

Unit: -
Rates/Values for Neighborhood ., Last Edited: 05/31/2006

Unit: 55 - CITY OF FLUSHING
Rates/Values for Neighborhood 01.RES.STANDARD LOT, Last Edited: 08/12/2025

Frontages:
Frontage 'A': Description: '255' FF Rate: 255 ✓
Standard Frontage: 0 Standard Depth : 150
Frontage 'B': Description: 'BACK LAND' FF Rate: 127
Standard Frontage: 0 Standard Depth : 150

Unit: 55 - CITY OF FLUSHING
Rates/Values for Neighborhood 02.RES.GOLF COURSE, Last Edited: 08/12/2025

Frontages:
Frontage 'A': Description: '350' FF Rate: 350 ✓
Standard Frontage: 0 Standard Depth : 166

Unit: 55 - CITY OF FLUSHING
Rates/Values for Neighborhood 03.RES.LARGE LOT/ACREAGE, Last Edited: 08/12/2025

Frontages:
Frontage 'A': Description: '460' FF Rate: 460 ✓
Standard Frontage: 0 Standard Depth : 500

Values for Acreage Table 1: 'RESIDENTIAL ACREAGE'

1 Acre: 5,300	3 Acre: 15,900	10 Acre: 53,000	30 Acre: 159,000
1.5 Acre: 7,950	4 Acre: 21,200	15 Acre: 79,500	40 Acre: 212,000
2 Acre: 10,600	5 Acre: 26,500	20 Acre: 106,000	50 Acre: 265,000
2.5 Acre: 13,250	7 Acre: 37,100	25 Acre: 132,500	100 Acre: 530,000

 ✓

Unit: 55 - CITY OF FLUSHING
Rates/Values for Neighborhood 04.RES.WATERFRONT, Last Edited: 12/22/2025

Frontages:
Frontage 'A': Description: '350' FF Rate: 350 ✓
Standard Frontage: 100 Standard Depth : 230

Unit: 55 - CITY OF FLUSHING
Rates/Values for Neighborhood 05.RES.CONDO/TOWNHOUSE, Last Edited: 08/12/2025

Sites:
Site 'A': Description: 'DUPLEX UNIT' Value: 24,000 ✓
Site 'B': Description: 'SINGLE UNIT' Value: 24,000 ✓
Site 'C': Description: 'TOWNHOUSE UNIT' Value: 15,500 ✓
Site 'D': Description: 'HIGH END CONDO' Value: 36,000 ✓

Unit: 55 - CITY OF FLUSHING
Rates/Values for Neighborhood 06.RES.KRYSTAL CREEK, Last Edited: 08/12/2025

Frontages:
Frontage 'A': Description: '280' FF Rate: 280 ✓
Standard Frontage: 0 Standard Depth : 200

Unit: 55 - CITY OF FLUSHING
Rates/Values for Neighborhood 10.COM/PIERSON-ELMS, Last Edited: 01/10/2024

Frontages:
Frontage 'A': Description: 'PIERSON/ELMS' FF Rate: 1600 ✓
Standard Frontage: 0 Standard Depth : 460

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood 12.PIERSON/FLUSHING, Last Edited: 01/10/2024

Frontages:

Frontage 'A': Description: 'PIERSON/FLUSHIN' FF Rate: 700 ✓
Standard Frontage: 0 Standard Depth : 150

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood 13.COM/SIDE OOB DIST, Last Edited: 01/12/2026

Frontages:

Frontage 'A': Description: 'SIDE OOB DIST ' FF Rate: 400 ✓
Standard Frontage: 0 Standard Depth : 250

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood 14.COM/DOWNTOWN MAIN , Last Edited: 01/12/2026

Frontages:

Frontage 'A': Description: 'DOWNTOWN MAIN ' FF Rate: 740 ✓
Standard Frontage: 0 Standard Depth : 150

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood 15.COM/DOWNTOWN SIDE, Last Edited: 01/12/2026

Frontages:

Frontage 'A': Description: 'DOWNTOWN SIDE ' FF Rate: 370 ✓
Standard Frontage: 0 Standard Depth : 100

