

Chapin Township
Saginaw County
Michigan

Land Value Analysis for 2026 Assessments
Sales Study Period April 1, 2023 - March 31, 2025

Land Analysis: Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Land Table	Class	
12-09-1-02-1004-002	20040 HARRIS	06/06/23	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$61,400	30.85	\$122,700	\$85,863	\$9,563	0.0	0.0	1.37	1.37	#DIV/0!	\$62,674	\$1.44	0.00	401 RESIDENTIAL	401	
12-09-1-02-2005-000	20000 HARRIS	02/28/25	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,700	36.29	\$25,488	\$35,000	\$25,488	520.0	0.0	8.00	8.00	\$67	\$4,375	\$0.10	520.00	401 RESIDENTIAL	402	
12-09-1-10-1001-009	15120 S MERRILL	06/28/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$61,800	42.92	\$123,518	\$36,170	\$15,688	0.0	0.0	4.00	4.00	#DIV/0!	\$9,043	\$0.21	0.00	401 RESIDENTIAL	401	
12-09-1-11-2002-002	20795 BALDWIN	01/17/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,200	39.10	\$156,447	\$61,741	\$18,188	0.0	0.0	5.00	5.00	#DIV/0!	\$12,348	\$0.28	0.00	401 RESIDENTIAL	401	
12-09-1-11-3001-003	CUPP	09/11/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$82,100	28.81	\$42,262	\$285,000	\$42,262	0.0	0.0	12.86	16.35	#DIV/0!	\$22,162	\$0.51	0.00	401 RESIDENTIAL	402	
12-09-1-11-4003-000	20495 CUPP	09/11/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$82,100	28.81	\$153,563	\$173,699	\$42,262	0.0	0.0	12.86	12.86	#DIV/0!	\$13,507	\$0.31	0.00	401 RESIDENTIAL	401	
12-09-1-11-4003-005	CUPP	08/07/23	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$15,500	62.00	\$31,013	\$25,000	\$31,013	0.0	0.0	10.06	10.06	#DIV/0!	\$2,485	\$0.06	0.00	401 RESIDENTIAL	402	
12-09-1-13-1001-007	S STEEL	07/20/23	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$102,900	45.73	\$205,849	\$36,264	\$17,113	0.0	0.0	4.63	4.63	#DIV/0!	\$7,832	\$0.18	0.00	401 RESIDENTIAL	401	
12-09-1-17-4002-001	8053 MERIDIAN	08/25/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$242,200	49.43	\$484,427	\$46,761	\$41,188	0.0	0.0	14.47	14.47	#DIV/0!	\$3,232	\$0.07	0.00	401 RESIDENTIAL	401	
12-09-1-28-4001-003	18000 S FENMORE	06/07/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$31,800	38.08	\$63,636	\$29,977	\$10,113	0.0	0.0	1.60	1.60	#DIV/0!	\$18,736	\$0.43	0.00	401 RESIDENTIAL	401	
12-09-1-35-4001-002	20100 W RIDGE	10/13/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$79,000	43.89	\$157,915	\$35,873	\$13,788	0.0	0.0	3.18	3.18	#DIV/0!	\$11,281	\$0.26	0.00	401 RESIDENTIAL	401	
Totals:			\$2,151,500			\$2,151,500	\$849,700	39.49	\$1,566,818	\$851,348	\$266,666	520.0		78.03	81.52							
							Sale. Ratio =>	39.49	Average			Average		Average								
							Std. Dev. =>	9.89	per FF=>			\$1,637	per Net Acre=>		10,910.52	per SqFt=>		\$0.25				

2026 Chapin Twp
2026 Analyzed: Min \$/Acre: \$2,485
Max \$/Acre: \$62,674
2026 Used: \$10,910/Acre

Chapin Township
Saginaw County
Michigan

Land Analysis for 2026 Assessments
Sales Study Period April 1, 2023 - March 31, 2025

Land Analysis: Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Land Table	Class		
12-09-1-01-4001-000	S STEEL	06/21/24	\$436,040	WD	21-NOT USED/OTHER	\$436,040	\$150,300	34.47	\$300,607	\$436,040	\$300,607	0.0	0.0	80.00	80.00	#DIV/0!	\$5,451	\$0.13	101 AGRICULTURAL	102		
12-09-1-02-2005-000	20000 HARRIS	02/28/25	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,700	36.29	\$25,488	\$35,000	\$25,488	520.0	0.0	8.00	8.00	\$67	\$4,375	\$0.10	401 RESIDENTIAL	402		
12-09-1-03-3004-000	BALDWIN	02/17/25	\$240,000	MLC	03-ARM'S LENGTH	\$240,000	\$81,600	34.00	\$163,220	\$240,000	\$163,220	0.0	0.0	40.00	40.00	#DIV/0!	\$6,000	\$0.14	101 AGRICULTURAL	102		
12-09-1-11-2002-002	20795 BALDWIN	01/17/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,200	39.10	\$156,447	\$61,741	\$18,188	0.0	0.0	5.00	5.00	#DIV/0!	\$12,348	\$0.28	401 RESIDENTIAL	401		
12-09-1-11-4003-005	CUPP	08/07/23	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$15,500	62.00	\$31,013	\$25,000	\$31,013	0.0	0.0	10.06	10.06	#DIV/0!	\$2,485	\$0.06	401 RESIDENTIAL	402		
12-09-1-12-1002-001	S STEEL	03/26/25	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$82,700	35.96	\$165,452	\$230,000	\$165,452	0.0	0.0	70.00	70.00	#DIV/0!	\$3,286	\$0.08	101 AGRICULTURAL	102		
12-09-1-17-4002-001	8053 MERIDIAN	08/25/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$242,200	49.43	\$484,427	\$46,761	\$41,188	0.0	0.0	14.47	14.47	#DIV/0!	\$3,232	\$0.07	401 RESIDENTIAL	401		
12-09-1-28-3001-000	KRAMER	03/24/25	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$152,000	48.10	\$303,975	\$316,000	\$303,975	0.0	0.0	78.10	78.10	#DIV/0!	\$4,046	\$0.09	101 AGRICULTURAL	102		
12-09-1-28-4001-003	18000 S FENMORE	06/07/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$31,800	38.08	\$63,636	\$29,977	\$10,113	0.0	0.0	1.60	1.60	#DIV/0!	\$18,736	\$0.43	401 RESIDENTIAL	401		
12-09-1-35-2002-000	S MERRILL	03/19/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,900	38.18	\$171,825	\$225,000	\$171,825	0.0	0.0	40.00	40.00	#DIV/0!	\$5,625	\$0.13	101 AGRICULTURAL	102		
12-09-1-35-4001-002	20100 W RIDGE	10/13/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$79,000	43.89	\$157,915	\$35,873	\$13,788	0.0	0.0	3.18	3.18	#DIV/0!	\$11,281	\$0.26	401 RESIDENTIAL	401		
Totals:			\$2,460,540			\$2,460,540	\$1,011,900		\$2,024,005	\$1,681,392	\$1,244,857	520.0		350.41	350.41							
								Sale. Ratio =>	41.13				Average			Average			Average			
								Std. Dev. =>	8.51				per FF=>	\$3,233	Average		per Net Acre=>	4,798.36	Average		per SqFt=>	\$0.11

