

Gladwin County-2025 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
091-008-200-002-05	2562 STERLING TRUCK TRAIL	8/31/2023	32500	WD	32500	24163	19459	11122	Improved	220.47	248	1.26	\$ 15,444	220.47	091	1275/007		Residential	401
130-004-403-001-02	3568 WEST BRANCH DR	7/18/2023	30000	WD	30000	18000	30000	18000	Vacant	0	0	2	\$ 15,000	0	401	1270/888		Residential	402
For 2025, use \$15,000 for one acre/site value																			
090-036-100-002-02	BAY GLADWIN CO LINE ROAD	4/29/2022	70000	WD	70000	72318	16852	19170	Improved	0	0	2.4	\$ 7,022	0	090	1242-293		Residential	401
130-013-202-004-00	2870 THREE RIVERS RD	11/15/2023	90000	WD	90000	99025	20575	29600	Improved	0	0	5	\$ 4,115	0	401	1279/385		Residential	401
													\$	5,568					
For 2025, use \$5,568/acre for 5 acre																			
130-025-200-013-00	1541 E RIDGE RD	10/4/2023	105000	LC	105000	103447	44371	42818	Improved	0	0	10	\$ 4,437	0	401	1276/896		Residential	401
130-013-204-003-00	2810 THREE RIVERS RD	9/20/2022	40000	WD	40000	42992	40000	42992	Vacant	0	0	10.02	\$ 3,992	0	401	1253-053		Residential	402
130-003-103-001-40	PINELANDS PT RD	12/20/2022	225000	WD	225000	376059	53175	129131	Improved	67.906667	144	10.226	\$ 5,200	66.86	401	1258-752	130-137-000-098-00	Residential	401
													\$	4,543					
For 2025, use \$4,543/acre for 10 acre parcels																			
090-036-202-001-22	2007 KLENDER RD	10/5/2023	85000	WD	85000	118219	22408	55627	Improved	0	0	15.84	\$ 1,415	0	090	1278/605		Residential	401
130-025-200-011-00	1762 THREE RIVERS RD	5/18/2022	260000	WD	260000	188153	129870	58023	Improved	0	0	17	\$ 7,639	0	401	1243-670		Residential	401
090-035-101-001-02	2002 KLENDER ROAD	3/14/2024	135000	WD	135000	62341	135000	62341	Vacant	0	0	18.39	\$ 7,341	0	090	1284/966		Residential	402
090-016-200-001-04		11/23/2022	74900	WD	74900	108709	74900	85791	Improved	0	0	19.98	\$ 3,749	0	090	1256-982	090-016-200-001-01	Residential	402
130-012-200-003-00	3262 N THREE RIVERS RD	8/9/2022	82000	WD	82000	65922	82000	65922	Vacant	0	0	20	\$ 4,100	0	401	1250-422		Residential	402
130-002-104-001-02	THREE RIVERS RD	2/23/2024	93000	WD	93000	84576	93000	84576	Vacant	0	0	30	\$ 3,100	0	401	1284-071	130-002-104-001-03	Residential	402
													\$	4,557					
For 15 acres, use \$4,000/acre For 30 acres, use \$3,500/acre																			
130-013-202-003-00	THREE RIVERS RD	10/24/2023	98100	WD	98100	112460	98100	112460	Vacant	0	0	31.5	\$ 3,114	0	401	1278/287	130-013-202-002-00	Residential	402
130-002-300-001-10	WIRTZ RD	12/21/2023	120000	WD	120000	88617	120000	84155	Improved	0	0	35.19	\$ 3,410	0	401	1281/525		Residential	401
130-011-201-001-02		11/10/2023	130000	WD	130000	137012	108605	115617	Improved	0	0	40.89	\$ 2,656	0	401	1279/354	130-011-200-001-03	Residential	401
													\$	3,060					
For 2025, for 40 acres, use \$3,000/acre for 40-50 acres																			
130-033-203-001-00	1120 N M30	12/1/2023	300000	WD	300000	242042	198005	140047	Improved	0	0	66.791	\$ 2,965	0	401	1280/187		Residential	401
090-016-200-003-00		9/28/2022	82500	WD	82500	280160	82500	185280	Improved	0	0	80	\$ 1,031	0	090	1253-565	090-016-400-003-00	Residential	402
090-016-200-003-00		2/2/2024	170000	WD	170000	185280	170000	185280	Vacant	0	0	80	\$ 2,125	0	090	1283-830	090-016-400-003-00	Residential	402
													\$	2,040					
For 2025, use \$2,100/acre for 100 acres																			

