

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
110-009-200-005-01	27 E M-61	05/16/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,600	55.30	\$124,913	\$16,087	
110-240-000-026-00	35 E M-61	02/09/22	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$53,600	44.30	\$105,905	\$29,495	
110-420-012-012-00	350 E M-61	05/02/22	\$165,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$64,000	38.79	\$126,025	\$74,175	
110-430-012-017-00	343 NORWAY ST	11/15/21	\$112,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$112,000	\$36,300	32.41	\$82,815	\$41,185	
Totals:			\$513,000			\$513,000	\$217,500		\$439,658	\$160,942	
								Sale. Ratio =>	42.40		
								Std. Dev. =>	9.71		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table	Rate Group 1
\$26,000	200.0	243.0	1.12	1.12	\$80	\$14,415	\$0.33	200.00		2000 COMMERCIAL	COMMERCIAL FF
\$14,400	180.0	246.0	1.02	1.02	\$164	\$29,002	\$0.67	180.00		2000 COMMERCIAL	COMMERCIAL FF
\$35,200	440.0	360.0	1.82	0.50	\$169	\$40,800	\$0.94	440.00	110-420-012-015-00	2000 COMMERCIAL	COMMERCIAL FF
\$12,000	160.0	326.0	0.60	0.30	\$257	\$68,871	\$1.58	160.00	110-430-012-015-01	2000 COMMERCIAL	COMMERCIAL FF
\$87,600	980.0		4.55	2.93							
Average per FF=>			Average per Net Acre		Average per SqFt=>						
				\$118/ff in 2024		\$0.81					
Used \$165/ff											

Used commercial sales from Hay Township due to a lack of data.

Commercial properties with acreage were valued using 156 front feet and 380 feet depth, the remaining acreage was valued using the residential acres table

Industrial Parcels

There are 6 industrial parcels. They were priced using the commercial front foot rate.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
070-070-000-015-00	567 BIRCH	11/29/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,200	51.00	\$20,367	\$4,833	
070-070-000-018-00	537 BIRCH	01/12/24	\$36,000	LC	03-ARM'S LENGTH	\$36,000	\$13,400	37.22	\$32,083	\$18,477	
070-070-000-037-00	549 PINE	04/22/22	\$9,500	WD	03-ARM'S LENGTH	\$9,500	\$6,700	70.53	\$13,479	\$788	
070-071-000-071-00	691 BIRCH	12/23/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$6,500	43.33	\$19,350	\$317	
070-180-000-039-00	DOE	03/15/24	\$3,100	WD	03-ARM'S LENGTH	\$3,100	\$1,700	54.84	\$4,620	\$3,100	
070-180-000-047-00	466 ADELIN	11/01/24	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$10,100	51.79	\$20,131	\$3,989	
070-180-000-054-00	6119 PATTERSON	02/03/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$16,800	76.36	\$19,176	\$5,991	
070-180-000-065-00	441 W INDIAN LAKE	07/07/23	\$39,000	LC	03-ARM'S LENGTH	\$39,000	\$21,200	54.36	\$42,225	\$3,375	
Totals:			\$164,100			\$164,100	\$86,600		\$171,431	\$40,870	
								Sale. Ratio =>	52.77		
								Std. Dev. =>	12.96		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale
\$21,666	\$65,254	0.332	840	\$25.79	PKWY1	1.1106	Ranch	
\$19,416	\$54,811	0.354	1,144	\$16.97	PKWY1	1.1106	Ranch	
\$41,082	\$120,065			\$21.38		0.0966		
E.C.F. =>		0.342	Std. Deviation: 0.01570657					
Ave. E.C.F. =>		0.343	Ave. Variance: 1.1106		Coefficient of Var= 3.236737955			
Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale
\$11,900	\$22,304	0.534	672	\$17.71	12	5.7506	1 STY	
\$14,880	\$28,356	0.525	576	\$25.83	12	4.8708	1 STY	
\$26,213	\$75,836	0.346	720	\$36.41	12	13.0385	2 STY	070-180-000-050-00, 070-180-000-051-00
\$32,400	\$64,773	0.500	872	\$37.16	12	2.4171	1 STY	
\$85,393	\$191,269			\$29.28		2.9584		
E.C.F. =>		0.446	Std. Deviation: 0.08806064					
Ave. E.C.F. =>		0.476	Ave. Variance: 6.5193		Coefficient of Var= 13.69481475			

Used .446 .490 in 2024

There were only 2 sales in the Parkway Beach area.

Included sales from Big Tree in Clement Township because this is a similar area.

