

Clerk

From: lish@chartermi.net
Sent: Sunday, September 27, 2026 10:23 AM
To: Jeffrey Buerman; Trish Wagner; Robert Coppersmith; Nick Kane; Justin Bierman; Stacy Conquest; Jo Self
Cc: Clerk; dstoker@cstnlaw.com
Subject: For Correspondence, and your review

Hi, Council:

Google this:

"average price of a 6-acre plot of land with 4 wooded acres and 2 acres water adjacent to a brownfield in Putnam Township, MI"

A third-party assessment is needed before a land sale. You need to see comparables. Those are not in the packet. If those have been shared with Council separately and prove that the offered price is fair, my bad. From the materials on hand, you'll be selling it at roughly 10% of its market value.

Thanks,

Linda Lavey

You don't have to believe me, do your own research.

p.s. here's what it said:

AI Overview

The estimated average price for a 6-acre plot of land in Putnam Township, MI is roughly **\$464,000** based on general regional averages, though specific adjustments apply for water and environmental proximity.

Price Breakdown & Factors

Average Acre Price: The general average price per acre for vacant land in Putnam Township is approximately **\$77,353**. [1]

Base Calculation: 6 acres × \$77,353/acre yields a baseline value of about **\$464,118**.

Wooded vs. Water vs. Brownfield:

- Wooded acres generally hold standard or slightly elevated recreational/residential value.
- Water features (2 acres) can increase aesthetic and recreational appeal, pushing values higher per acre for those portions.

- Proximity to a **brownfield** (an environmentally contaminated or blighted industrial/commercial site) typically depresses real estate and land value due to stigma, perceived environmental risk, or building restrictions, reducing the overall market value of the parcel compared to a pristine location.

Brownfield, though, so I put in the address:

1600 Patterson Lake Road, Pinckney, MI

The 6-acre parcel located at **1600 Patterson Lake Road, Pinckney, MI** sits in a highly unique real estate pocket. Based on current local land trends and the specific physical restrictions of this property, its estimated market value is between **\$240,000 and \$310,000**, which falls well below the standard Putnam Township baseline due to its environmental adjacencies and usable land constraints. [1]

Property Breakdown & Value Impact

- **The Brownfield Stigma:** This parcel's immediate proximity to a brownfield significantly impacts its value. Land buyers in Livingston County typically discount parcels near designated brownfields by **20% to 40%** due to the costs of environmental assessments (Phase I/II ESA), potential building restrictions, and market stigma.
- **Usable vs. Unusable Acreage:** While 2 of the 6 acres are water-adjacent or submerged, providing nice aesthetic buffer or recreational enjoyment, they cannot be built upon. This leaves a 4-acre wooded footprint for potential development, assuming there are no setbacks or runoff restrictions imposed by the neighboring brownfield.
- **Local Market Comparables:** Standard buildable land in the immediate Pinckney/48169 area commands strong prices. However, raw acreage burdened by environmental proximity typically trades closer to a recreational or heavily discounted residential tier. [1]