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood 16.CENTRAL BUSINESS DISTRICT, Last Edited: 01/12/2026

Frontages:

Frontage 'A': Description: 'CBD ' FF Rate: 740 ✓
Standard Frontage: 0 Standard Depth : 100

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood 17.COM/APARTMENTS, Last Edited: 01/11/2024

Rates for Rate Table '', (Acres) ✓

APTS PER ACRE : 70,000

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood 18.18.INDUSTRIAL CONSUMERS, Last Edited: 01/12/2026

Frontages:

Frontage 'A': Description: 'CONSUMERS LOTS ' FF Rate: 400 ✓
Standard Frontage: 0 Standard Depth : 280

Unit: 55 - CITY OF FLUSHING

Rates/Values for Neighborhood EXEMP.EXEMPT/PERSONALS, Last Edited: 10/06/2016

City of Flushing
2026 Residential land analysis

Land table 01 standard residential lot

class	parcel	table	date	price	10% price	25 land value	25 ff rate	adj ff	10%/adj ff
401	55-26-582-033	1	3/31/2025	172,000	17,200	18,912	240	79	218
401	55-34-528-005	1	3/31/2025	135,000	13,500	20,098	240	84	161
401	55-34-531-033	1	3/28/2025	219,900	21,990	17,697	240	74	298
401	55-35-533-007	1	3/28/2025	229,000	22,900	24,924	240	104	221
401	55-25-557-023	1	3/20/2025	250,000	25,000	17,597	240	73	341
401	55-26-552-111	1	3/19/2025	169,900	16,990	9,906	240	41	412
401	55-26-552-213	1	3/17/2025	112,000	11,200	12,133	240	51	222
401	55-26-551-004	1	3/14/2025	159,600	15,960	10,005	240	42	383
401	55-36-529-019	1	2/28/2025	245,000	24,500	20,716	240	86	284
401	55-25-558-029	1	2/28/2025	259,900	25,990	16,100	240	67	387
401	55-26-551-013	1	2/26/2025	125,000	12,500	12,028	240	50	249
401	55-27-552-005	1	2/24/2025	160,000	16,000	21,993	240	92	175
401	55-27-580-107	1	2/24/2025	170,000	17,000	12,586	240	52	324
401	55-35-501-056	1	2/14/2025	200,000	20,000	14,697	240	61	327
401	55-35-501-046	1	1/27/2025	160,000	16,000	15,386	240	64	250
401	55-27-576-007	1	1/7/2025	230,000	23,000	16,869	240	70	327
401	55-26-527-029	1	1/3/2025	265,000	26,500	18,092	240	75	352
401	55-25-502-018	1	12/27/2024	250,000	25,000	16,497	240	69	364
401	55-25-557-014	1	12/27/2024	195,800	19,580	19,003	240	79	247
401	55-26-582-046	1	12/23/2024	143,000	14,300	14,859	240	62	231
401	55-26-501-029	1	12/13/2024	168,600	16,860	29,001	240	121	140
401	55-27-553-010	1	12/10/2024	390,000	39,000	31,719	240	132	295
