

City of Gladwin-2025 Land Value Analysis Typical Residential Lots

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group | Rate Group 2 | |
|--------------------|--------------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|---------------------|-------|---------------|---------------|--|
| 170-070-018-008-00 | 1001 N SILVERLEAF STREET | 5/27/2022 | 71000 | WD | 71000 | 76678 | 1678 | 7356 | Improved | 63.968742 | 124 | 0.188 | \$ 26 | 8925.531915 | 66 | 030 | 1244-542 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-631-300-019-20 | 721 E FIRST STREET | 11/1/2022 | 30000 | LC | 30000 | 35203 | 30000 | 35203 | Vacant | 1039.556516 | 1337 | 10.07 | \$ 29 | 2979.145978 | 326.64 | 030 | 1256-505 | | TYPICAL RES'L. LOTS | 402 | STAND.RES.LOT | | |
| 170-080-066-008-00 | 400 RIVER STREET | 3/24/2023 | 30000 | LC | 30000 | 35638 | 1952 | 7590 | Improved | 66 | 132 | 0.2 | \$ 30 | 9760 | 66 | 030 | 1263-888 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-060-005-008-00 | 230 S ARCADE STREET | 3/2/2023 | 60000 | LC | 60000 | 65229 | 2361 | 7590 | Improved | 66 | 132 | 0.2 | \$ 36 | 11805 | 66 | 030 | 1262-1 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-636-300-016-00 | 920 W FIRST STREET | 10/9/2023 | 7950 | WD | 7950 | 16972 | 7950 | 16972 | Vacant | 147.580487 | 165 | 0.5 | \$ 54 | 15900 | 132 | 030 | 1277-463 | | TYPICAL RES'L. LOTS | 402 | STAND.RES.LOT | | |
| 170-080-073-001-00 | 207 CAYUGA STREET | 7/13/2022 | 108100 | WD | 108100 | 111875 | 3815 | 7590 | Improved | 66 | 132 | 0.2 | \$ 58 | 19075 | 66 | 030 | 1247-725 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-080-043-001-01 | 700 ANCHOR STREET | 8/11/2023 | 100000 | WD | 100000 | 123911 | 24391 | 48302 | Improved | 420.021428 | 264 | 1.8 | \$ 58 | 13550.555556 | 297 | 030 | 1273-459 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-636-400-010-00 | 108 SEVENTH STREET | 1/23/2024 | 135000 | WD | 135000 | 133444 | 16736 | 28612 | Improved | 248.801101 | 296 | 0.817 | \$ 67 | 20484.70012 | 230 | 010 | 1282-590 | 170-010-000-027-00 | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-080-072-003-00 | 335 N BOWERY AVENUE | 2/28/2024 | 58000 | WD | 58000 | 67286 | 13372 | 22658 | Improved | 197.030204 | 131 | 0.595 | \$ 68 | 22473.94958 | 198 | 191 | 1284/222 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-110-000-044-00 | 370 PARKWAY COURT | 10/28/2022 | 142500 | WD | 142500 | 145977 | 6183 | 9660 | Improved | 84 | 132 | 0.255 | \$ 74 | 24247.05882 | 84 | 010 | 1255-885 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-631-300-019-01 | 511 E FIRST STREET | 3/14/2024 | 51070 | WD | 51070 | 56000 | 51070 | 56000 | Vacant | 660 | 1320 | 20 | \$ 77 | 2553.5 | 660 | 030 | 1284/953 | | TYPICAL RES'L. LOTS | 402 | STAND.RES.LOT | | |
| 170-170-007-005-00 | 420 E BEECH STREET | 2/8/2023 | 73500 | WD | 73500 | 75161 | 3555 | 5216 | Improved | 45.354162 | 140.25 | 0.142 | \$ 78 | 25035.21127 | 44 | 030 | 1260-798 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-080-073-013-00 | 201 N CAYUGA STREET | 10/7/2022 | 97000 | WD | 97000 | 100887 | 11293 | 15180 | Improved | 132 | 132 | 0.4 | \$ 86 | 28232.5 | 132 | 030 | 1254-144 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-180-005-002-00 | 238 E GROUT STREET | 12/28/2022 | 8000 | WD | 8000 | 10366 | 8000 | 10366 | Vacant | 90.14063 | 138.5 | 0.28 | \$ 89 | 28571.42857 | 88 | 030 | 1258-821 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-070-013-001-01 | 401 W FOURTH STREET | 6/16/2023 | 130000 | WD | 130000 | 130904 | 8292 | 9196 | Improved | 79.960928 | 124 | 0.235 | \$ 104 | 35285.10638 | 82.5 | 030 | 1268-843 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-080-022-006-00 | 402 N ANTLER STREET | 9/30/2022 | 110000 | WD | 110000 | 111084 | 10301 | 11385 | Improved | 99 | 132 | 0.3 | \$ 104 | 34336.66667 | 99 | 030 | 1253-570 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-070-004-006-00 | 406 FOURTH STREET | 8/18/2023 | 145000 | WD | 145000 | 146189 | 13523 | 14712 | Improved | 127.937484 | 248 | 0.376 | \$ 106 | 35965.42553 | 132 | 030 | 1273-725 | 170-070-004-005-00 | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-636-402-027-02 | 409 CLENDENING RD | 5/13/2022 | 89500 | WD | 89500 | 74557 | 35308 | 20365 | Improved | 330 | 330 | 1.55 | \$ 107 | 22779.35484 | 330 | 030 | 1243-243 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-080-057-007-00 | 810 W MARTIN STREET | 4/22/2022 | 101000 | WD | 101000 | 101701 | 14479 | 15180 | Improved | 132 | 132 | 0.4 | \$ 110 | 36197.5 | 132 | 030 | 1241-911 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | | |
| 170-180-005-004-00 | 220 E GROUT STREET | 12/7/2022 | 68000 | WD | 68000 | 67824 | 12768 | 12592 | Improved | 109.494633 | 420.75 | 0.425 | \$ 117 | 30042.35294 | 88 | 030 | 1244-909 | 170-180-005-012-00 | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-050-016-002-00 | 124 E BEECH STREET | 6/3/2022 | 50000 | WD | 50000 | 49062 | 8528 | 7590 | Improved | 66 | 132 | 0.2 | \$ 129 | 42640 | 66 | 030 | 1246-830 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-048-001-00 | 701 N BOWERY AVENUE | 7/5/2022 | 110000 | WD | 110000 | 109073 | 8027 | 7100 | Improved | 61.737347 | 115.5 | 0.175 | \$ 130 | 45868.57143 | 66 | 030 | 1246-636 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-060-005-003-00 | 335 W GROUT STREET | 7/1/2022 | 93000 | WD | 93000 | 87240 | 16710 | 10950 | Improved | 124.442279 | 117.75 | 0.357 | \$ 134 | 46806.72269 | 132 | 191 | 1274-518 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-017-004-00 | 345 N SILVERLEAF STREET | 8/28/2023 | 69087 | WD | 69087 | 67673 | 9004 | 7590 | Improved | 66 | 132 | 0.2 | \$ 136 | 45020 | 66 | 030 | 1274-794 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-056-007-00 | 910 MARTIN STREET | 8/24/2023 | 117000 | WD | 117000 | 109059 | 23217 | 15276 | Improved | 166.046507 | 113.790001 | 0.467 | \$ 140 | 49715.20343 | 178.84 | 030 | 1261-546 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-070-018-005-00 | 1000 N ANTLER STREET | 2/23/2023 | 141000 | WD | 141000 | 136755 | 18958 | 14713 | Improved | 127.937485 | 124 | 0.376 | \$ 148 | 50420.21277 | 132 | 030 | 1260-376 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-100-007-001-00 | 300 CEMETERY STREET | 2/1/2023 | 20000 | QC | 20000 | 18621 | 20000 | 15180 | Improved | 132 | 132 | 0.4 | \$ 152 | 50000 | 132 | 030 | 1259-55 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-077-015-00 | 201 N BOWERY AVENUE | 12/29/2022 | 160000 | WD | 160000 | 156170 | 14564 | 10734 | Improved | 93.338095 | 264 | 0.4 | \$ 156 | 36410 | 66 | 191 | 1243-684 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-018-003-00 | 321 N ANTLER STREET | 5/16/2022 | 162000 | WD | 162000 | 158378 | 13204 | 9582 | Improved | 83.320508 | 124.325584 | 0.245 | \$ 158 | 53893.87755 | 86 | 030 | 1286/178 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-068-003-00 | 311 SPRING STREET | 3/15/2024 | 13500 | WD | 13500 | 10489 | 10601 | 7590 | Improved | 66 | 132 | 0.2 | \$ 161 | 53005 | 66 | 030 | 1251-835 | 170-153-000-002-01 | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-601-304-002-10 | 515 CEMETERY STREET | 9/9/2022 | 275011 | WD | 275011 | 247002 | 42739 | 18177 | Improved | 264.205764 | 484.5 | 0.889 | \$ 162 | 48075.36558 | 194.53 | 190 | 1267-727 | 170-100-015-001-00 | TYPICAL RES'L. LOTS | 402 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-100-015-003-00 | 800 CHATTERTON STREET | 5/25/2023 | 189000 | WD | 189000 | 205082 | 44212 | 30360 | Improved | 264 | 264 | 0.8 | \$ 167 | 55265 | 264 | 030 | 1261-415 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-038-001-00 | 805 N ERIE STREET | 2/16/2023 | 130000 | WD | 130000 | 121113 | 24182 | 15295 | Improved | 133 | 132 | 0.403 | \$ 182 | 60004.96278 | 133 | 030 | 1257-856 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-069-001-00 | 301 ERIE STREET | 12/7/2022 | 90000 | WD | 90000 | 78354 | 26826 | 15180 | Improved | 132 | 132 | 0.4 | \$ 203 | 67065 | 132 | 030 | 1277-664 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-080-040-001-00 | 903 W FIRST STREET | 10/13/2023 | 120000 | WD | 120000 | 106886 | 30188 | 17074 | Improved | 148.47222 | 167 | 0.506 | \$ 203 | 59660.07905 | 132 | 030 | 1240-228 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-170-006-002-00 | 340 E BEECH STREET | 4/5/2022 | 65000 | WD | 65000 | 60637 | 9579 | 5216 | Improved | 45.354162 | 140.25 | 0.142 | \$ 211 | 67457.74648 | 44 | 030 | 1265-198 | | TYPICAL RES'L. LOTS | 401 | STAND.RES.LOT | STAND.RES.LOT | |
| 170-170-011-001-00 | 342 E MAPLE STREET | 4/17/2023 | 74000 | WD | 74000 | 69100 | 10650 | 5750 | Improved | 50 | 132 | 0.152 | \$ 213 | 70065.78947 | 50 | 030 | | | | | | | |
| | | | | | | | | | | | | | \$ 115 | Avg of All | | | | | | | | | |

