

City of Gladwin-2025 ECF Analysis 010 Behnke

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
170-280-000-002-00	904 PHEASANT RUN DRIVE	5/11/2023	170000	WD	170000	210398	29737	140263	172953.7656	0.811	1320	106.2598485	010	170-280-000-003-00	PHEASANT RUN ESTATES	402
170-280-000-023-00	905 PHEASANT RUN DRIVE	2/17/2023	210000	WD	210000	229164	38467	171533	205050.5313	0.837	1352	126.8735207	010	170-280-000-024-00	PHEASANT RUN ESTATES	401
170-636-400-010-00	108 SEVENTH STREET	1/23/2024	135000	WD	135000	151675	28955	106045	123782.7969	0.857	1488	71.26680108	010	170-010-000-027-00	TYPICAL RES'L. LOTS	401
170-110-000-044-00	370 PARKWAY COURT	10/28/2022	142500	WD	142500	145977	23376	119124	131829.0313	0.904	1640	72.63658537	010		TYPICAL RES'L. LOTS	401
170-110-000-049-00	264 PARKWAY COURT	1/13/2023	89901	WD	89901	78262	12511	77390	70700	1.095	1056	73.28598485	010		TYPICAL RES'L. LOTS	401
170-280-000-018-00	1105 PHEASANT RUN DRIVE	10/26/2022	189900	LC	189900	160176	16770	179130	154200	1.123	1220	141.9098361	010		PHEASANT RUN ESTATES	401
170-110-000-013-00	525 PARKWAY COURT	4/12/2022	111500	WD	111500	87333	9243	102257	83967.74219	1.218	1056	96.8342803	010		TYPICAL RES'L. LOTS	401
170-010-000-006-00	1310 N ANTLER STREET	12/15/2023	158900	WD	158900	91385	14030	144870	83177.42188	1.742	888	163.1418919	010		TYPICAL RES'L. LOTS	401
																<u>1.073</u>

For 2025, use 1.073 for residential ECF 010

170-180-007-002-00	436 E GROUT STREET	5/1/2023	60000	WD	60000	83468	10637	49363	87748.19531	0.563	742	66.52695418	030		TYPICAL RES'L. LOTS	401
170-180-011-003-00	308 SHERMAN STREET	1/27/2023	70000	WD	70000	77977	11199	58801	80455.42188	0.731	815	72.14846626	030		TYPICAL RES'L. LOTS	401
170-180-011-007-01	335 TOWNSEND STREET	2/3/2023	110000	WD	110000	119953	17939	92061	122908.4375	0.749	1040	88.52019231	030		TYPICAL RES'L. LOTS	401
170-170-007-005-00	420 E BEECH STREET	2/8/2023	73500	WD	73500	75161	5216	68284	84271.08594	0.810	1110	61.51711712	030		TYPICAL RES'L. LOTS	401
170-180-005-004-00	220 E GROUT STREET	12/7/2022	68000	WD	68000	67824	13469	54531	65487.95313	0.833	1045	52.18277512	030	170-180-005-012-00	TYPICAL RES'L. LOTS	401
170-170-006-002-00	340 E BEECH STREET	4/5/2022	65000	WD	65000	60637	6728	58272	64950.60156	0.897	672	86.71428571	030		TYPICAL RES'L. LOTS	401
170-170-011-001-00	342 E MAPLE STREET	4/17/2023	74000	WD	74000	67480	8865	65135	70620.48438	0.922	1148	56.73780488	030		TYPICAL RES'L. LOTS	401
170-180-004-015-00	144 S TOWNSEND STREET	8/30/2022	105000	WD	105000	94495	11342	93658	100184.3359	0.935	1067	87.7769447	030		TYPICAL RES'L. LOTS	401
170-636-300-013-05	1025 THIRD STREET	1/26/2024	167900	WD	167900	138009	33566	134334	125834.9375	1.068	1170	114.8153846	030		TYPICAL RES'L. LOTS	401
170-180-011-010-01	374 CLARK STREET	12/15/2023	143500	WD	143500	115661	22549	120951	112183.1328	1.078	1020	118.5794118	030		TYPICAL RES'L. LOTS	401
170-636-402-027-02	409 CLENDENING RD	5/13/2022	89500	WD	89500	74557	24759	64741	59997.58984	1.079	720	89.91805556	030		TYPICAL RES'L. LOTS	401
170-180-007-002-00	436 E GROUT STREET	10/31/2023	109900	WD	109900	83468	10637	99263	87748.19531	1.131	742	133.777628	030		TYPICAL RES'L. LOTS	401
170-636-400-021-01	205 CLENDENING RD	6/1/2023	134000	CD	134000	94995	21941	112059	88016.86719	1.273	768	145.9101563	030		TYPICAL RES'L. LOTS	401
																<u>0.928</u>