401	55-26-556-039	1	12/10/2024	163,154	16,315	23,614	240	98	166
401	55-27-580-177	1	12/6/2024	135,000	13,500	15,920	240	66	204
401	55-25-508-003	1	12/5/2024	229,900	22,990	21,869	240	91	252
401	55-26-552-123	1	12/5/2024	115,500	11,550	18,199	240	76	152
401	55-26-552-143	1	11/27/2024	169,900	16,990	10,968	240	46	372
401	55-26-554-024	1	11/27/2024	178,000	17,800	11,932	240	50	358
401	55-26-554-014	1	11/20/2024	221,500	22,150	20,674	240	86	257
401	55-36-527-007	1	11/18/2024	247,425	24,743	33,255	240	139	179
401	55-26-582-024	1	11/15/2024	206,000	20,600	14,859	240	62	333
401	55-25-507-041	1	11/6/2024	150,000	15,000	23,907	240	100	151
401	55-26-533-004	1	11/1/2024	167,000	16,700	16,432	240	68	244
401	55-27-527-006	1	11/1/2024	204,900	20,490	21,607	240	90	228
401	55-26-582-063	1	10/31/2024	174,500	17,450	14,661	240	61	286
401	55-36-529-013	1	10/30/2024	235,000	23,500	23,635	240	98	239
401	55-35-507-047	1	10/30/2024	193,000	19,300	20,113	240	84	230
401	55-25-551-062	1	10/22/2024	195,000	19,500	31,468	240	131	149
401	55-25-557-008	1	10/21/2024	250,000	25,000	18,241	240	76	329
401	55-26-552-140	1	10/4/2024	216,000	21,600	18,011	240	75	288
401	55-35-507-005	1	10/4/2024	220,000	22,000	20,295	240	85	260
401	55-25-552-011	1	10/3/2024	173,500	17,350	14,109	240	59	295
401	55-34-526-015	1	9/30/2024	155,000	15,500	16,029	240	67	232
401	55-25-511-011	1	9/27/2024	245,000	24,500	19,480	240	81	302
401	55-26-576-018	1	9/13/2024	214,900	21,490	24,942	240	104	207
401	55-25-556-016	1	9/5/2024	265,000	26,500	29,180	240	122	218
401	55-35-507-017	1	9/4/2024	219,900	21,990	18,215	240	76	290
401	55-26-526-010	1	8/28/2024	296,475	29,648	18,147	240	76	392
401	55-25-551-027	1	8/23/2024	179,900	17,990	31,468	240	131	137
401	55-34-530-036	1	8/22/2024	190,000	19,000	22,785	240	95	200
401	55-35-530-023	1	8/16/2024	262,000	26,200	43,630	240	182	144
401	55-25-557-011	1	8/16/2024	212,500	21,250	20,418	240	85	250
401	55-26-504-089	1	8/16/2024	339,900	33,990	36,369	240	152	224
401	55-26-581-002	1	8/15/2024	405,000	40,500	19,418	240	81	501
401	55-36-531-009	1	8/14/2024	199,850	19,985	28,262	240	118	170
401	55-25-512-013	1	8/13/2024	255,000	25,500	19,320	240	81	317
401	55-26-552-190	1	8/8/2024	186,000	18,600	27,467	240	114	163