For 2025, use \$115/Standard Residential Lot

City of Gladwin-2025 Land Value Analysis Woods Subdivision Area

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|------------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-------|----------------|----------------|
| 170-602-401-008-00 | ST ANDREWS DRIVE | 6/30/2022 | 18900 | WD | 18900 | 37987 | 18900 | 37987 | Vacant | 303.899755 | 116.40461 | 0.923 | \$ 62 | 20476.70639 | 345.46 | 190 | 1246-605 | | WOODS | 402 | WOODS SUB AREA | WOODS SUB AREA |
| 170-150-000-013-00 | 1250 CHATTERTON STREET | 10/26/2022 | 137000 | WD | 137000 | 141200 | 10800 | 15000 | Improved | 120 | 150 | 0.413 | \$ 90 | 26150.12107 | 120 | 190 | 1255-573 | | WOODS | 401 | WOODS SUB AREA | |
| 170-190-000-004-00 | 349 S M-18 | 4/24/2023 | 154000 | WD | 154000 | 151441 | 15245 | 12686 | Improved | 101.488916 | 154.5 | 0.355 | \$ 150 | 42943.66197 | 100 | 190 | 1265-731 | | WOODS | 401 | WOODS SUB AREA | |
| 170-190-000-002-00 | 329 S M-18 | 9/18/2023 | 72000 | WD | 72000 | 68887 | 17361 | 14248 | Improved | 113.986142 | 152.899994 | 0.396 | \$ 152 | 43840.90909 | 112.9 | 190 | 1276-371 | | WOODS | 401 | WOODS SUB AREA | |
| 170-153-000-002-01 | CEMETERY STREET | 9/9/2022 | 275011 | WD | 275011 | 254107 | 42739 | 18177 | Improved | 264.205764 | 484.5 | 0.889 | \$ 162 | 48075.36558 | 194.53 | 190 | 1251-835 | 170-601-304-002-10 | WOODS | 402 | WOODS SUB AREA | |
| | | | | | | | | | | | | | \$ 123 | | | | | | | | | |