For 2025, use 0.928 for residential ECF 030

170-190-000-043-00	628 KERTH COURT	8/26/2022	130000	WD	130000	192290	24173	105827	191042.0469	0.554	1765	59.95864023	190		WOODS	401
170-190-000-055-01	620 LENNON LANE	3/8/2024	155000	WD	155000	185716	23846	131154	183943.1875	0.713	1440	91.07916667	190		WOODS	401
170-100-007-003-00	310 CEMETERY STREET	5/11/2023	230000	WD	230000	252422	32022	197978	250454.5469	0.790	3090	64.07055016	190		WOODS	401
170-260-003-188-00	604 KEMP COURT	6/17/2022	147000	WD	147000	159175	17205	129795	161329.5469	0.805	1128	115.0664894	190		RIVERVIEW CONDO.	407
170-190-000-054-01	625 KERTH COURT	11/17/2023	270000	WD	270000	291595	29092	240908	298298.875	0.808	2092	115.1567878	190		WOODS	401
170-265-000-003-00	603 WENTZ COURT	8/26/2022	149000	WD	149000	157981	14772	134228	162737.5	0.825	924	145.2683983	190		RIVERVIEW CONDO.	407
170-150-000-013-00	1250 CHATTERTON STREET	10/26/2022	137000	WD	137000	141200	19610	117390	138170.4531	0.850	1229	95.51668023	190		WOODS	401
170-265-000-005-00	615 WENTZ COURT	3/26/2024	144900	WD	144900	149312	16232	128668	151227.2656	0.851	924	139.2510823	190		RIVERVIEW CONDO.	407
170-190-000-004-00	349 S M-18	4/24/2023	154000	WD	154000	147997	20197	133803	145227.2656	0.921	1588	84.25881612	190		WOODS	401
170-260-000-021-00	617 KEMP COURT	8/9/2023	221500	WD	221500	209520	20372	201128	214940.9063	0.936	1422	141.440225	190		RIVERVIEW CONDO.	407
170-190-000-002-00	329 S M-18	9/18/2023	72000	WD	72000	67390	15339	56661	59148.86328	0.958	661	85.72012103	190		WOODS	401
170-260-000-018-00	623 KEMP COURT	7/27/2022	164500	WD	164500	152082	17066	147434	153427.2656	0.961	1136	129.7834507	190		RIVERVIEW CONDO.	407
170-190-000-067-00	623 LENNON LANE	8/26/2022	250000	WD	250000	230666	20458	229542	238872.7344	0.961	2106	108.994302	190		WOODS	401
170-153-000-002-01	CEMETERY STREET	9/9/2022	275011	WD	275011	250449	40791	234220	238247.7344	0.983	1764	132.7777778	190	170-601-304-002-10	WOODS	402
170-190-000-005-00	361 S M-18	5/16/2022	230000	WD	230000	197132	13081	216919	209148.8594	1.037	1528	141.9626963	190		WOODS	401
170-165-000-006-01	607 RIVERVIEW COURT	7/22/2022	387500	WD	387500	327494	65749	321751	297437.5	1.082	1900	169.3426316	190		CEDAR RIVERFRONT/VIEW PARCELS	401
170-190-000-051-00	609 KERTH COURT	7/8/2022	140000	WD	140000	115939	41655	98345	84413.63281	1.165	2508	39.21251994	190		WOODS	401
170-190-000-051-00	609 KERTH COURT	7/8/2022	169900	LC	169900	115939	41655	128245	84413.63281	1.519	2508	51.13437002	190		WOODS	401
																<u>0.929</u>