401	55-26-582-001	1	8/5/2024	185,000	18,500	13,912	240	58	319
401	55-26-530-003	1	8/1/2024	285,000	28,500	20,943	240	87	327
401	55-27-580-163	1	8/1/2024	107,300	10,730	14,859	240	62	173
401	55-35-507-086	1	7/26/2024	230,000	23,000	18,215	240	76	303
401	55-35-508-005	1	7/24/2024	250,000	25,000	24,255	240	101	247
401	55-35-507-006	1	7/22/2024	204,500	20,450	21,726	240	91	226
401	55-36-529-013	1	7/17/2024	160,000	16,000	23,635	240	98	162
401	55-26-552-104	1	7/9/2024	135,500	13,550	7,899	240	33	412
401	55-34-503-036	1	6/28/2024	230,000	23,000	24,033	240	100	230
401	55-25-507-039	1	6/21/2024	235,000	23,500	19,353	240	81	291
401	55-35-501-061	1	6/21/2024	213,000	21,300	17,549	240	73	291
401	55-27-580-034	1	6/21/2024	230,000	23,000	11,542	240	48	478
401	55-26-532-039	1	6/20/2024	302,000	30,200	31,639	240	132	229
401	55-26-552-197	1	6/17/2024	230,000	23,000	15,787	240	66	350
401	55-27-551-008	1	6/14/2024	212,500	21,250	41,531	240	173	123
401	55-26-531-059	1	6/12/2024	210,000	21,000	23,720	240	99	212
401	55-26-552-138	1	6/7/2024	120,000	12,000	21,193	240	88	136
401	55-27-553-005	1	6/3/2024	311,000	31,100	28,187	240	117	265
401	55-34-530-031	1	5/31/2024	231,000	23,100	16,066	240	67	345
401	55-25-511-028	1	5/31/2024	265,000	26,500	21,996	240	92	289
401	55-35-507-011	1	5/31/2024	220,000	22,000	18,215	240	76	290
401	55-25-557-013	1	5/29/2024	213,000	21,300	18,152	240	76	282
401	55-26-551-020	1	5/29/2024	180,000	18,000	16,314	240	68	265
401	55-35-501-031	1	5/24/2024	162,100	16,210	14,697	240	61	265
401	55-26-576-025	1	5/24/2024	242,000	24,200	23,182	240	97	251
401	55-25-558-013	1	5/16/2024	225,000	22,500	19,708	240	82	274
401	55-25-511-025	1	5/13/2024	305,000	30,500	23,613	240	98	310
401	55-35-507-069	1	5/10/2024	250,000	25,000	19,501	240	81	308
401	55-26-556-071	1	5/6/2024	205,000	20,500	18,215	240	76	270
401	55-26-532-048	1	5/3/2024	298,000	29,800	26,026	240	108	275
401	55-26-200-020	1	4/25/2024	209,700	20,970	31,294	240	130	161
401	55-25-510-006	1	4/18/2024	200,000	20,000	35,300	240	147	136
401	55-27-580-147	1	4/16/2024	251,500	25,150	18,199	240	76	332
401	55-26-552-131	1	4/12/2024	230,000	23,000	18,199	240	76	303
401	55-25-551-068	1	4/12/2024	212,000	21,200	31,468	240	131	162
401	55-27-553-009	1	4/11/2024	284,000	28,400	28,782	240	120	237
401	55-26-580-018	1	4/8/2024	400,000	40,000	41,865	240	174	229
401	55-36-532-021	1	4/3/2024	192,000	19,200	11,504	240	48	401
401	55-25-553-007	1	3/27/2024	227,000	22,700	30,848	240	129	177
401	55-25-508-020	1	3/22/2024	297,000	29,700	23,678	240	99	301
401	55-35-501-065	1	3/18/2024	200,500	20,050	14,089	240	59	342
401	55-25-512-018	1	3/13/2024	227,500	22,750	23,777	240	99	230
401	55-25-558-021	1	3/11/2024	195,000	19,500	19,708	240	82	237
401	55-27-530-005	1	3/8/2024	217,000	21,700	15,990	240	67	326
401	55-26-582-058	1	3/4/2024	195,000	19,500	13,508	240	56	346
401	55-34-532-037	1	3/1/2024	171,900	17,190	16,757	240	70	246
401	55-26-551-003	1	2/28/2024	163,500	16,350	15,572	240	65	252
401	55-25-556-006	1	2/16/2024	205,000	20,500	22,920	240	96	215
401	55-35-501-051	1	2/15/2024	175,000	17,500	14,109	240	59	298
401	55-25-505-007	1	1/19/2024	155,000	15,500	18,000	240	75	207
401	55-26-532-063	1	1/10/2024	190,000	19,000	19,209	240	80	237
401	55-26-552-115	1	1/9/2024	120,000	12,000	9,456	240	39	305
401	55-25-507-035	1	1/3/2024	239,900	23,990	19,797	240	82	291
401	55-36-531-011	1	12/27/2023	160,000	16,000	27,989	240	117	137
401	55-26-576-040	1	12/22/2023	170,000	17,000	17,675	240	74	231
401	55-26-577-008	1	12/20/2023	155,000	15,500	12,000	240	50	310
401	55-26-582-041	1	12/18/2023	239,900	23,990	25,737	240	107	224
401	55-26-527-029	1	12/18/2023	257,000	25,700	18,092	240	75	341
401	55-26-527-004	1	12/15/2023	199,000	19,900	14,679	240	61	325
401	55-34-503-003	1	12/11/2023	240,000	24,000	19,407	240	81	297
401	55-25-506-010	1	12/8/2023	135,000	13,500	30,688	240	128	106
401	55-26-551-021	1	12/8/2023	255,000	25,500	28,879	240	120	212

