

2026 Industrial Land Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	SQ FT	Dollars/Acre	Dollars/SqFt	NOTES
041-550-015-00	RESEARCH DR VAC	03/27/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	1.43	62,291	\$59,441	\$1.36	ALMONT VLG
041-521-011-00	RESEARCH DR VAC	08/04/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$400,000	5.58	243,065	\$71,685	\$1.65	ALMONT VLG
L21-18-101-040-00	870 WHITNEY DR	08/22/22	\$797,350	WD	03-ARM'S LENGTH	\$797,350	\$94,911	2.00	87,120	\$47,456	\$1.09	LAPEER CITY
045-613-002-00	4180 PLEASANT ST	12/30/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$178,800	2.106	91,737	\$84,900	\$1.95	METAMORA VLG
001-016-022-21	TUBSPRING RD VAC	06/28/24	\$152,000	WD	03-ARMSLENGTH	\$152,000	\$152,000	3.91	170,320	\$38,875	\$0.89	ALMONT TWP
011-023-001-01	220 GRAHAM RD V/L	11/22/23	\$100,000	WD	03-ARMSLENGTH	\$100,000	\$100,000	5.34	232,567	\$18,730	\$0.43	IMLAY TWP
011-023-001-03	GRAHAM RD V/L	11/09/23	\$124,900	WD	03-ARMSLENGTH	\$124,900	\$124,900	5.97	259,879	\$20,935	\$0.48	IMLAY TWP
014-020-040-01	2071 N LAPEER	06/24/24	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$743,580	6.23	271,379	\$119,355	\$2.74	MAYFIELD TWP
001-009-019-02	3772 VAN DYKE RD	01/23/25	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$123,136	2.01	87,556	\$61,262	\$1.41	ALMONT TWP

Summary:

Most of Metamora Township Industrial is based on price per square foot, gravel land is by the acre(see below). Industrial parcels without paved access receive lower price per acre.

Prices of lowest township vacant land sales support reduction of surplus or excess land rate

			Village/City Sales	Village Sq Ft	Village \$/sq ft
			\$758,711	484,213	\$1.57
			Township sales	Twp Sq Ft	Twp \$/sq ft
Village Industrial:	2026 Rates	2025 Rates	\$1,243,616	1,021,700	\$1.22
	\$1.57/sq ft	1.50			
Twp Industrial:	\$1.22/sq ft site	Ind Site 1.30			
	\$0.60/sq ft excess land	Excess land 0.80			

Gravel Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Notes
015-003-002-06	200 E SUTTON RD	06/17/22	\$860,000	PTA	MULTI ARM'S LENGTH	\$352,600	\$352,600	40.00	40.00	\$8,815	\$0.20	26-acres half mined out, 14 acres under permit
015-003-002-07	E SUTTON RD	06/17/22	\$860,000	PTA	MULTI ARM'S LENGTH	\$507,400	\$462,573	74.12	74.12	\$6,240.87	\$0.14	27 acres mining bequn, rest is farmland and buffer areas
015-014-002-30	2334 E DRYDEN RD	01/10/20	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$1,271,993	99.20	100.21	\$12,822.64	\$0.29	Future mining land about 40 acres wooded back land
St Clair Cnty Gravel Land'												
24-008-3001-000	5068 BRICKER	08/26/20	\$540,000	MLC	03-ARM'S LENGTH	\$540,000	\$540,000	153.65	153.65	\$3,514.48	\$0.08	Mined Out, not restored, salvage value

2026 Rates		2025 Rates
\$22,000	Prime unexcavated on Class A Road	\$22,000
\$15,000	Unexcavated inferior haul rate road	\$15,000
\$3,500	Entire parcel mined out-not reclaimed	\$3,500

Example 2 (sale # 1)

Active mining areas are less valuable by the acre as they are mined out. this adjustment will be done parcel by parcel. If half the acreage is mined out, The parcel will not be valued at more than 50% of the full rate. Land purchased before the extent of mining plan is known will not be valued at full rates
 Example 1
 Schenkel Pit Dryden Road (class A)
 The Schenkel sand pit is rated 25% good or \$5,000/Acre because it is almost mined out At fully mined out the value would drop to \$3500 salvage value until reclamation is complete, then it would value as residential land based on the reclamation done.

Eisenhardt active pit-Sutton Rd
 26 acres x 15,000x50%=\$195,000 about half this area is mined out
 14 acres permitted, not started x15,000=210,000
 Full land value \$405,000
 Example 3 (sale #3)
 Ajax farmland and woods 014-002-30 on Dryden Road
 closer to the road, permit not applied for 20% reduction of full value 41 acres x 17,600= 721,600
 L-shape back land 58.2 acres x22,000x50%=640,200
 total land value 1,361,800