Residential
Riverfront

Gladwin Township

2025 ECF Analysis

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table
\$41,336	\$323,664	\$283,458	1.142	1,608	\$201.28	rvft	13.6768	Two-Story		RIVERFRONT
\$43,527	\$386,473	\$346,558	1.115	1,984	\$194.79	rvft	11.0105	Ranch		RIVERFRONT
\$88,275	\$510,725	\$673,604	0.758	5,194	\$98.33	rvft	24.6873	Two-Story	080-013-404-002-00	RIVERFRONT
\$1,220,862		\$1,303,620			\$164.80		6.8554			
			E.C.F. =>	0.937	Std. Deviation=:	0.214214				
			Ave. E.C.F. =>	1.005	Ave. Variance=>	16.4582	Coefficient of Var=>	16.37516737		

Used .937 Riverfront was 1.01 in 2024 Residential was 1.045 in 2024

Riverfront and Residential areas were combined for the ECF analysis because there were no residential sales.

Residential
Front Foot Rate

Gladwin Township

2025 Land Analysis

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$14,320	243.0	200.0	1.12	1.16	\$261	\$56,784	\$1.30	243.00		4000 SECTION LOTS AND ACREAGE
\$22,000	200.0	375.0	1.72	1.72	\$91	\$10,543	\$0.24	200.00		4000 SECTION LOTS AND ACREAGE
\$14,283	105.8	354.5	0.62	0.86	\$120	\$20,623	\$0.47	105.80		4000 SECTION LOTS AND ACREAGE
\$17,550	130.0	167.5	0.50	0.50	\$191	\$49,634	\$1.14	130.00		4000 SECTION LOTS AND ACREAGE
\$68,153	678.8		3.96	4.24	Average					
Average per FF=>		\$175	Average per Net Acre=>		30,103.13	Average per SqFt=>		\$0.69		

Used \$150/ff \$118/ff in 2024

There were no sales of Gladwin Township land that was priced by the ff. Used sales from Sherman Township because is is a similar, rural area.

Residential Agricultural
1 acre parcels

Gladwin Township

2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
140-012-200-005-00	3487 HILTS RD	10/17/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$37,400	53.43	\$73,845	\$18,155	
140-023-100-003-01	4833 OBERLIN RD	11/04/24	\$130,000	PTA	19-MULTI PARCEL	\$130,000	\$51,500	39.62	\$101,970	\$55,870	
Totals:			\$200,000			\$200,000	\$88,900		\$175,815	\$74,025	
								Sale. Ratio =>	44.45		
								Std. Dev. =>	9.77		

Residential Agricultural
1 acre parcels

Gladwin Township

2025 Land Analysis

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$22,000	200.0	375.0	1.72	1.72	\$91	\$10,543	\$0.24	200.00		4000 SECTION LOTS AND ACREAGE
\$27,840	0.0	0.0	3.51	2.93	#DIV/0!	\$15,917	\$0.37	0.00	140-024-200-002-14	4000 SECTION LOTS AND ACREAGE
\$49,840	200.0		5.23	4.65	Average					
Average per FF=>		\$370	Average per Net Acre: 14,148.51		Average per SqFt=>		\$0.32			

Used \$14,000 / acre

Used sales from Sherman Township due to a lack of data Residential & AG were combined for the land analysis

Sherman Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
140-014-300-001-01	5160 CHAPPEL DAM RD	04/09/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$17,000	42.50	\$34,057	\$35,943
140-023-200-006-10	3941 GRASS LAKE RD	10/08/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$13,600	18.13	\$44,137	\$47,903
140-030-300-005-00	4171 CASSIDY RD	04/23/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$18,000	27.69	\$48,628	\$25,372
Totals:			\$180,000			\$180,000	\$48,600		\$126,822	\$109,218
								Sale. Ratio =>	27.00	
								Std. Dev. =>	12.28	

Hay Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
110-022-400-006-00	1440 WIEMAN RD	02/08/23	\$80,000	PTA	03-ARM'S LENGTH	\$80,000	\$29,800	37.25	\$70,177	\$36,981
110-022-400-007-00	S WIEMAN RD	04/02/24	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$16,800	39.07	\$33,575	\$43,000
Totals:			\$123,000			\$123,000	\$46,600		\$103,752	\$79,981
								Sale. Ratio =>	37.89	
								Std. Dev. =>	1.29	