401	55-27-554-007	1	12/8/2023	351,000	35,100	20,739	240	86	406
401	55-25-551-007	1	12/6/2023	166,000	16,600	23,601	240	98	169
401	55-26-552-116	1	12/1/2023	130,000	13,000	13,058	240	54	239
401	55-34-503-011	1	12/1/2023	183,000	18,300	22,608	240	94	194
401	55-27-580-221	1	11/30/2023	175,000	17,500	15,270	240	64	275
401	55-26-552-152	1	11/17/2023	187,000	18,700	18,872	240	79	238
401	55-34-502-004	1	11/16/2023	214,000	21,400	23,331	240	97	220
401	55-26-552-177	1	11/14/2023	222,400	22,240	27,298	240	114	196
401	55-36-532-008	1	11/10/2023	225,000	22,500	21,600	240	90	250
401	55-35-535-011	1	11/10/2023	345,000	34,500	22,868	240	95	362
401	55-25-508-028	1	11/6/2023	283,000	28,300	21,200	240	88	320
401	55-25-502-011	1	10/31/2023	270,000	27,000	19,849	240	83	326
401	55-26-556-001	1	10/30/2023	225,000	22,500	20,492	240	85	264
401	55-26-527-011	1	10/27/2023	150,000	15,000	18,403	240	77	196
401	55-25-577-010	1	10/27/2023	170,000	17,000	18,513	240	77	220
401	55-27-580-075	1	10/23/2023	142,000	14,200	33,640	240	140	101
401	55-25-507-014	1	10/23/2023	240,000	24,000	26,721	240	111	216
401	55-25-504-026	1	10/19/2023	215,000	21,500	24,964	240	104	207
401	55-26-583-011	1	10/17/2023	160,000	16,000	16,717	240	70	230
401	55-35-506-005	1	10/16/2023	220,000	22,000	18,180	240	76	290
401	55-27-526-003	1	10/16/2023	255,100	25,510	37,181	240	155	165
401	55-26-532-014	1	10/10/2023	225,000	22,500	18,670	240	78	289
401	55-35-507-100	1	10/6/2023	215,000	21,500	18,215	240	76	283
401	55-35-506-024	1	9/19/2023	262,000	26,200	20,808	240	87	302
401	55-25-508-020	1	9/15/2023	280,000	28,000	23,678	240	99	284
401	55-27-527-019	1	9/8/2023	182,000	18,200	25,006	240	104	175
401	55-26-501-038	1	9/8/2023	220,100	22,010	44,530	240	186	119
401	55-35-506-001	1	8/29/2023	248,900	24,890	17,667	240	74	338
401	55-34-200-002	1	8/23/2023	150,000	15,000	27,153	240	113	133
401	55-25-558-002	1	8/23/2023	200,000	20,000	18,000	240	75	267
401	55-27-580-126	1	8/21/2023	131,200	13,120	18,199	240	76	173
401	55-35-501-011	1	8/14/2023	185,000	18,500	22,032	240	92	202
401	55-25-200-053	1	8/14/2023	140,000	14,000	27,103	240	113	124
401	55-35-507-015	1	7/28/2023	212,500	21,250	18,215	240	76	280
401	55-35-503-012	1	7/28/2023	180,000	18,000	27,713	240	115	156
401	55-25-557-024	1	7/27/2023	220,000	22,000	19,797	240	82	267
401	55-34-528-009	1	7/24/2023	191,000	19,100	20,098	240	84	228
401	55-26-532-012	1	7/19/2023	242,000	24,200	18,670	240	78	311
401	55-27-553-022	1	7/19/2023	320,000	32,000	24,310	240	101	316
401	55-25-551-043	1	7/18/2023	164,000	16,400	19,925	240	83	198
401	55-36-529-008	1	7/7/2023	243,000	24,300	19,136	240	80	305
401	55-27-554-019	1	7/7/2023	390,000	39,000	35,817	240	149	261
401	55-26-554-005	1	6/30/2023	135,000	13,500	10,386	240	43	312
401	55-26-557-004	1	6/28/2023	126,000	12,600	20,151	240	84	150
401	55-25-551-008	1	6/27/2023	200,000	20,000	31,468	240	131	153
401	55-25-555-002	1	6/23/2023	270,000	27,000	24,626	240	103	263
401	55-25-507-007	1	6/23/2023	249,900	24,990	19,360	240	81	310
401	55-26-583-007	1	6/22/2023	120,000	12,000	13,172	240	55	219
401	55-34-531-028	1	6/22/2023	225,000	22,500	20,699	240	86	261
401	55-26-531-056	1	6/22/2023	292,000	29,200	18,079	240	75	388
401	55-27-580-201	1	6/16/2023	169,000	16,900	14,859	240	62	273
401	55-26-200-021	1	6/16/2023	148,000	14,800	32,214	240	134	110
401	55-27-580-054	1	6/9/2023	227,450	22,745	11,257	240	47	485
401	55-34-531-038	1	6/9/2023	179,900	17,990	20,709	240	86	208
401	55-25-556-002	1	6/5/2023	263,000	26,300	16,317	240	68	387
401	55-34-532-033	1	6/1/2023	180,000	18,000	18,098	240	75	239
401	55-26-552-204	1	5/25/2023	92,500	9,250	14,859	240	62	149
401	55-35-501-008	1	5/23/2023	175,000	17,500	17,244	240	72	244
401	55-27-528-012	1	5/22/2023	195,000	19,500	16,884	240	70	277
401	55-25-577-013	1	5/18/2023	175,500	17,550	18,975	240	79	222
401	55-25-502-020	1	5/17/2023	238,000	23,800	16,497	240	69	346
401	55-35-507-076	1	5/17/2023	197,500	19,750	18,215	240	76	260