For 2025, use \$123/foot for Woods Sub Area

City of Gladwin-2025 Land Value Analysis Riverview Condo

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Cur. Appraisal | Land Residual | Est. Land Value | Vacant/Improved | Effec. Front | Depth | Net Acres | Dollars/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcets in Sale | Land Table | Class |
|--------------------|-----------------|-----------|------------|--------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------------|-------|
| 170-260-000-018-00 | 623 KEMP COURT | 7/27/2022 | 164500 | WD | 152082 | \$ 24,918 | 12500 | Improved | 0 | 0 | 0 | #DIV/0! | #DIV/0! | 0 | 190 | 1248-620 | | RIVERVIEW CONDO. | 407 |
| 170-260-000-021-00 | 617 KEMP COURT | 8/9/2023 | 221500 | WD | 211766 | \$ 22,234 | 12500 | Improved | 0 | 0 | 0 | #DIV/0! | #DIV/0! | 0 | 190 | 1273-404 | | RIVERVIEW CONDO. | 407 |
| 170-265-000-003-00 | 603 WENTZ COURT | 8/26/2022 | 149000 | WD | 157981 | \$ 3,519 | 12500 | Improved | 0 | 0 | 0 | #DIV/0! | #DIV/0! | 0 | 190 | 1250-799 | | RIVERVIEW CONDO. | 407 |
| 170-265-000-005-00 | 615 WENTZ COURT | 3/26/2024 | 144900 | WD | 150201 | \$ 7,199 | 12500 | Improved | 0 | 0 | 0 | #DIV/0! | #DIV/0! | 0 | 190 | 1286/002 | | RIVERVIEW CONDO. | 407 |
| | | | | | | \$ 14,468 | | | | | | | | | | | | | |

For 2025, use \$14,000 for Riverview Condo

| Prior Year Rates | 2024 | 2025 |
|------------------|-------|------------|
| Condo: | 12500 | 14000 0.12 |
| Add: | 10500 | 11760 |

For 2025, use \$11,760 for the Addn Condo

City of Gladwin-2025 Land Value Analysis Pine Ridge Estates Sm. Tri.

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class |
|--------------------|-----------------|-----------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------------|--------------------|-------|
| 170-158-000-020-00 | 1655 ANN STREET | 3/15/2023 | 23500 | WD | 23500 | 23500 | \$ 23,500 | \$ 23,500 | Vacant | 0 | 0 | 0 | #DIV/0! | #DIV/0! | 0 | 190 | 1265-390 | | PINE RIDGE ESTATES | 402 |

For 2025, use \$23,500 for P. Ridge Sm. Tri.

City of Gladwin-2025 Land Value Analysis Cedar River Front/View

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|---------------------|-----------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-------|-----------|------------|--------------|--------------|----------|------------|-----------------------|--------------------------------|-------|-----------------|-----------------|
| 170-080-075-001-00 | 201 N SPRING STREET | 8/31/2023 | 82000 | WD | 82000 | 86755 | 31677 | 36432 | Improved | 264 | 132 | 0.8 | \$ 120 | 39596.25 | 264 | 030 | 1274-697 | | CEDAR RIVERFRONT./VIEW PARCELS | 401 | CEDAR RIV VW/FR | CEDAR RIV VW/FR |
| 170-165-000-006-01 | 607 RIVERVIEW COURT | 7/22/2022 | 387500 | WD | 387500 | 327494 | 86502 | 26496 | Improved | 192 | 396 | 1.745 | \$ 451 | 49571.3467 | 192 | 190 | 1248-785 | | CEDAR RIVERFRONT./VIEW PARCELS | 401 | CEDAR RIV VW/FR | |
| | | | | | | | | | | | | | \$ 285 | | | | | | | | | |

For 2025, use \$285/foot for Cedar Riverfront

City of Gladwin-2025 Land Value Analysis Downtown

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-----------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-----------------|-----------------|--------------|
| 170-050-011-006-00 | 234 W CEDAR AVENUE | 11/1/2023 | 120000 | WD | 120000 | 125641 | 3296 | 8937 | Improved | 27 | 132 | 0.082 | \$ 122 | 40195.12195 | 27 251 | 1278-679 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |
| 170-050-009-001-00 | 124 E MAPLE STREET | 8/1/2023 | 89000 | LC | 89000 | 90198 | 46342 | 47540 | Improved | 191.5 | 92.537857 | 0.407 | \$ 242 | 113862.4079 | 191.5 251 | 1272-500 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |
| 170-060-004-004-01 | 343 W CEDAR AVENUE | 12/27/2023 | 115800 | LC | 115800 | 111695 | 18669 | 14564 | Improved | 44 | 132 | 0.133 | \$ 424 | 140368.4211 | 44 251 | 1281-379 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |
| 170-060-002-001-01 | 105 W CEDAR AVENUE | 6/24/2022 | 188000 | WD | 188000 | 165213 | 37682 | 14895 | Improved | 45 | 132 | 0.136 | \$ 837 | 277073.5294 | 45 251 | 1246-393 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |

\$ 406

For 2025, use \$400/foot for Downtown values

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---------------------|-----------|--------|----|--------|--------|--------|-------|----------|--------|-----------|-------|--------|-------------|------------|----------|--|--------------|-----|------------|------------|
| 170-506-300-011-00 | 700 E CEDAR AVENUE | 9/1/2022 | 200000 | WD | 200000 | 231758 | 45601 | 77359 | Improved | 182.45 | 138.21001 | 0.579 | \$ 250 | 78758.2038 | 182.45 252 | 1254-614 | | M-61, EAST/W | 201 | COMM'L LOT | COMM'L LOT |
| 170-601-200-011-10 | 1210 W CEDAR AVENUE | 4/27/2022 | 155000 | LC | 155000 | 132599 | 111441 | 89040 | Improved | 210 | 300 | 1.446 | \$ 531 | 77068.46473 | 210 252 | 1242-107 | | M-61, EAST/W | 201 | COMM'L LOT | COMM'L LOT |

\$ 390

For 2025, use \$400/foot for Commercial Lots, General

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|---------|----------|--|---------------|-----|------------|------------|
| 170-602-401-001-10 | 220 S M-18 | 11/28/2023 | 108000 | WD | 108000 | 65908 | 95966 | 53874 | Improved | 219 | 214.5 | 1.078 | \$ 438 | 89022.26345 | 219 252 | 1279-999 | | HWY. M-18 (SO | 201 | COMM'L LOT | COMM'L LOT |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|---------|----------|--|---------------|-----|------------|------------|

For 2025, use \$400/foot

For 2025, use \$115/Non-Truckline Commercial Lots (residential rate)

Average Commercial Rate Change:

| | 2024 | 2025 | |
|------------------|------|------|--------|
| Downtown | 331 | 400 | 20.85% |
| Hwy M-18 | 246 | 400 | 62.60% |
| Industrial | 144 | 181 | 25.69% |
| M-61 | 424 | 400 | -5.66% |
| Non-Trunk | 87 | 115 | 32.18% |
| | | | 27.13% |
| For State/N/M-18 | 246 | 27% | 312.42 |

For 2025, use \$312/foot for M-18/State Street

City of Gladwin-2025 Land Value Analysis M-61 East/West

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-----------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-----------------|-----------------|--------------|
| 170-050-011-006-00 | 234 W CEDAR AVENUE | 11/1/2023 | 120000 | WD | 120000 | 125641 | 3296 | 8937 | Improved | 27 | 132 | 0.082 | \$ 122 | 40195.12195 | 27 251 | 1278-679 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |
| 170-050-009-001-00 | 124 E MAPLE STREET | 8/1/2023 | 89000 | LC | 89000 | 90198 | 46342 | 47540 | Improved | 191.5 | 92.537857 | 0.407 | \$ 242 | 113862.4079 | 191.5 251 | 1272-500 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |
| 170-060-004-004-01 | 343 W CEDAR AVENUE | 12/27/2023 | 115800 | LC | 115800 | 111695 | 18669 | 14564 | Improved | 44 | 132 | 0.133 | \$ 424 | 140368.4211 | 44 251 | 1281-379 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |
| 170-060-002-001-01 | 105 W CEDAR AVENUE | 6/24/2022 | 188000 | WD | 188000 | 165213 | 37682 | 14895 | Improved | 45 | 132 | 0.136 | \$ 837 | 277073.5294 | 45 251 | 1246-393 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES | |

\$ 406

For 2025, use \$400/foot for Downtown values

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---------------------|-----------|--------|----|--------|--------|--------|-------|----------|--------|-----------|-------|--------|-------------|------------|----------|--|-----------------|-----|------------|------------|
| 170-506-300-011-00 | 700 E CEDAR AVENUE | 9/1/2022 | 200000 | WD | 200000 | 231758 | 45601 | 77359 | Improved | 182.45 | 138.21001 | 0.579 | \$ 250 | 78758.2038 | 182.45 252 | 1254-614 | | M-61, EAST/WEST | 201 | COMM'L LOT | COMM'L LOT |
| 170-601-200-011-10 | 1210 W CEDAR AVENUE | 4/27/2022 | 155000 | LC | 155000 | 132599 | 111441 | 89040 | Improved | 210 | 300 | 1.446 | \$ 531 | 77068.46473 | 210 252 | 1242-107 | | M-61, EAST/WEST | 201 | COMM'L LOT | COMM'L LOT |

