

2024 LAND VALUES - GLADWIN TWP.

2024 COMM'L. / IND'L. LAND VALUES / SALES

PARCEL #	DATE	INSTR.	ADJ.SALE PRICE	LAND RESID.	ACRES	FRTGE.	\$F.F.	\$PER AC.	\$ SQ.FT.	COMMENTS
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COMM'L. / IND'L. SMALLER PARCELS USING FRT.FT. VALUES

010-032-200-009-11	7/26/2022	WD	60,000	10,768	0.98	124	87	1,988	0.25	
030-070-000-125-00	1/23/2023	LC	80,000	1,299	0.42	142	9	3,078	0.07	
110-420-012-012-00 & 420-012-015-00	5/2/2022	WD	165,000	71,343	0.32	440	162	43,528	1	

83,410 1.72 706 118 48,494 1.16
USED \$118 F.F. FOR COMM'L./IND'L. PROP. (<1.5 AC.)

COMM'L./IND'L. LAND SALES / VALUES - MED.S PARCELS (USING ACREAGE VALUES)

010-025-101-005-00	2/25/2022	WD	325,000	96,160	4.6			20,904	0.48	
050-003-104-004-00	8/13/2021	WD	23,000	23,000	7.02			3,276	0.08	
050-003-203-001-02	8/20/2021	WD	73,000	47,827	1.86			25,769	0.59	
050-003-300-002-20	1/10/2022	WD	123,200	46,469	5			9,294	0.21	
070-033-300-003-00	8/23/2022	WD	150,000	150,000	3.95			37,936	0.87	
100-026-400-003-10	1/21/2022	WD	138,000	86,216	6.7			12,868	0.3	
150-013-100-002-01	9/7/2022	WD	408,800	76,735	2.84			27,067	0.62	

526,407 31.97 16,466 0.38
USED \$16,500 PER AC. FOR MED. PARCELS (1.6-10 AC.)

COMM'L./IND'L. LAND SALES / VALUES - LARGE PARCELS (USING ACREAGE VALUES)

010-017-201-001-02	7/29/2021	WD	95,000	77,293	28.36			2,725	0.06	
050-003-204-003-00	2/24/2022	WD	112,500	66,666	10.58			6,301	0.14	
050-005-200-001-10	5/31/2022	WD	65,000	65,000	13.7			4,745	0.11	
070-033-300-003-00	8/23/2022	WD	150,000	150,000	3.95			37,936	0.87	
100-026-400-003-10	1/21/2022	WD	138,000	86,216	6.7			12,868	0.3	
130-015-404-002-00	2/15/2023	LC	110,000	57,155	11			5,196	0.12	

502,330 74.29 6,762 0.16
USED \$6,800 PER AC. FOR LARGER PAR. (10+ AC.)

2024 AGRICULTURAL LAND SALES / VALUES - GLADWIN TWP.

				ACRES	RD.FRTG.	PER AC.
080-003-202-001-01	3/28/2023	WD	392,000	147,943	49.44	2,992

080-004-100-001-10	3/29/2023 WD	180,000	51,409	32.04		1,605
080-014-200-001-00	7/28/2022 WD	425,000	183,261	38		4,823
080-020-100-001-02	3/27/2023 WD	175,100	160,342	45		3,563
080-025-401-001-01	10/20/2021 WD	280,000	163,580	68.54		2,387
120-001-100-005-00	12/6/2021 WD	360,000	283,299	78.71		3,599
140-024-200-002-10	5/28/2021 WD	125,000	125,000	40		3,563
			1,114,834	351.73		3,170

USED \$3,200 PER ACRE FOR AGRICULTURAL PROPERTIES

2024 RESIDENTIAL SALES - GLADWIN TWP.

2024 RESIDENTIAL LOT VALUES / SALES - WRIGHT SUB

					EFF.FRT.	AVE.DEPTH	\$ F.F.
080-150-000-001-00	10/1/2021 WD	6500	6500	0.32	75	188.6	87
060-080-000-122-10	6/30/2021 WD	14900	14,900	0.7	168	182	89
120-171-000-026-00	6/16/2021 WD	10200	10,200	0.34	120	119	85
& 171-000-027-00							
170-280-000-009-00	4/11/2022 WD	16000	16,000	0.53	200	114.6	80
& 010-00							
170-280-000-022-00	3/14/2023 WD	9000	9,000	0.33	118.85	119	76
			56,600		681.85		83.01