401	55-26-582-001	1	5/17/2023	169,900	16,990	13,912	240	58	293
401	55-25-555-015	1	5/8/2023	219,900	21,990	18,619	240	78	283
401	55-27-527-016	1	5/8/2023	170,000	17,000	13,764	240	57	296
401	55-26-552-232	1	5/5/2023	94,900	9,490	18,199	240	76	125
401	55-27-551-007	1	4/28/2023	293,000	29,300	45,277	240	189	155
401	55-26-582-035	1	4/28/2023	165,000	16,500	27,467	240	114	144
401	55-27-526-011	1	4/28/2023	185,000	18,500	16,810	240	70	264
401	55-27-551-009	1	4/28/2023	215,000	21,500	27,727	240	116	186
401	55-27-580-225	1	4/18/2023	190,000	19,000	17,937	240	75	254
401	55-26-531-055	1	4/11/2023	278,000	27,800	18,079	240	75	369
401	55-26-556-019	1	4/5/2023	207,500	20,750	18,615	240	78	268
								avg	257
								median	256
								use	255

Land table 02 residential golf course

class	parcel	table	date	price	10% price	25 land value	25 ff rate	adj ff	10%/adj ff
401	55-36-200-009	2	1/12/2024	315,000	31,500	52,840	460	115	274
401	55-25-560-034	2	11/6/2023	229,900	22,990	15,834	460	34	668
401	55-25-559-001	2	10/13/2023	310,000	31,000	41,896	460	91	340
401	55-36-200-008	2	9/14/2023	425,000	42,500	96,988	460	211	202
								avg	371
								median	307
								use	350

vacant land sales

class	parcel	table	date	price	25 land value	25 ff rate	adj ff	\$/adj ff
402	55-25-560-012	2	11/18/2024	16,000	31,667	460	69	232
402	55-25-560-007		5/22/2025	13,000	15,834	460	34	378
402	55-25-560-006		5/22/2025	13,000	15,834	460	34	378
402	55-25-560-008		5/22/2025	13,000	15,834	460	34	378
avg								341

Land table 03 large lots & acreage

class	parcel	table	date	price	20% price	25 land value	25 ff rate	adj ff	20%/adj ff
401	55-25-576-021	3	1/21/2025	169,900	33,980	22,262	400	56	611
401	55-25-576-050	3	9/18/2024	200,000	40,000	44,181	400	110	362
401	55-26-528-020	3	9/5/2024	355,000	71,000	44,793	400	112	634
401	55-25-576-026	3	8/28/2024	160,000	32,000	23,331	400	58	549
401	55-35-502-010	3	12/13/2023	184,900	36,980	58,224	400	146	254
401	55-26-504-006	3	10/3/2023	130,000	26,000	28,594	400	71	364
								avg	462
								median	456
								use	460

acreage land sales

class	parcel	table	date	price	time adj price	acres	\$/acre
402	55-35-100-005	3	10/23/2024	110,000	110,000	20.71	5,311
	55-25-200-044	3	10/28/2022	94,900	97,273	20.32	4,787
	55-25-200-058	3	2/23/2022	85,000	96,050	18.06	5,318
	55-35-100-005	3	12/6/2021	103,000	118,450	20.71	5,719
6%/yr-1/2%/mth						avg	5,284
						median	5,315
						use	5300/acre

