Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood 0201.COMMERCIAL, Last Edited: 01/12/2026

Frontages:
Frontage 'A': Description: 'SAG ST 335 ' FF Rate: 335
Standard Frontage: 0 Standard Depth : 150
Frontage 'B': Description: 'MTMRS 335 ' FF Rate: 335
Standard Frontage: 0 Standard Depth : 150
Frontage 'C': Description: 'SIDE RDS 168 ' FF Rate: 158
Standard Frontage: 0 Standard Depth : 150

Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood 1000.1000, Last Edited: 08/11/2025

Frontages:
Frontage 'A': Description: '74 ' FF Rate: 74
Standard Frontage: 60 Standard Depth : 100

Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood 2500.2500, Last Edited: 08/11/2025

Frontages:
Frontage 'A': Description: '95 ' FF Rate: 95
Standard Frontage: 60 Standard Depth : 100

Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood 3000.3000, Last Edited: 08/11/2025

Frontages:
Frontage 'A': Description: '103 ' FF Rate: 103
Standard Frontage: 60 Standard Depth : 110

Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood 4000.4000, Last Edited: 12/23/2025

Frontages:
Frontage 'A': Description: '225 ' FF Rate: 225
Standard Frontage: 0 Standard Depth : 130

Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood 5000.5000, Last Edited: 08/11/2025

Frontages:
Frontage 'A': Description: '130 ' FF Rate: 130
Standard Frontage: 60 Standard Depth : 150

Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood 905.EXEMPT, Last Edited: / /

Unit: 57 - CITY MT. MORRIS
Rates/Values for Neighborhood MULT.MULTI FAMILY, Last Edited: 12/18/2025

Rates for Rate Table 'MULTI UNIT', (Acres)
MULTI UNIT/ACRE: 68,000 (Not included in total acreage calculation)
PER UNIT 3,400 : 3,400 (Not included in total acreage calculation)

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

City of Mt Morris **2026**

Commercial land analysis (used for commercial & industrial)

vacant land sales

Parcel	Date	Amount	Adj FF	$ Adj FF
57-06-551-022 & 023	6/9/2021	19,080	108	177
57-12-528-033	9/22/2021	157,500	334	472
59-11-100-001 & 002	11/28/2022	102,000	356	287
55-27-580-044	6/19/2025	25,000	77	325
59-29-400-017	3/8/2024	150,000	465	323
55-27-580-101&102	8/21/2023	110,000	254	433
			Average	336
			Used	**335**
			Side Rds 47%	**158**

time adjustment

57-06-551-022 & 023	6/9/2021	1.06	18,000	19,080
57-12-528-033	9/22/2021	1.05	150,000	157,500
59-11-100-001 & 002	11/28/2022	1.02	100,000	102,000
55-27-580-044	6/19/2025	1.00	25,000	25,000
59-29-400-017	3/8/2024	1.00	150,000	150,000
55-27-580-101&102	8/21/2023	1.00	110,000	110,000

City of Mt Morris
2026 Residential land analysis
allocation method

Table 1000									
class	parcel	table	date	price	6% price	25 land value	25 ff rate	adj ff	6%/adj ff
401	57-01-581-013	1000	3/5/2025	41,000	2,460	3,944	72	55	45
401	57-01-577-162	1000	9/12/2024	140,000	8,400	7,058	72	98	86
401	57-01-577-138	1000	8/20/2024	129,000	7,740	5,050	72	70	110
401	57-01-577-016	1000	8/15/2024	51,000	3,060	4,459	72	62	49
401	57-01-577-006	1000	7/18/2024	65,000	3,900	5,616	72	78	50
401	57-01-577-018	1000	7/12/2024	126,900	7,614	4,077	72	57	134
401	57-01-583-017	1000	5/29/2024	139,900	8,394	7,163	72	99	84
401	57-01-583-056	1000	5/22/2024	80,000	4,800	5,616	72	78	62
401	57-01-577-057	1000	1/5/2024	34,000	2,040	4,077	72	57	36
401	57-01-577-142	1000	11/16/2023	49,000	2,940	4,320	72	60	49
401	57-01-577-162	1000	10/18/2023	100,000	6,000	7,058	72	98	61
401	57-01-577-065 & 066	1000	9/19/2023	118,000	7,080	7,942	72	110	64
401	57-01-583-009	1000	8/25/2023	135,000	8,100	5,769	72	80	101
401	57-01-581-007	1000	6/22/2023	92,616	5,557	5,178	72	72	77
401	57-01-581-022	1000	5/22/2023	90,000	5,400	3,944	72	55	99
								avg	74
								median	64
								use	**74**