USED \$83 F.F. FOR WRIGHT SUB

2024 RESIDENTIAL LOT VALUES / SALES - PARKWAY BEACH SUBS

					EFF.FRT.	AVE. DEPTH	\$ F.F.
010-014-202-001-05	6/23/2021 WD	12000	12000	2.3	526		23
170-156-000-001-00	9/1/2021 WD	2500	2,500	0.74	144	224	17
170-280-000-022-00	6/3/2021 WD	4200	4,200	0.36	118.9	130.5	35
			18,700		788.9		23.7

USED \$24 F.F. FOR PARKWAY | BEACH SUBS

2024 RESIDENTIAL LAND SALES / VALUES FOR ACREAGE PARCELS

PARCEL #	SALE DATE INST.	ADJ SALE LAND	AC.LESS	ACT.FRT.	DEPTH	PER AC.	FRT.FT.
		RES'L.					
0-1.50 ACRES							
030-040-000-011-00	12/23/2021 WD	7000	7000	0.69	122	10145	57
060-055-000-135-00	7/29/2021 WD	6000	6000	0.46	100	15000	60
060-080-000-067-00	9/21/2021 WD	5000	5000	0.36	99	13889	51

060-085-000-126-10	11/23/2021 WD	8700	8700	0.75	218	150	11600	40
060-150-000-115-00	3/4/2022 WD	10000	10000	0.3	72	173	33333	139
			36,700	2.56			14336	

USED \$14,300 PER ACRE FOR 0-1.50 ACRES

1.51-6.99 ACRES

010-001-304-002-03	9/22/2021 WD	15500	15500	2.17	312		7143	50
010-004-101-001-11	8/23/2021 WD	15500	15500	4	272.25		3875	57
010-005-200-001-01	11/11/2021 WD	22000	22000	5	372.66		4400	67
050-005-400-001-01	7/1/2021 WD	12,000	12,000	2	265		6,000	45
050-016-100-001-11	6/21/2021 WD	11,500	11,500	2.08	275		5,529	42
120-023-203-002-10	1/25/2022 WD	22,000	22,000	4.95	330		4,444	67
130-016-300-003-06	11/23/2021 WD	24,000	24,000	2.98	365		8,054	66
			122,500	23.18			5,285	

USED \$5,300 PER ACRE FOR 1.51-6.99 ACRES

7-10.99 ACRES

010-031-301-008-00	5/12/2021 WD	30,000	30,000	10	330		3,000	91
080-028-303-004-00	9/3/2021 WD	42,000	42,000	10	329		4,200	128
100-002-302-002-00	1/22/2021 WD	34,000	34,000	10.82	392		3,142	87
100-027-300-001-06	10/14/2021 WD	36,000	36,000	10.1	333		3,564	108
			142,000	40.92			3,470	

USED \$3,500 PER ACRE FOR 7-10.99 ACRES

11-15.99 ACRES

010-004-400-003-00	9/8/2021 LCM	***	***		12		3125	
060-018-400-023-01	6/11/2021 WD	50,000	50,000	15.23			3283	
090-031-200-002-13	7/16/2021 WD	50,000	50,000	14.04	304		3561	164
			137,500	41.27			3,332	

USED \$3,300 PER ACRE FOR 11-15.99 ACRES

16-20.99 ACRES

010-020-104-002-05	4/6/2021 WD	40,000	40,000	20	660		2,000	61
050-012-300-003-00	11/12/2021 WD	54,320	54,320	16.99	354.32		3,197	153
070-012-102-001-00	5/16/2021 LC	36,000	36,000	20.16	510		1,786	71
130-012-200-003-00	8/9/2022 WD	82,000	82,000	20			4,100	
150-032-202-004-00	9/2/2022 WD	62,000	62,000	20			3,100	