\$ 390

For 2025, use \$400/foot for Commercial Lots, General

| | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|---------|----------|--|---------------|-----|------------|------------|
| 170-602-401-001-10 | 220 S M-18 | 11/28/2023 | 108000 | WD | 108000 | 65908 | 95966 | 53874 | Improved | 219 | 214.5 | 1.078 | \$ 438 | 89022.26345 | 219 252 | 1279-999 | | HWY. M-18 (SO | 201 | COMM'L LOT | COMM'L LOT |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|---------|----------|--|---------------|-----|------------|------------|

For 2025, use \$400/foot

For 2025, use \$115/Non-Truckline Commercial Lots (residential rate)

Average Commercial Rate Change:

| | 2024 | 2025 |
|------------------|------|--------|
| Downtown | 331 | 400 |
| Hwy M-18 | 246 | 400 |
| Industrial | 144 | 181 |
| M-61 | 424 | 400 |
| Non-Trunk | 87 | 115 |
| | | 27.13% |
| For State/N/M-18 | 246 | 27% |
| | | 312.42 |

For 2025, use \$312/foot for M-18/State Street

City of Gladwin-2025 Land Value Analysis Non-Trunkline Commercial

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-----------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-------|-----------------|-----------------|
| 170-050-011-006-00 | 234 W CEDAR AVENUE | 11/1/2023 | 120000 | WD | 120000 | 125641 | 3296 | 8937 | Improved | 27 | 132 | 0.082 | \$ 122 | 40195.12195 | 27 | 251 | 1278-679 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES |
| 170-050-009-001-00 | 124 E MAPLE STREET | 8/1/2023 | 89000 | LC | 89000 | 90198 | 46342 | 47540 | Improved | 191.5 | 92.537857 | 0.407 | \$ 242 | 113862.4079 | 191.5 | 251 | 1272-500 | | DOWNTOWN | 201 | DOWNTOWN VALUES | |
| 170-060-004-004-01 | 343 W CEDAR AVENUE | 12/27/2023 | 115800 | LC | 115800 | 111695 | 18669 | 14564 | Improved | 44 | 132 | 0.133 | \$ 424 | 140368.4211 | 44 | 251 | 1281-379 | | DOWNTOWN | 201 | DOWNTOWN VALUES | |
| 170-060-002-001-01 | 105 W CEDAR AVENUE | 6/24/2022 | 188000 | WD | 188000 | 165213 | 37682 | 14895 | Improved | 45 | 132 | 0.136 | \$ 837 | 277073.5294 | 45 | 251 | 1246-393 | | DOWNTOWN | 201 | DOWNTOWN VALUES | |

\$ 406

For 2025, use \$400/foot for Downtown values

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---------------------|-----------|--------|----|--------|--------|--------|-------|----------|--------|-----------|-------|--------|-------------|--------|-----|----------|--|---------------|-----|------------|--|
| 170-506-300-011-00 | 700 E CEDAR AVENUE | 9/1/2022 | 200000 | WD | 200000 | 231758 | 45601 | 77359 | Improved | 182.45 | 138.21001 | 0.579 | \$ 250 | 78758.2038 | 182.45 | 252 | 1254-614 | | M-61, EAST/WE | 201 | COMM'L LOT | |
| 170-601-200-011-10 | 1210 W CEDAR AVENUE | 4/27/2022 | 155000 | LC | 155000 | 132599 | 111441 | 89040 | Improved | 210 | 300 | 1.446 | \$ 531 | 77068.46473 | 210 | 252 | 1242-107 | | M-61, EAST/WE | 201 | COMM'L LOT | |

\$ 390

For 2025, use \$400/foot for Commercial Lots, General

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|-----|-----|----------|--|---------------|-----|------------|--|
| 170-602-401-001-10 | 220 S M-18 | 11/28/2023 | 108000 | WD | 108000 | 65908 | 95966 | 53874 | Improved | 219 | 214.5 | 1.078 | \$ 438 | 89022.26345 | 219 | 252 | 1279-999 | | HWY. M-18 (SO | 201 | COMM'L LOT | |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|-----|-----|----------|--|---------------|-----|------------|--|

For 2025, use \$400/foot

For 2025, use \$115/Non-Trunkline Commercial Lots (residential rate)

Average Commercial Rate Change:

| | 2024 | 2025 |
|------------------|------|--------|
| Downtown | 331 | 400 |
| Hwy M-18 | 246 | 400 |
| Industrial | 144 | 181 |
| M-61 | 424 | 400 |
| Non-Trunk | 87 | 115 |
| | | 27.13% |
| For State/N/M-18 | 246 | 27% |
| | | 312.42 |