For 2025, use 0.929 for residential ECF 190

170-080-072-003-00	335 N BOWERY AVENUE	2/28/2024	58000	WD	58000	66927	24162	33838	52152.4375	0.649	2865	11.81082024	191		TYPICAL RES'L. LOTS	401
170-080-077-015-00	201 N BOWERY AVENUE	12/29/2022	160000	WD	160000	156170	24334	135666	160775.6094	0.844	1304	104.0383436	191		TYPICAL RES'L. LOTS	401
170-060-005-003-00	335 W GROUT STREET	7/1/2022	93000	WD	93000	87240	11324	81676	92580.48438	0.882	1738	46.99424626	191		TYPICAL RES'L. LOTS	401
170-040-013-010-00	611 S ANTLER STREET	5/6/2022	136000	WD	136000	124167	14618	121382	133596.3438	0.909	1079	112.4949027	191		TYPICAL RES'L. LOTS	401
170-080-025-007-00	520 N BOWERY AVENUE	8/25/2023	110000	WD	110000	95791	9932	100068	104706.0938	0.956	1546	64.72703752	191		TYPICAL RES'L. LOTS	401
170-040-013-005-00	618 S SILVERLEAF STREET	8/21/2023	183000	WD	183000	132555	21933	161067	134904.875	1.194	1360	118.4316176	191		TYPICAL RES'L. LOTS	401
170-040-007-005-00	445 S ANTLER STREET	2/23/2024	210000	WD	210000	148250	13105	196895	164810.9688	1.195	1791	109.9357901	191		TYPICAL RES'L. LOTS	401
																<u>0.947</u>

For 2025, use 0.947 for Residential ECF 191

City of Gladwin-2025 ECF Analysis 030 Original Plats

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Includes rows for parcels 170-280-000-002-00 to 170-010-000-006-00.

1.073

For 2025, use 1.073 for residential ECF 010

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Includes rows for parcels 170-180-007-002-00 to 170-636-400-021-01.

0.928

For 2025, use 0.928 for residential ECF 030

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Includes rows for parcels 170-190-000-043-00 to 170-190-000-051-00.

0.929

For 2025, use 0.929 for residential ECF 190

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Includes rows for parcels 170-080-072-003-00 to 170-040-007-005-00.

0.947

For 2025, use 0.947 for Residential ECF 191

City of Gladwin-2025 ECF Analysis 190 Woods

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Rows 1-17.

1.073

For 2025, use 1.073 for residential ECF 010

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Rows 18-34.

0.928

For 2025, use 0.928 for residential ECF 030

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Rows 35-51.

0.929

For 2025, use 0.929 for residential ECF 190

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Rows 52-58.

0.947

For 2025, use 0.947 for Residential ECF 191

City of Gladwin-2025 ECF Analysis 191 Bowery

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Contains rows 170-280-000-002-00 through 170-010-000-006-00.

For 2025, use 1.073 for residential ECF 010

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Contains rows 170-180-007-002-00 through 170-636-400-021-01.

For 2025, use 0.928 for residential ECF 030

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Contains rows 170-190-000-043-00 through 170-190-000-051-00.

For 2025, use 0.929 for residential ECF 190

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Adj. Sale \$, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parcels in Sale, Land Table, Property Class. Contains rows 170-080-072-003-00 through 170-040-007-005-00.