**2025 Assessment Roll Acreage Table**  
**RESIDENTIAL PROPERTIES - Secord/Grim Land Values**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 15,000	\$15,000	3	\$ 7,500	\$22,500	10	\$ 4,543	\$ 45,430	30	\$ 3,100	\$ 93,000
1.5	\$ 13,000	\$19,500	4	\$ 6,250	\$25,000	15	\$ 4,000	\$ 60,000	40	\$ 3,000	\$ 120,000
2	\$ 11,000	\$22,000	5	\$ 5,568	\$27,840	20	\$ 3,700	\$ 74,000	50	\$ 3,000	\$ 150,000
2.5	\$ 9,000	\$22,500	7	\$ 5,000	\$35,000	25	\$ 3,200	\$ 80,000	100	\$ 2,100	\$ 210,000

No direct sales average, using higher/lower category  
 Values set by supporting study/category of sales  
 Ag Study: smaller tracts are set by the higher of the Ag rate or the Res Rate

**2024 Assessment Roll Acreage Table\***

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 10,600	\$10,600	3	\$ 8,000	\$24,000	10	\$ 4,295	\$ 42,950	30	\$ 2,500	\$ 75,000
1.5	\$ 9,000	\$13,500	4	\$ 7,000	\$28,000	15	\$ 3,561	\$ 53,415	40	\$ 2,316	\$ 92,640
2	\$ 9,000	\$18,000	5	\$ 6,000	\$30,000	20	\$ 3,329	\$ 66,580	50	\$ 2,316	\$ 115,800
2.5	\$ 9,000	\$22,500	7	\$ 5,000	\$35,000	25	\$ 3,000	\$ 75,000	100	\$ 2,062	\$ 206,200

\*values are taken in general from prior year BSA land table, slight variations could exist

Parcel Nurr Street Addr	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprai	Land Resid	Est. Land V.	Vacant/Impr	Effec.	Front Depth	Net Acres	Dollars/FF	Dollars/Acr	Actual Fron	ECF Area	Liber/Page	Other Parcc	Land Table	Class	Rate Group 1
130-015-4C 2578 LAKE	7/22/2022	38000	WD	38000	65139	-10139	17000	Improved		200	0	0	-50.695	#DIV/0!	200 201	1248-033		Commerci	201	Comm Frontage
130-015-4C 993 SECOR	2/15/2023	110000	LC	110000	92702	61755	44457	Improved		0	0	11	#DIV/0!	5614.091	0 201	1262-346		Commerci	201	