2026 Chapin
2026 Analyzed: Min \$/Acre: \$2,485
Max \$/Acre: \$18,736
2026 Used: \$4,798/Acre

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Saginaw County
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Land Analysis for 2026 Assessments
Sales Study Period April 1, 2023-March 31, 2025

Land Analysis: Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table	Class		
10-12-5-16-1004-001	N TOWERLINE	01/14/25	\$125,000	WD	20-MULTI PAR SALE REF	\$125,000	\$38,500	30.80	\$38,500	\$125,000	\$76,970	19.25	19.50	\$6,494	\$0.02	202 COMMERCIAL	202		
10-12-5-04-3001-007	HACK	11/06/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$51,100	17.03	\$51,100	\$300,000	\$102,234	25.29	25.44	\$11,862	\$0.27	302 INDUSTRIAL	302		
29-13-3-15-4002-007	GARFIELD RD	03/23/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$38,400	38.40	\$38,400	\$100,000	\$76,883	8.14	8.60	\$12,285	\$0.28	102 AGRICULTURAL	102		
02-13-5-31-1005-003	N ADAMS	03/12/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,800	53.88	\$45,800	\$85,000	\$91,696	5.96	8.26	\$14,274	\$0.33	202 COMMERCIAL	202		
23-12-4-19-4029-000	MIDLAND RD	03/20/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,500	37.08	\$44,500	\$120,000	\$93,311	7.47	11.83	\$16,064	\$0.37	202 COMMERCIAL	202		
90-80-0-91-7A01-100	2211 RUST AVE	04/21/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$10,300	27.84	\$10,300	\$37,000	\$20,680	1.88	1.88	\$19,681	\$0.05	202 COMMERCIAL	202		
13-09-3-16-0635-000	1100 LOCKWOOD	11/30/23	\$220,000	WD	19-MULTI PAR ARM'S LE	\$209,740	\$49,200	23.46	\$49,200	\$209,740	\$24,060	6.49	7.81	\$19,700	\$0.45	201 COMMERCIAL	201		
Totals:			\$987,000			\$976,740	\$277,800		\$277,800	\$976,740	\$485,834	74.48	83.32						
								Sale. Ratio =>	28.44			Average	Average	Average					
								Std. Dev. =>	11.96			per FF=>	per Net Acre=>	13,114.12	per SqFt=>	\$0.30			

2026 Chapin
2026 Analyzed: Min \$/Acre: \$6,494
Max \$/Acre: \$19,700
2026 Used: \$13,114/Acre

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Saginaw County
Michigan

Land Analysis for 2025 Assessments
Sales Study Period April 1, 2023-March 31, 2025

Land Analysis: Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Land Table	Class	
10-12-5-04-3001-007	HACK	11/06/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$51,100	17.03	\$51,100	\$300,000	\$102,234	25.29	25.44	\$11,862	\$0.27	302 INDUSTRIAL	302	
02-13-5-31-1005-003	N ADAMS	03/12/25	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,800	53.88	\$45,800	\$85,000	\$91,686	5.96	8.26	\$14,274	\$0.33	202 COMMERCIAL	202	
23-12-4-19-4029-000	MIDLAND RD	03/20/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$44,500	37.08	\$44,500	\$120,000	\$93,311	7.47	11.83	\$16,064	\$0.37	202 COMMERCIAL	202	
90-80-0-91-7A01-100	2211 RUST AVE	04/21/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$10,300	27.84	\$10,300	\$37,000	\$20,680	1.88	1.88	\$19,681	\$0.45	202 COMMERCIAL	202	
Totals:			\$542,000			\$542,000	\$151,700		\$151,700	\$542,000	\$307,911	40.60	47.41					
								Sale. Ratio =>	27.99			Average	Average			Average		
								Std. Dev. =>	15.61			per FF=>	per Net Acre=>	13,349.75	per SqFt=>	\$0.31		

2026 Chapin
2026 Analyzed: Min \$/Acre: \$12,285
Max \$/Acre: \$32,544
2026 Used: \$16,802/Acre