For 2025, use 0.947 for Residential ECF 191

City of Gladwin-2025 ECF Analysis 251 Downtown

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
170-901-000-053-03	S STATE STREET	3/30/2023	1400	OTH	1400	3037	0	1400	5784.7619	0.242	836	1.674641148	255		STATE ST./AKA N.M-18	210
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.9231	0.315	2320	20.75258621	251		DOWNTOWN	201
170-060-003-001-03	207 W CEDAR AVENUE	8/24/2022	50000	WD	50000	66747	8242	41758	112509.6154	0.371	1716	24.33449883	251		DOWNTOWN	201
170-050-012-007-00	320 W CEDAR AVENUE	8/1/2022	79000	PTA	79000	102360	20268	58732	156556.9741	0.375	1224	47.98366013	251		DOWNTOWN	201
170-050-009-001-00	124 E MAPLE STREET	8/1/2023	89000	LC	89000	100050	58610	30390	79692.30769	0.381	1856	16.37392241	251		DOWNTOWN	201
170-060-003-004-00	237 W CEDAR AVENUE	6/16/2022	130000	WD	130000	145560	13406	116594	253927.5487	0.459	5200	22.42192308	251		DOWNTOWN	201
170-901-000-056-11	S STATE STREET	10/24/2022	15000	OTH	15000	16258	0	15000	30967.61905	0.484	3276	4.578754579	255		STATE ST./AKA N.M-18	210
170-050-011-006-00	234 W CEDAR AVENUE	11/1/2023	120000	WD	120000	124966	10800	109200	219550	0.497	3250	33.6	251		DOWNTOWN	201
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.7692	0.540	5772	16.39518365	251		DOWNTOWN	201
170-060-002-001-01	105 W CEDAR AVENUE	6/24/2022	188000	WD	188000	165213	14895	173105	289073.0769	0.599	5625	30.77422222	251		DOWNTOWN	201
170-060-004-003-01	327 W CEDAR AVENUE	5/4/2023	100000	WD	100000	87112	8800	91200	150600	0.606	1452	62.80991736	251		DOWNTOWN	201
170-050-010-005-01	106 N ANTLER STREET	10/7/2022	69900	LC	69900	50386	4469	65431	88301.92308	0.741	1200	54.52583333	251		DOWNTOWN	201
170-050-011-005-00	238 W CEDAR AVENUE	3/7/2023	200000	LC	200000	134807	15540	184460	229359.6154	<u>0.804</u>	2691	68.54700855	251		DOWNTOWN	201

0.493

For 2025, use 0.493 for Downtown, State/Non-Trunkline

170-506-300-011-00	700 E CEDAR AVENUE	9/1/2022	200000	WD	200000	231758	78425	121575	292062.8571	0.416	5616	21.64797009	252		M-61, EAST/WEST	201
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	<u>0.916</u>	896	22.76785714	252		HWY. M-18 (SOUTH)	201

0.709

For 2025, use 0.709 for Commercial ECF, M-61/M-18

City of Gladwin-2025 ECF Analysis 252 M-61 East/West

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
170-901-000-053-03	S STATE STREET	3/30/2023	1400	OTH	1400	3037	0	1400	5784.7619	0.242	836	1.674641148	255		STATE ST./AKA N.M-18	210
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.9231	0.315	2320	20.75258621	251		DOWNTOWN	201
170-060-003-001-03	207 W CEDAR AVENUE	8/24/2022	50000	WD	50000	66747	8242	41758	112509.6154	0.371	1716	24.33449883	251		DOWNTOWN	201
170-050-012-007-00	320 W CEDAR AVENUE	8/1/2022	79000	PTA	79000	102360	20268	58732	156556.9741	0.375	1224	47.98366013	251		DOWNTOWN	201
170-050-009-001-00	124 E MAPLE STREET	8/1/2023	89000	LC	89000	100050	58610	30390	79692.30769	0.381	1856	16.37392241	251		DOWNTOWN	201
170-060-003-004-00	237 W CEDAR AVENUE	6/16/2022	130000	WD	130000	145560	13406	116594	253927.5487	0.459	5200	22.42192308	251		DOWNTOWN	201
170-901-000-056-11	S STATE STREET	10/24/2022	15000	OTH	15000	16258	0	15000	30967.61905	0.484	3276	4.578754579	255		STATE ST./AKA N.M-18	210
170-050-011-006-00	234 W CEDAR AVENUE	11/1/2023	120000	WD	120000	124966	10800	109200	219550	0.497	3250	33.6	251		DOWNTOWN	201
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.7692	0.540	5772	16.39518365	251		DOWNTOWN	201
170-060-002-001-01	105 W CEDAR AVENUE	6/24/2022	188000	WD	188000	165213	14895	173105	289073.0769	0.599	5625	30.77422222	251		DOWNTOWN	201
170-060-004-003-01	327 W CEDAR AVENUE	5/4/2023	100000	WD	100000	87112	8800	91200	150600	0.606	1452	62.80991736	251		DOWNTOWN	201
170-050-010-005-01	106 N ANTLER STREET	10/7/2022	69900	LC	69900	50386	4469	65431	88301.92308	0.741	1200	54.52583333	251		DOWNTOWN	201
170-050-011-005-00	238 W CEDAR AVENUE	3/7/2023	200000	LC	200000	134807	15540	184460	229359.6154	0.804	2691	68.54700855	251		DOWNTOWN	201