Table 2500									
class	parcel	table	date	price	6% price	25 land value	25 ff rate	adj ff	6%/adj ff
401	57-12-200-074	2500	3/31/2025	150,000	9,000	5,270	66	80	113
401	57-12-532-069	2500	3/13/2025	110,000	6,600	4,341	66	66	100
401	57-12-529-031	2500	1/10/2025	139,000	8,340	3,853	66	58	143
401	57-12-533-006	2500	11/13/2024	121,520	7,291	5,930	66	90	81
401	57-12-527-195	2500	10/16/2024	130,000	7,800	5,362	66	81	96
401	57-12-532-077	2500	9/11/2024	85,000	5,100	4,341	66	66	78
401	57-12-527-231	2500	8/14/2024	80,000	4,800	5,311	66	80	60
401	57-12-529-058	2500	8/1/2024	144,612	8,677	4,166	66	63	137
401	57-12-527-056	2500	5/23/2024	157,000	9,420	4,713	66	71	132
401	57-12-527-103	2500	5/15/2024	69,900	4,194	3,791	66	57	73
401	57-12-527-086	2500	5/6/2024	69,900	4,194	4,099	66	62	68
401	57-12-527-174	2500	4/29/2024	130,000	7,800	5,362	66	81	96
401	57-12-532-055	2500	3/29/2024	89,900	5,394	3,662	66	55	97
401	57-12-529-027	2500	3/22/2024	67,000	4,020	3,853	66	58	69
401	57-12-529-038	2500	3/13/2024	60,000	3,600	4,024	66	61	59
401	57-12-529-061	2500	3/7/2024	53,500	3,210	4,166	66	63	51
401	57-12-530-012	2500	3/5/2024	81,000	4,860	4,888	66	74	66
401	57-12-527-189	2500	2/8/2024	140,000	8,400	5,239	66	79	106
401	57-12-527-121	2500	12/19/2023	130,000	7,800	3,791	66	57	136
401	57-12-200-056	2500	11/22/2023	157,100	9,426	8,332	66	126	75
401	57-12-527-182	2500	11/20/2023	78,000	4,680	3,791	66	57	81
401	57-12-529-036	2500	11/13/2023	149,500	8,970	3,853	66	58	154
401	57-12-527-081	2500	10/25/2023	135,000	8,100	4,249	66	64	126
401	57-12-200-070	2500	10/16/2023	170,000	10,200	4,099	66	62	164
401	57-12-200-061	2500	8/23/2023	144,000	8,640	8,166	66	124	70
401	57-12-527-103	2500	6/30/2023	60,000	3,600	3,791	66	57	63
401	57-12-527-030	2500	6/14/2023	91,000	5,460	3,791	66	57	95
401	57-12-527-222	2500	5/26/2023	100,000	6,000	5,454	66	83	73
401	57-12-527-223	2500	5/10/2023	134,000	8,040	4,795	66	73	111
								avg	96
								median	95
								use	**95**

Table 3000									
class	parcel	table	date	price	6% price	25 land value	25 ff rate	adj ff	6%/adj ff
401	57-01-580-010	3000	3/26/2025	135,000	8,100	6,599	85	78	104
401	57-01-583-096	3000	12/31/2024	102,500	6,150	6,235	85	73	84