Gladwin County-2025 Land Value Analysis Agricultural

Parcel Number	Street Addr	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Township	Class
010-003-304-002-02	4308 W LA	03/31/23	\$425,000	WD	\$425,000	\$337,861	\$184,561	\$97,422	0.0	0.0	40.00	\$4,614	\$0.11	0.00	1AG 1264/6		BEAVERTON	101	
050-024-300-001-00	1923 DUNE	09/22/22	\$280,000	WD	\$280,000	\$241,752	\$280,000	\$241,752	0.0	0.0	80.00	\$3,500	\$0.08	0.00	1AG 1254/190		BUCKEYE	102	
050-025-200-002-00	W HIGHWC	12/13/23	\$136,500	WD	\$136,500	\$117,764	\$136,500	\$117,764	1,320.0	1287.0	39.00	\$3,500	\$0.08	1,320.00	1AG 1281/14		BUCKEYE	102	
080-003-202-001-01	3400 N HO	03/28/23	\$392,000	WD	\$392,000	\$396,486	\$148,046	\$152,532	0.0	0.0	49.44	\$2,994	\$0.07	0.00	1AG 1263/866		GLADWIN	001	
080-004-100-001-10	3481 HOC	03/29/23	\$180,000	WD	\$180,000	\$236,569	\$44,623	\$101,192	0.0	0.0	32.04	\$1,393	\$0.03	0.00	1AG 1263/804		GLADWIN	101	
080-004-100-003-10	3339 N HO	05/16/22	\$270,000	WD	\$270,000	\$326,605	\$38,761	\$95,366	0.0	0.0	32.02	\$1,211	\$0.03	0.00	1AG 1243/473		GLADWIN	101	
080-004-400-001-01	1740 LECH	01/05/24	\$450,000	WD	\$450,000	\$705,045	\$114,663	\$269,908	660.0	1980.0	54.62	\$1,355	\$0.03	660.00	1AG 1282/460	080-009-200-001-02	GLADWIN	101	
080-014-200-001-00	868 HOFFM	07/28/22	\$425,000	WD	\$425,000	\$367,188	\$166,992	\$109,180	0.0	0.0	38.00	\$4,395	\$0.10	0.00	1AG 1248/816		GLADWIN	101	
080-020-100-001-02	WAGARVILI	03/27/23	\$175,000	WD	\$175,000	\$139,530	\$159,378	\$123,908	0.0	0.0	45.00	\$3,542	\$0.08	0.00	1AG 1263/727		GLADWIN	101	
090-035-101-001-03	2044 KLENI	05/03/22	\$750,000	WD	\$750,000	\$614,979	\$470,061	\$335,040	0.0	0.0	141.63	\$3,319	\$0.08	0.00	1AG 1243/20		GRIM	101	
100-032-400-002-00	5209 PLANI	12/29/22	\$170,000	WD	\$170,000	\$150,758	\$136,368	\$117,126	0.0	0.0	40.66	\$3,354	\$0.08	0.00	1AG 1258/984		GROUT	101	
140-025-200-002-00	4280 OBER	11/17/23	\$365,000	WD	\$365,000	\$432,702	\$168,836	\$236,538	0.0	0.0	80.00	\$2,110	\$0.05	0.00	1AG 1279/653		SHERMAN	101	
140-025-300-001-00	4200 OBER	07/14/22	\$420,000	WD	\$420,000	\$368,053	\$276,807	\$224,860	0.0	0.0	79.00	\$3,504	\$0.08	0.00	1AG 1247/680		SHERMAN	101	
140-025-303-001-00	3478 RENA	05/10/23	\$350,000	WD	\$350,000	\$337,219	\$129,843	\$117,062	0.0	0.0	39.00	\$3,329	\$0.08	0.00	1AG 1266/697		SHERMAN	101	
140-035-200-001-00	3805 RENA	05/15/23	\$206,500	WD	\$206,500	\$218,541	\$65,437	\$77,478	0.0	0.0	25.00	\$2,617	\$0.06	0.00	1AG 1267/705		SHERMAN	101	
150-019-100-004-00	DALE RD	03/25/24	\$120,000	WD	\$120,000	\$110,836	\$120,000	\$110,836	0.0	0.0	40.00	\$3,000	\$0.07	0.00	1AG 1286/4		TOBACCO	102	
150-019-401-001-00	4774 PETEF	10/16/23	\$367,500	CD	\$367,500	\$423,156	\$175,690	\$231,346	700.0	4721.3	75.87	\$2,316	\$0.05	700.00	1AG 1277/745		TOBACCO	001	
													\$2,944	Avg of All					
													\$3,333	Avg of Vacant					