For 2025, use \$312/foot for M-18/State Street

City of Gladwin-2025 Land Value Analysis Hwy M-18(South)

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|--------------------|------------|------------|-----------|--------------|----------------|---------------|-----------------|-----------------|--------------|-----------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-------|-----------------|-----------------|
| 170-050-011-006-00 | 234 W CEDAR AVENUE | 11/1/2023 | | 120000 WD | 120000 | 125641 | 3296 | 8937 | Improved | 27 | 132 | 0.082 | \$ 122 | 40195.12195 | 27 | 251 | 1278-679 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES |
| 170-050-009-001-00 | 124 E MAPLE STREET | 8/1/2023 | | 89000 LC | 89000 | 90198 | 46342 | 47540 | Improved | 191.5 | 92.537857 | 0.407 | \$ 242 | 113862.4079 | 191.5 | 251 | 1272-500 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES |
| 170-060-004-004-01 | 343 W CEDAR AVENUE | 12/27/2023 | | 115800 LC | 115800 | 111695 | 18669 | 14564 | Improved | 44 | 132 | 0.133 | \$ 424 | 140368.4211 | 44 | 251 | 1281-379 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES |
| 170-060-002-001-01 | 105 W CEDAR AVENUE | 6/24/2022 | | 188000 WD | 188000 | 165213 | 37682 | 14895 | Improved | 45 | 132 | 0.136 | \$ 837 | 277073.5294 | 45 | 251 | 1246-393 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES |

\$ 406

For 2025, use \$400/foot for Downtown values

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---------------------|-----------|--|-----------|--------|--------|--------|-------|----------|--------|-----------|-------|--------|-------------|--------|-----|----------|--|---------------|-----|-------------|-------------|
| 170-506-300-011-00 | 700 E CEDAR AVENUE | 9/1/2022 | | 200000 WD | 200000 | 231758 | 45601 | 77359 | Improved | 182.45 | 138.21001 | 0.579 | \$ 250 | 78758.2038 | 182.45 | 252 | 1254-614 | | M-61, EAST/WE | 201 | COMM'L. LOT | COMM'L. LOT |
| 170-601-200-011-10 | 1210 W CEDAR AVENUE | 4/27/2022 | | 155000 LC | 155000 | 132599 | 111441 | 89040 | Improved | 210 | 300 | 1.446 | \$ 531 | 77068.46473 | 210 | 252 | 1242-107 | | M-61, EAST/WE | 201 | COMM'L. LOT | COMM'L. LOT |

\$ 390

For 2025, use \$400/foot for Commercial Lots, General

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------|------------|--|-----------|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|-----|-----|----------|--|---------------|-----|-------------|-------------|
| 170-602-401-001-10 | 220 S M-18 | 11/28/2023 | | 108000 WD | 108000 | 65908 | 95966 | 53874 | Improved | 219 | 214.5 | 1.078 | \$ 438 | 89022.26345 | 219 | 252 | 1279-999 | | HWY. M-18 (SO | 201 | COMM'L. LOT | COMM'L. LOT |
|--------------------|------------|------------|--|-----------|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|-----|-----|----------|--|---------------|-----|-------------|-------------|

For 2025, use \$400/foot

For 2025, use \$115/Non-Truckline Commercial Lots (residential rate)

| Average Commercial Rate Change: | 2024 | 2025 |
|---------------------------------|------|--------|
| Downtown | 331 | 400 |
| Hwy M-18 | 246 | 400 |
| Industrial | 144 | 181 |
| M-61 | 424 | 400 |
| Non-Trunk | 87 | 115 |
| | | 27.13% |
| For State/N/M-18 | 246 | 27% |
| | | 312.42 |