401	57-01-583-083	3000	11/13/2024	140,000	8,400	6,235	85	73	115
401	57-01-576-025	3000	9/20/2024	80,000	4,800	4,800	85	56	85
401	57-01-576-088	3000	9/18/2024	66,500	3,990	5,702	85	67	59
401	57-01-576-042	3000	9/13/2024	130,900	7,854	4,656	85	55	143
401	57-06-300-007	3000	8/23/2024	145,000	8,700	4,382	72	61	143
401	57-01-583-069	3000	7/22/2024	95,000	5,700	5,078	85	60	95
401	57-01-580-008	3000	6/26/2024	134,900	8,094	6,585	85	77	104
401	57-01-583-110	3000	6/20/2024	145,000	8,700	5,874	85	69	126
401	57-01-583-072	3000	1/11/2024	135,000	8,100	7,182	85	84	96
401	57-01-579-010	3000	7/13/2023	65,000	3,900	5,479	85	64	61
401	57-01-580-003	3000	6/2/2023	154,000	9,240	6,250	85	74	126
								avg	103
								median	104
								use	**103**

vacant land sale									
class	parcel	table	date	price		25 land value	25 ff rate	adj ff	$/adj ff
402	57-01-576-044	3000	6/4/2024	5,000		4,656	85	55	91

Table 4000									
class	parcel	table	date	price	6% price	25 land value	25 ff rate	adj ff	6%/adj ff
401	57-12-100-010	4000	1/3/2025	158,000	9,480	11,032	225	49	193
401	57-12-601-017	4000	10/3/2024	249,880	14,993	13,500	225	60	250
401	57-12-601-016	4000	8/9/2024	246,500	14,790	13,500	225	60	247
401	57-12-601-010	4000	8/9/2024	243,500	14,610	21,376	225	95	154
401	57-12-601-009	4000	6/28/2024	249,990	14,999	16,918	225	75	199
401	57-12-601-014	4000	5/24/2024	259,990	15,599	13,500	225	60	260
401	57-12-601-013	4000	5/17/2024	256,990	15,419	13,500	225	60	257
401	57-12-601-011	4000	5/3/2024	239,990	14,399	17,279	225	77	188
401	57-12-601-015	4000	4/26/2024	242,990	14,579	13,500	225	60	243
401	57-12-601-012	4000	4/19/2024	239,990	14,399	15,103	225	67	215
401	57-12-100-008	4000	9/13/2023	159,000	9,540	11,032	225	49	195
								avg	218
								median	215

vacant land sales									
class	parcel	table	date	price		25 land value	25 ff rate	adj ff	$/adj ff
401	57-12-601-010	4000	5/1/2023	15,000		21,376	225	95	158
401	57-12-601-011	4000	5/1/2023	15,000		17,279	225	77	195
401	57-12-601-012	4000	5/1/2023	15,000		15,103	225	67	223
401	57-12-601-013	4000	5/1/2023	15,000		13,500	225	60	250
401	57-12-601-014	4000	5/1/2023	15,000		13,500	225	60	250
401	57-12-601-009	4000	5/1/2023	15,000		16,918	225	75	199
401	57-12-601-016	4000	5/1/2023	15,000		13,500	225	60	250
401	57-12-601-017	4000	5/1/2023	15,000		13,500	225	60	250
401	57-12-601-015	4000	5/1/2023	15,000		13,500	225	60	250
								avg	225
								median	250
								Use	**225**