Land table 04 waterfront lots

class	parcel	table	date	price	10% price	25 land value	25 ff rate	adj ff	%/adj ff
401	55-35-530-005	4	9/5/2024	289,000	28,900	26,383	275	96	301
401	55-26-556-014	4	1/11/2024	210,325	21,033	29,313	275	107	197
401	55-26-580-010	4	6/14/2023	429,900	42,990	20,475	275	74	577
								avg	359
								median	301

Use 350

[illegible]

class	parcel	table	date	price	10% price	25 land value	25 ff rate	adj ff	10%/adj ff
401	55-35-528-007	6	4/4/2024	480,000	48,000	33,950	270	126	382
401	55-35-534-007	6	8/4/2023	395,000	39,500	59,057	270	219	181
								avg	281
								median	281
								use	280

City of Flushing
2026 Residential land analysis

Land table 05 res condos/townhouses

class	parcel	table	date	price	10% price	25 land value	group
401	55-26-651-027	5	2/6/2025	149,900	14,990	16,500	TOWNHOUSE UNIT
401	55-26-652-021	5	1/30/2025	145,000	14,500	16,500	TOWNHOUSE UNIT
401	55-26-652-004	5	1/2/2025	150,000	15,000	16,500	TOWNHOUSE UNIT
401	55-26-653-009	5	12/6/2024	150,000	15,000	16,500	TOWNHOUSE UNIT
401	55-26-652-022	5	9/3/2024	168,400	16,840	16,500	TOWNHOUSE UNIT
401	55-26-651-028	5	7/23/2024	145,000	14,500	16,500	TOWNHOUSE UNIT
401	55-26-651-011	5	6/12/2024	199,000	19,900	16,500	TOWNHOUSE UNIT
401	55-26-652-018	5	6/12/2024	135,000	13,500	16,500	TOWNHOUSE UNIT
401	55-26-653-004	5	5/16/2024	145,000	14,500	16,500	TOWNHOUSE UNIT
401	55-36-526-022	5	4/25/2024	235,000	23,500	16,500	TOWNHOUSE UNIT
401	55-25-676-007	5	12/5/2023	177,000	17,700	16,500	TOWNHOUSE UNIT
401	55-27-581-008	5	11/21/2023	170,000	17,000	16,500	TOWNHOUSE UNIT
401	55-26-651-019	5	11/1/2023	110,000	11,000	16,500	TOWNHOUSE UNIT
401	55-26-651-028	5	10/23/2023	128,000	12,800	16,500	TOWNHOUSE UNIT
401	55-26-653-008	5	9/27/2023	125,000	12,500	16,500	TOWNHOUSE UNIT
401	55-26-653-003	5	9/18/2023	133,500	13,350	16,500	TOWNHOUSE UNIT
401	55-36-526-021	5	9/15/2023	187,000	18,700	16,500	TOWNHOUSE UNIT
401	55-26-653-012	5	8/28/2023	159,500	15,950	16,500	TOWNHOUSE UNIT
401	55-26-651-007	5	7/25/2023	160,000	16,000	16,500	TOWNHOUSE UNIT
401	55-26-651-011	5	6/9/2023	170,000	17,000	16,500	TOWNHOUSE UNIT
401	55-26-653-013	5	5/16/2023	134,000	13,400	16,500	TOWNHOUSE UNIT