For 2025, use \$312/foot for M-18/State Street

City of Gladwin-2025 Land Value Analysis State St AKA N M-18

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|-----------|-----------|------------|--------------|--------------|----------|------------|-----------------------|------------|-------|-----------------|-----------------|
| 170-050-011-006-00 | 234 W CEDAR AVENUE | 11/1/2023 | 120000 | WD | 120000 | 125641 | 3296 | 8937 | Improved | 27 | 132 | 0.082 | \$ 122 | 40195.12195 | 27 | 251 | 1278-679 | | DOWNTOWN | 201 | DOWNTOWN VALUES | DOWNTOWN VALUES |
| 170-050-009-001-00 | 124 E MAPLE STREET | 8/1/2023 | | LC | 89000 | 90198 | 46342 | 47540 | Improved | 191.5 | 92.537857 | 0.407 | \$ 242 | 113862.4079 | 191.5 | 251 | 1272-500 | | DOWNTOWN | 201 | DOWNTOWN VALUES | |
| 170-060-004-004-01 | 343 W CEDAR AVENUE | 12/27/2023 | | LC | 115800 | 111695 | 18669 | 14564 | Improved | 44 | 132 | 0.133 | \$ 424 | 140368.4211 | 44 | 251 | 1281-379 | | DOWNTOWN | 201 | DOWNTOWN VALUES | |
| 170-060-002-001-01 | 105 W CEDAR AVENUE | 6/24/2022 | 188000 | WD | 188000 | 165213 | 37682 | 14895 | Improved | 45 | 132 | 0.136 | \$ 837 | 277073.5294 | 45 | 251 | 1246-393 | | DOWNTOWN | 201 | DOWNTOWN VALUES | |

\$ 406
For 2025, use \$400/foot for Downtown values

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|---------------------|-----------|--------|----|--------|--------|--------|-------|----------|--------|-----------|-------|--------|-------------|--------|-----|----------|--|--------------|-----|------------|--|
| 170-506-300-011-00 | 700 E CEDAR AVENUE | 9/1/2022 | 200000 | WD | 200000 | 231758 | 45601 | 77359 | Improved | 182.45 | 138.21001 | 0.579 | \$ 250 | 78758.2038 | 182.45 | 252 | 1254-614 | | M-61, EAST/W | 201 | COMM'L LOT | |
| 170-601-200-011-10 | 1210 W CEDAR AVENUE | 4/27/2022 | 155000 | LC | 155000 | 132599 | 111441 | 89040 | Improved | 210 | 300 | 1.446 | \$ 531 | 77068.46473 | 210 | 252 | 1242-107 | | M-61, EAST/W | 201 | COMM'L LOT | |

\$ 390
For 2025, use \$400/foot for Commercial Lots, General

| | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|-----|-----|----------|--|---------------|-----|------------|--|
| 170-602-401-001-10 | 220 S M-18 | 11/28/2023 | 108000 | WD | 108000 | 65908 | 95966 | 53874 | Improved | 219 | 214.5 | 1.078 | \$ 438 | 89022.26345 | 219 | 252 | 1279-999 | | HWY. M-18 (SO | 201 | COMM'L LOT | |
|--------------------|------------|------------|--------|----|--------|-------|-------|-------|----------|-----|-------|-------|--------|-------------|-----|-----|----------|--|---------------|-----|------------|--|

For 2025, use \$400/foot

For 2025, use \$115/Non-Truckline Commercial Lots (residential rate)

| Average Commercial Rate Change: | 2024 | 2025 | |
|---------------------------------|------|------|--------|
| Downtown | 331 | 400 | 20.85% |
| Hwy M-18 | 246 | 400 | 62.60% |
| Industrial | 144 | 181 | 25.69% |
| M-61 | 424 | 400 | -5.66% |
| Non-Trunk | 87 | 115 | 32.18% |
| | | | 27.13% |
| For State/N/M-18 | 246 | 27% | 312.42 |

For 2025, use \$312/foot for M-18/State Street

City of Gladwin-2025 Land Value Analysis Pheasant Run Estates

| 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/FF | Dollars/Acre | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------------|-------------------------|-----------|------------|--------|--------------|----------------|---------------|-----------------|-----------------|--------------|------------|-----------|------------|--------------|--------------|----------|------------|-----------------------|----------------------|-------|-----------------|--------------|
| 170-280-000-022-00 | 1001 PHEASANT RUN DRIVE | 3/14/2023 | 9000 | WD | 9000 | 9865 | 9000 | 9865 | Vacant | 118.85 | 130.490005 | 0.356 | \$ 76 | 25280.89888 | 118.85 | 010 | 1263-448 | | PHEASANT RUN ESTATES | 402 | WEST OF P.R. DR | |
| 170-280-000-009-00 | 1108 PHEASANT RUN DRIVE | 4/11/2022 | 16000 | WD | 16000 | 11200 | 16000 | 13200 | Improved | 200 | 229.190002 | 0.526 | \$ 80 | 30418.25095 | 200 | 010 | 1240-462 | 170-280-000-010-00 | PHEASANT RUN ESTATES | 006 | EAST OF P.R. DR | |
| | | | | | | | | | | | | | \$ 78 | | | | | | | | | |

For 2025, use \$78/foot for West and East of P.R. Dr