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
\$30,000	0.0	0.0	5.00	5.00	\$7,189	\$0.17		4000 SECTION LOTS AND ACREAGE
\$17,040	0.0	0.0	5.68	5.68	\$8,434	\$0.19		4000 SECTION LOTS AND ACREAGE
\$9,000	0.0	0.0	3.00	3.00	\$8,457	\$0.19		4000 SECTION LOTS AND ACREAGE
\$56,040	0.0		13.68	13.68				
Average			Average	Average				
per FF=>	#DIV/0!		per Net Acre	7,983.77	per SqFt=>	\$0.18		

Used \$6000/acre
Residential and AG were combined for the land analysis
There were no sales of 5 acre parcels in Gladwin Township
Used sales from Sherman Township and Hay Township

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Other Parcels in Sale	Land Table
\$27,158	0.0	0.0	6.62	6.62	#DIV/0!	\$5,586		SECTION LOTS AND ACREAGE
\$33,575	0.0	0.0	6.62	6.62	#DIV/0!	\$6,495		SECTION LOTS AND ACREAGE
\$60,733	0.0		13.24	13.24				
Average			Average	Average				
per FF=>	#DIV/0!		per Net Acre	6,040.86	per SqFt=>			

Sherman Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
140-019-401-001-00	4721 ADAMS RD	05/23/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,300	37.15
140-019-401-002-00	ADAMS RD	10/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$20,100	50.25
140-020-300-001-10	4750 ADAMS RD	02/01/23	\$28,000	PTA	03-ARM'S LENGTH	\$28,000	\$21,400	76.43
140-022-300-002-01	4670 SHAW RD	01/11/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$10,900	21.80
140-024-100-006-03	ROUND LAKE RD	02/11/22	\$84,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$84,000	\$27,600	32.86
140-030-400-002-11	4268 CASSIDY RD	06/17/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,400	45.22
Totals:			\$582,000			\$582,000	\$235,700	
							Sale. Ratio =>	40.50
							Std. Dev. =>	18.74

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
\$147,101	\$77,644	\$24,745	0.0	0.0	10.10	10.10	\$7,688	\$0.18		4000 SECTION LOTS AND ACREAGE
\$40,200	\$40,000	\$40,200	0.0	0.0	10.10	10.10	\$3,960	\$0.09		4000 SECTION LOTS AND ACREAGE
\$55,000	\$28,000	\$55,000	0.0	0.0	17.50	17.50	\$1,600	\$0.04		4000 SECTION LOTS AND ACREAGE
\$24,843	\$50,000	\$24,843	0.0	0.0	10.14	10.14	\$4,931	\$0.11		4000 SECTION LOTS AND ACREAGE
\$64,500	\$84,000	\$64,500	0.0	0.0	27.98	7.29	\$3,002	\$0.07	140-024-100-007-00, 140-024-100-006-01	4000 SECTION LOTS AND ACREAGE
\$158,830	\$61,170	\$40,000	0.0	0.0	10.00	10.00	\$6,117	\$0.14		4000 SECTION LOTS AND ACREAGE
\$490,474	\$340,814	\$249,288	0.0		85.82	65.13				
		Average per FF=>	#DIV/0!		Average per Net Acre=	Average per SqFt=>				
					3,971.27	\$0.09				

Used \$4000/ac

Residential and AG were combined for the land analysis
Used sales from Sherman Township due to a lack of data

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
080-004-100-001-10	3481 HOCKADAY ROAD	03/29/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$115,800	64.33	\$231,589	\$50,939
080-006-201-001-06	W WIRTZ ROAD	09/13/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$52,000	20.39	\$104,096	\$255,000
Totals:			\$435,000			\$435,000	\$167,800		\$335,685	\$305,939
								Sale. Ratio =>	38.57	
								Std. Dev. =>	31.07	

Sherman Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
140-024-100-006-03	ROUND LAKE RD	02/11/22	\$84,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$84,000	\$27,600	32.86	\$64,500	\$84,000
140-025-304-001-00	3350 RENAS RD	02/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$22,600	37.67	\$51,450	\$60,000
140-035-200-001-00	3805 RENAS RD	05/15/23	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$114,500	55.45	\$226,590	\$64,910
Totals:			\$350,500			\$350,500	\$164,700		\$342,540	\$208,910
								Sale. Ratio =>	46.99	
								Std. Dev. =>	11.90	

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$102,528	1,320.0	1320.0	32.04	32.04	\$39	\$1,590	\$0.04	1,320.00		AGRICULTURAL
\$104,096	659.0	2370.4	32.53	32.53	\$387	\$7,839	\$0.18	659.00		AGRICULTURAL
\$206,624	1,979.0		64.57	64.57						
Average per FF=>	\$155		Average per Net Acre=>	4,738.10	Average per SqFt=>	\$0.11				

