/2021	301	81,577	1.819	\$39,276	\$445	\$39,721	41,856	\$85,819	0.488
52-09-200-011 & -012	301 Rising St	Davison	04/30/2021	301	850,000	4.355	\$71,518	\$173,841	\$245,359	604,641	\$1,145,716	0.528
Use .52												0.508

Do to lack of sales and Forest Township only having 5 improved industrial parcels, 2024's ecf study was used and increased by 4%. 4% increase is based upon the increase in commercial parcels.