Table 5000									
class	parcel	table	date	price	6% price	25 land value	25 ff rate	adj ff	6%/adj ff
401	57-07-504-032	5000	3/25/2025	159,700	9,582	6,992	100	70	137
401	57-06-553-006	5000	3/3/2025	95,000	5,700	5,466	100	55	104
401	57-06-553-040	5000	11/27/2024	127,000	7,620	5,726	100	57	133
401	57-07-501-033	5000	9/3/2024	119,900	7,194	5,477	100	55	131
401	57-06-300-039	5000	5/2/2024	72,000	4,320	5,383	100	54	80
401	57-06-300-052	5000	4/29/2024	110,000	6,600	7,469	100	75	88
401	57-07-504-037	5000	4/26/2024	185,000	11,100	5,969	100	60	186
401	57-07-504-058	5000	4/1/2024	155,000	9,300	7,370	100	74	126
401	57-07-502-005	5000	3/12/2024	131,900	7,914	5,671	100	57	140
401	57-06-553-044	5000	11/30/2023	100,000	6,000	6,695	100	67	90
401	57-06-552-009	5000	11/9/2023	135,000	8,100	5,386	100	54	150
401	57-06-552-004	5000	11/3/2023	135,000	8,100	5,333	100	53	152
401	57-07-502-002	5000	8/25/2023	159,000	9,540	5,876	100	59	162

401	57-06-553-040	5000	8/8/2023	110,000	6,600	5,726	100	57	115
								avg	128
								median	132
								use	**130**

calculation for allocation of land

table	ff rate ind/vacant sales	% to match vacant	
2000	91	5-6%	
4000	225-250	6-7%	
	Use	**6%**	

City of Mt Morris 2026
Land value analysis - Multifamily (Apartments) - Residential & Commercial

Mt Morris City	
Multiple	
Time	1.00
Adjusted per are	

Population 5 mile R	8,536
Ave household income	-
	Adjustments
Location	
Total Adj	0
	100
VALUE PER ACRE USE	**68,000**

Sale	
13-09-3-08-1219-001	Chesaning
1500 W Brady	
Multiple	
10/25/2016	$240,000
3.79	63,325
Time	1.22
Adjusted per are	77,256

Population 5 mile R	2,415
Ave household income	49,800
	Adjustments
Location	0
Total Adj	0
	100
	77,256

Sale	
58-36-400-010	Swartz Creek
4276 Kroger Dr	
Multiple	
10/1/2015	$270,000
3.69	73,171
Time	1.25
Adjusted per are	91,463

Population 5 mile R	5,839
Ave household income	57,200
	Adjustments
Location	-20
	-20
	80
	73,171

Sale	
53-20-553-021	Fenton
440 N Fenway	
Multiple	
9/29/2020	$725,000
7.90	91,772
Time	1.08
Adjusted per are	99,114
Population 5 mile R	11,900
Ave household income	70,400
	Adjustments
Location	-45
	-45
	55
	54,513

Sale	
06-29-200-012	
5050 Amelia Earhart	
Multiple	
9/24/2021	$725,000
8.26	87,772
Time	1.05
Adjusted per are	92,161

Population 5 mile R	4,124
Ave household income	48,800
	Adjustments
Location	-24
	-24
	76
	70,042

Sale	
12-06-400-002	
1481 E Hill	
Multiple	
10/13/2016	$385,000
5.27	73,069
Time	1.22
Adjusted per are	89,144

Population 5 mile R	11,900
Ave household income	70,400
	Adjustments
Location	-20
	-20
	80
	58,455

Average	66,687
Median	70,042

City of Mt Morris 2026
Land value analysis - Multifamily (Apartments) - Residential & Commercial
Smaller parcels valued on a per unit basis:

Mt. Morris density			
Parcel	**Acres**	**Units**	**Density (units/acre)**
01-400-014	1.17	3	2.57
01-576-001	0.24	5	20.83
01-576-083	0.13	2	15.87
06-300-002	0.49	6	12.35
06-551-001	0.20	6	30.00
06-551-004	0.24	5	20.66
06-551-024	0.22	2	9.05
06-553-003	0.29	4	14.04
06-553-004	0.18	4	22.73
06-553-009	0.16	5	31.06
06-553-016	0.87	37	42.73
07-100-004	0.16	2	12.82
07-100-022	0.12	5	43.48
12-200-023	0.16	4	25.16
12-200-076	0.16	2	12.20
12-528-017	0.30	8	26.49
12-529-014	0.16	2	12.35
12-532-084	0.43	7	16.24
		avg	20.59

Acreage Value (from above)	**68,000**
average unit/acre	**20**
value / unit used	**3,400**