0.493

For 2025, use 0.493 for Downtown, State/Non-Trunkline

170-506-300-011-00	700 E CEDAR AVENUE	9/1/2022	200000	WD	200000	231758	78425	121575	292062.8571	0.416	5616	21.64797009	252		M-61, EAST/WEST	201
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	0.916	896	22.76785714	252		HWY. M-18 (SOUTH)	201

0.709

For 2025, use 0.709 for Commercial ECF, M-61/M-18

City of Gladwin-2025 ECF Analysis 254 Non-Trunkline Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
170-901-000-053-03	S STATE STREET	3/30/2023	1400	OTH	1400	3037	0	1400	5784.7619	0.242	836	1.674641148	255		STATE ST./AKA N.M-18	210
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.9231	0.315	2320	20.75258621	251		DOWNTOWN	201
170-060-003-001-03	207 W CEDAR AVENUE	8/24/2022	50000	WD	50000	66747	8242	41758	112509.6154	0.371	1716	24.33449883	251		DOWNTOWN	201
170-050-012-007-00	320 W CEDAR AVENUE	8/1/2022	79000	PTA	79000	102360	20268	58732	156556.9741	0.375	1224	47.98366013	251		DOWNTOWN	201
170-050-009-001-00	124 E MAPLE STREET	8/1/2023	89000	LC	89000	100050	58610	30390	79692.30769	0.381	1856	16.37392241	251		DOWNTOWN	201
170-060-003-004-00	237 W CEDAR AVENUE	6/16/2022	130000	WD	130000	145560	13406	116594	253927.5487	0.459	5200	22.42192308	251		DOWNTOWN	201
170-901-000-056-11	S STATE STREET	10/24/2022	15000	OTH	15000	16258	0	15000	30967.61905	0.484	3276	4.578754579	255		STATE ST./AKA N.M-18	210
170-050-011-006-00	234 W CEDAR AVENUE	11/1/2023	120000	WD	120000	124966	10800	109200	219550	0.497	3250	33.6	251		DOWNTOWN	201
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.7692	0.540	5772	16.39518365	251		DOWNTOWN	201
170-060-002-001-01	105 W CEDAR AVENUE	6/24/2022	188000	WD	188000	165213	14895	173105	289073.0769	0.599	5625	30.77422222	251		DOWNTOWN	201
170-060-004-003-01	327 W CEDAR AVENUE	5/4/2023	100000	WD	100000	87112	8800	91200	150600	0.606	1452	62.80991736	251		DOWNTOWN	201
170-050-010-005-01	106 N ANTLER STREET	10/7/2022	69900	LC	69900	50386	4469	65431	88301.92308	0.741	1200	54.52583333	251		DOWNTOWN	201
170-050-011-005-00	238 W CEDAR AVENUE	3/7/2023	200000	LC	200000	134807	15540	184460	229359.6154	0.804	2691	68.54700855	251		DOWNTOWN	201