Used \$3800/acre

Included Sherman Township sales due to a lack of sales in Gladwin Township

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$64,500	0.0	0.0	27.98	7.29	#DIV/0!	\$3,002	\$0.07	0.00	140-024-100-007-00, 140-024-100-006-01	4000 SECTION LOTS AND ACREAGE
\$51,450	0.0	0.0	21.00	21.00	#DIV/0!	\$2,857	\$0.07	0.00		4000 SECTION LOTS AND ACREAGE
\$85,000	0.0	0.0	25.00	25.00	#DIV/0!	\$2,596	\$0.06	0.00		1000 AGRICULTURAL
\$200,950	0.0		73.98	53.29						
Average per FF=>	#DIV/0!		Average per Net Acre=>	2,823.87	Average per SqFt=>	\$0.06				

Residential Agricultural
40 acre parcels

Gladwin Township

2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
080-003-202-001-01	3400 HOCKADAY ROAD	03/28/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$184,600	47.09	\$369,272	\$180,936
080-010-304-001-00	EATON ROAD	10/14/20	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$104,800	52.40	\$209,574	\$179,226
080-014-200-001-00	868 HOFFMAN ROAD	07/28/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$160,800	37.84	\$321,640	\$224,960
080-020-100-001-02	WAGARVILLE ROAD	03/27/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$76,000	43.43	\$152,047	\$165,641
080-021-400-002-00	1701 N HOCKADAY ROAD	12/06/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$208,800	46.40	\$417,631	\$222,769

Totals:	\$1,642,000		\$1,642,000	\$735,000		\$1,470,164	\$973,532
				Sale. Ratio =>		44.76	
				Std. Dev. =>		5.34	

Residential Agricultural
40 acre parcels

Gladwin Township

2025 Land Analysis

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$158,208	2,168.0	504.0	49.44	49.44	\$83	\$3,660	\$0.08	2,168.00		AGRICULTURAL
\$188,800	1,320.0	1964.0	59.00	59.00	\$136	\$3,038	\$0.07	1,320.00		AGRICULTURAL
\$121,600	1,320.0	1320.0	38.00	38.00	\$170	\$5,920	\$0.14	1,320.00		AGRICULTURAL
\$142,688	545.2	2640.0	44.59	44.59	\$304	\$3,715	\$0.09	545.20		AGRICULTURAL
\$190,400	1,320.0	1980.0	59.50	59.50	\$169	\$3,744	\$0.09	1,320.00		AGRICULTURAL

\$801,696	6,673.2		250.53	250.53						
Average			Average		Average					
per FF=>	\$146		per Net Acre	3,885.89	per SqFt=>	\$0.09				

Used \$3800/acre

Residential and AG were combined for the land analysis

Residential Agricultural
80 acre parcels

Gladwin Township

2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
140-013-200-003-00	OBERLIN RD	10/17/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$82,000	45.56	\$164,001
140-024-301-001-00	4712 OBERLIN RD	11/13/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$181,700	36.41	\$361,312
140-025-200-002-00	4280 OBERLIN RD	11/17/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$152,600	41.81	\$306,009
140-025-201-001-11	4408 OBERLIN RD	09/16/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$210,500	52.63	\$423,304

Totals:	\$1,444,000		\$1,444,000	\$626,800		\$1,254,626
				Sale. Ratio =>		43.41
				Std. Dev. =>		6.81

Residential Agricultural
80 acre parcels

Gladwin Township

2025 Land Analysis

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale	Land Table
\$180,000	\$164,000	60.00	60.00	\$3,000	\$0.07	1000 AGRICULTURAL	
\$347,068	\$209,380	122.92	61.46	\$2,824	\$0.06	4000 SECTION LOTS AND ACREAGE	
\$270,991	\$212,000	80.00	80.00	\$3,387	\$0.08	1000 AGRICULTURAL	
\$234,756	\$258,060	74.80	74.80	\$3,138	\$0.07	4000 SECTION LOTS AND ACREAGE	

\$1,032,815	\$843,440	337.72	276.26			
Average	Average	Average	Average			
per FF=>	per Net Acre=>	3,058.20	per SqFt=>	\$0.07		

Used \$3000 per acre

There were no sales of 80+ parcels in Gladwin Township
Used sales from Sherman Township