avg

15,601

median

15,000

use

15,500

townhouse units

401	55-25-678-023	5	3/20/2025	243,000	24,300	16,500	DUPLEX UNIT
401	55-34-626-012	5	1/31/2025	267,000	26,700	16,500	DUPLEX UNIT
401	55-25-678-019	5	7/9/2024	260,000	26,000	16,500	DUPLEX UNIT
401	55-34-626-025	5	6/19/2024	240,000	24,000	16,500	DUPLEX UNIT
401	55-34-626-016	5	3/8/2024	189,900	18,990	16,500	DUPLEX UNIT
401	55-34-626-009	5	5/19/2023	235,000	23,500	16,500	DUPLEX UNIT
401	55-34-626-009	5	5/19/2023	235,000	23,500	16,500	DUPLEX UNIT

avg

23,856

median

24,000

use

24,000

duplex & single units

use

36,000

1.5 times for high end condos

City of Flushing commercial & Industrial land
2026 Assessments

Sale	\$ff/ff eq	Pierson/Elms	Pierson/Flushing	side oob dist	Dtwn main & CBD	Dtwn side	Ind (Consumers)
					2x dtwn side		side/oob dist
1	1961	1961					
2	369					369	
3	1404	1404					
4	476			476			
5	376			376			
6	701		701				
7	372			372			
avg		1683	701	408		369	
2025 values		\$1,600	\$700	\$400	\$740	\$370	\$400

Sale 1	
55-25-576-009	Flushing
1501 E Pierson Rd	
main comm	
Jan-19	
\$144,000	
FF	107
\$/ff	\$1,346
time adj 13%/yr for 24	\$1,942
add 1% for 26	\$1,961

Sale 2	
55-27-580-044	Flushing
116 S McKinley Rd	
dtwn side	
Sep-22	
\$25,000	
adj FF	68.5
\$/ff	\$365
add 1% for 26	\$369

Sale 3	
18-16-300-039	Vienna
4460 W Vienna Rd	
com main	
Aug-22	
\$695,000	
acres	4.82
\$/acre	\$144,191
ff	500
\$/ff	\$1,390
add 1% for 26	\$1,404

Sale 4	
55-27-580-101 & 102	Flushing
225 S Seymour	
Com side/OOBus dis	
12/6/2023	
\$110,000	
FF	231
\$/ff	\$476

Sale 5	
04-19-501-001, 002, 003, 005, 006	Clayton
corner Corunna & Sheridan	
secondary	
11/28/2023	
\$330,000	
acres	7.61
\$/acre	\$43,364
ff	878
\$/ff	\$376

Sale 6	
13-21-200-021	Montrose Twp
10245 Vienna Rd	
secondary comm	
8/12/2021	
\$125,000	
acres	1.39
\$/acre	\$89,928
ff	180
\$/ff	\$694
add 1% for 26	\$701

Sale 7	
59-30-551-055/056	City of Burton
Bristol Rd	
secondary	
Nov-23	
adj ff	185
\$/ff	\$372

land sales comps

Sale	
13-09-3-08-1219-001	Chesaning
1500 W Brady	
Multiple	
10/25/2016	\$240,000
3.79	63,325
Population 5 mile R	2,415
Ave household income	49,800
Time	1.00
Adjusted per acre	49,800
Adjustments	
Location	10
Total Adj	10
	110
	69,657

Sale	
58-36-400-010	Swartz Creek
4276 Kroger Dr	
Multiple	
10/1/2015	\$270,000
3.69	73,171
Population 5 mile R	5,839
Ave household income	57,200
Time	1.00
Adjusted per acre	57,200
Adjustments	
Location	0
	0
	100
	73,171

Sale	
12-06-400-002	GB Twp
1481 E Hill	
Multiple	
10/13/2016	\$385,000
5.27	73,069
Population 5 mile R	11,900
Ave household income	70,400
Time	1.00
Adjusted per acre	70,400
Adjustments	
Location	-5
	-5
	95
	69,415

Sale	
53-20-553-021	Fenton
440 N Fenway	
Multiple	
9/29/2020	\$725,000
7.90	91,772
Time	1.08
Adjusted per acre	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	Fenton Twp
5050 Amelia Earhart	
Multiple	
9/24/2021	\$725,000
8.26	87,772
Time	1.05
Adjusted per acre	92,161
Population 5 mile R	4,124
Ave household income	48,800
Adjustments	
Location	-24
	-24
	76
	70,042

USE \$70,000/acre