.0.493

For 2025, use 0.493 for Downtown, State/Non-Trunkline

170-506-300-011-00	700 E CEDAR AVENUE	9/1/2022	200000	WD	200000	231758	78425	121575	292062.8571	0.416	5616	21.64797009	252		M-61, EAST/WEST	201
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	0.916	896	22.76785714	252		HWY. M-18 (SOUTH)	201

0.709

For 2025, use 0.709 for Commercial ECF, M-61/M-18

City of Gladwin-2025 ECF Analysis 255 State St N/S and M-18 N/S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
170-901-000-053-03	S STATE STREET	3/30/2023	1400	OTH	1400	3037	0	1400	5784.7619	0.242	836	1.674641148	255		STATE ST./AKA N.M-18	210
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.9231	0.315	2320	20.75258621	251		DOWNTOWN	201
170-060-003-001-03	207 W CEDAR AVENUE	8/24/2022	50000	WD	50000	66747	8242	41758	112509.6154	0.371	1716	24.33449883	251		DOWNTOWN	201
170-050-012-007-00	320 W CEDAR AVENUE	8/1/2022	79000	PTA	79000	102360	20268	58732	156556.9741	0.375	1224	47.98366013	251		DOWNTOWN	201
170-050-009-001-00	124 E MAPLE STREET	8/1/2023	89000	LC	89000	100050	58610	30390	79692.30769	0.381	1856	16.37392241	251		DOWNTOWN	201
170-060-003-004-00	237 W CEDAR AVENUE	6/16/2022	130000	WD	130000	145560	13406	116594	253927.5487	0.459	5200	22.42192308	251		DOWNTOWN	201
170-901-000-056-11	S STATE STREET	10/24/2022	15000	OTH	15000	16258	0	15000	30967.61905	0.484	3276	4.578754579	255		STATE ST./AKA N.M-18	210
170-050-011-006-00	234 W CEDAR AVENUE	11/1/2023	120000	WD	120000	124966	10800	109200	219550	0.497	3250	33.6	251		DOWNTOWN	201
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.7692	0.540	5772	16.39518365	251		DOWNTOWN	201
170-060-002-001-01	105 W CEDAR AVENUE	6/24/2022	188000	WD	188000	165213	14895	173105	289073.0769	0.599	5625	30.77422222	251		DOWNTOWN	201
170-060-004-003-01	327 W CEDAR AVENUE	5/4/2023	100000	WD	100000	87112	8800	91200	150600	0.606	1452	62.80991736	251		DOWNTOWN	201
170-050-010-005-01	106 N ANTLER STREET	10/7/2022	69900	LC	69900	50386	4469	65431	88301.92308	0.741	1200	54.52583333	251		DOWNTOWN	201
170-050-011-005-00	238 W CEDAR AVENUE	3/7/2023	200000	LC	200000	134807	15540	184460	229359.6154	0.804	2691	68.54700855	251		DOWNTOWN	201

0.493

For 2025, use 0.493 for Downtown, State/Non-Trunkline

170-506-300-011-00	700 E CEDAR AVENUE	9/1/2022	200000	WD	200000	231758	78425	121575	292062.8571	0.416	5616	21.64797009	252		M-61, EAST/WEST	201
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	0.916	896	22.76785714	252		HWY. M-18 (SOUTH)	201

0.709

For 2025, use 0.709 for Commercial ECF, M-61/M-18

City of Gladwin-2025 ECF Analysis 256 Industrial Park

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
170-506-300-011-00	700 E CEDAR AVENUE	9/1/2022	200000	WD	200000	231758	78425	121575	292062.8571	0.416	5616	21.64797009	252		M-61, EAST/WEST	201
170-901-000-056-11	S STATE STREET	10/24/2022	15000	OTH	15000	16258	0	15000	30967.61905	0.484	3276	4.578754579	255		STATE ST./AKA N.M-18	210
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	0.916	896	22.76785714	252		HWY. M-18 (SOUTH)	201

0.653

For 2025, use 0.653 for Gladwin Industrial