274,320 97.15 2,824
USED \$2,800 PER ACRE FOR 16-20.99 ACRES

21-69.99 ACRES

010-018-400-003-00	2/7/2023 WD	90,000	90,000	40			2,250
030-004-303-002-00	10/14/2021 WD	80,000	80,000	40			2,000
050-026-104-001-11	4/16/2021 LC	75,900	75,900	35			2,169
060-010-100-001-02	2/1/2022 WD	60,000	60,000	30	660		2,000 91
060-035-404-002-04	6/25/2021 WD	55,000	55,000	21.93			2,508
		360,900		166.93			2,162

USED \$2,200 PER ACRE FOR 21-69.99 ACRES

2024 RESIDENTIAL LAND VALUES / SALES - WATERFRONT ACREAGE

0-1.5 ACRES

030-023-200-002-53	8/11/2021 WD	22,000	22,000	0.51	103	214	42,553
030-221-000-051-00	8/2/2021 WD	28,000	28,000	0.16	60	467	175,000
060-023-201-007-01	2/11/2022 WD	20,000	20,000	1	454.64	44	20,000
070-003-403-001-11	6/24/2021 WD	10,500	10,500	1.5	76	138	7,000
150-006-300-005-00	9/13/2021 WD	6,500	6,500	1.25	336	19	5,200
		87,000		4.42			19,683

**USED \$19,700 PER ACRE FOR 0-1.50 ACRES
(WATERFRONT)**

1.51-5.99 ACRES

010-001-304-002-03*	9/22/2021 WD	15,500	15,500	2.17			7,143 *WTR.INFL.
050-031-200-006-01	3/26/2021 WD	11,000	11,000	3.64	177	62	3,022
070-003-403-001-11	6/24/2021 WD	10,500	10,500	1.5	76	138	7,000
080-013-102-001-07	7/30/2021 WD	45,000	45,000	4.4	885.15	51	10,227
130-033-101-005-00	6/9/2021 WD	45,000	45,000	2.73	216	208	16,484
		127,000		14.44			8,819

**USED \$8,800 PER ACRE FOR 1.51-5.99 ACRES
(WATERFRONT)**

6-19.99 ACRES

010-004-201-002-00	6/28/2021 WD	45,000	45,000	10	272.25	136	4500
060-018-400-023-21	6/11/2021 WD	50,000	50,000	15.23	414.77	121	3283
060-023-201-006-00	9/17/2021 WD	98,500	98,500	10.23	902	109	9629

060-015-401-001-00 & 014-203-006-00 110-023-100-001-13	10/24/2022 WD 7/2/2021 WD	79,900 87,778	79,900 87,778	10.02 12.1			7,974 7,254
			361,178	57.58	371.02	237	6,273

**USED \$6,300 PER ACRE FOR 6-19.99 ACRES
(WATERFRONT)**

20-39.99 ACRES

010-011-200-001-00 030-016-100-001-00 140-025-304-001-00	11/2/2022 WD 6/25/2021 WD 2/9/2022 WD	134,000 79,900 60,000	134,000 79,900 60,000	28.6 27.01 21			4,685 2,958 2,857
			273,900	76.61			3,575

**USED \$3,600 PER ACRE FOR 20-39.99 ACRES
(WATERFRONT)**

40+ ACRES

010-005-100-003-00 010-007-103-001-01 010-008-300-001-03 & 008-201-001-01 & 008-201-001-11 060-014-100-001-10 130-026-100-002-00	4/13/2022 WD 1/12/2022 LC 5/25/2022 WD 5/28/2021 WD 8/5/2021 WD	294,000 395,500 155,000 790,000 505,000	294,000 395,500 155,000 790,000 505,000	146.56 113.4 62.43 344.99 240		480.87	2006 3488 (CREEK) 2483 2,290 2,104 (CREEK)
			2,139,500	907.38			2,358

**USED \$2,400 FOR 40+ ACRES
(WATERFRONT)**