Residential and AG were combined for the land analysis

Riverfront
1-5 acres

Gladwin Township

2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
080-013-102-001-05	SUGAR RIVER TRAIL	10/23/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$15,000	22.06	\$30,000
080-013-102-001-06	2615 SUGAR RIVER TRAIL	10/23/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$15,000	22.06	\$30,000
080-013-102-001-07	N M-30	07/30/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,400	43.11	\$38,720
080-013-102-001-08	2600 SUGAR RIVER TRAIL	12/11/20	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$17,600	42.41	\$35,200
080-013-102-001-08	2600 SUGAR RIVER TRAIL	12/03/24	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$25,600	17.18	\$51,269
080-013-401-002-20	2194 SUGAR RIVER PINES TRAIL	07/25/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$169,100	39.33	\$338,101
080-013-401-002-04	2153 N M-30	11/15/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$163,800	44.88	\$327,629
080-013-401-002-20	2194 SUGAR RIVER PINES TRAIL	04/12/21	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$169,100	50.03	\$338,101
080-013-401-004-01	W'VILLE & SUGAR RIV. PINE	01/22/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$10,400	57.78	\$20,707
080-036-400-001-14	N M-30	07/19/19	\$29,900	LC	03-ARM'S LENGTH	\$29,900	\$17,700	59.20	\$35,376
080-036-404-001-12	561 OLD M-30	09/30/19	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$44,400	52.54	\$88,741
Totals:			\$1,636,900			\$1,636,900	\$667,100		\$1,333,844
								Sale. Ratio =>	40.75
								Std. Dev. =>	14.62

Riverfront
1-5 acres

Gladwin Township

2025 Land Analysis

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$68,000	\$30,000	454.7	500.0	5.00	5.00	\$150	\$13,600	\$0.31	454.65	080-013-102-001-06	RIVERFRONT
\$68,000	\$30,000	453.3	502.5	5.00	3.68	\$150	\$13,600	\$0.31	453.31	080-013-102-001-05	RIVERFRONT
\$45,000	\$38,720	885.2	285.0	4.40	4.40	\$51	\$10,227	\$0.23	885.15		RIVERFRONT
\$41,500	\$35,200	791.5	216.1	4.00	4.00	\$52	\$10,375	\$0.24	791.49		RIVERFRONT
\$132,931	\$35,200	791.5	216.1	4.00	4.00	\$168	\$33,233	\$0.76	791.49		RIVERFRONT
\$128,507	\$36,608	644.0	263.0	4.16	4.16	\$200	\$30,891	\$0.71	644.00		RIVERFRONT
\$76,971	\$39,600	611.6	450.0	4.50	4.50	\$126	\$17,105	\$0.39	611.59		RIVERFRONT
\$36,507	\$36,608	644.0	263.0	4.16	4.16	\$57	\$8,776	\$0.20	644.00		RIVERFRONT
\$18,000	\$20,707	325.0	330.0	1.87	1.87	\$55	\$9,626	\$0.22	325.04		RIVERFRONT
\$29,900	\$35,376	190.0	606.0	4.02	4.02	\$157	\$7,438	\$0.17	190.00		RIVERFRONT
\$10,928	\$15,169	250.0	590.0	1.10	1.10	\$44	\$9,935	\$0.23	250.00		RIVERFRONT
\$656,244	\$353,188	6,040.7		42.21	40.89						
Average per FF=>		\$109		Average per Net Acre=>		15,547.12	Average per SqFt=>		\$0.36		

Used \$15,000 per acre

Riverfront
10-15 acres

Gladwin Township

2025 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
080-013-104-003-00	N M-30	06/13/24	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$35,300	37.16	\$70,560	\$95,000
Totals:			\$95,000			\$95,000	\$35,300		\$70,560	\$95,000
								Sale. Ratio =>	37.16	
								Std. Dev. =>	#DIV/0!	

Outlier Sale

080-013-404-002-00		01/22/21	\$599,000	WD	03-ARM'S LENGTH	\$599,000	\$306,800	51.22	\$45,450	\$599,000
080-036-400-001-13	N M-30	06/28/19	\$26,000	LC	03-ARM'S LENGTH	\$26,000	\$24,000	92.31	\$48,006	\$26,000

Riverfront
10-15 acres

Gladwin Township

2025 Land Analysis

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$70,560	418.3	1501.0	11.20	11.20	\$227	\$8,482	\$0.19	418.30		RIVERFRONT
\$70,560	418.3		11.20	11.20						
Average per FF=>		\$227	Average per Net Acre=>		8,482.14	Average per SqFt=>		\$0.19		

Used \$8000 per acre

\$45,450	146.0	316.0	10.10	10.24	\$4,103	\$59,307	\$1.36	146.00	080-013-404-001-10	RIVERFRONT
\$48,006	385.0	575.0	7.62	7.62	\$68	\$3,412	\$0.08	385.00		RIVERFRONT

Riverfront parcel average greater than 15 acres were priced as residential acres