

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=>	\$164		Average per Net Acre:	35,379.64		Average per SqFt=>	\$0.81				

Used \$165/ff
\$130/ff in 2024

Industrial Parcels

- 1 parcel for Consumers Energy
- Used the commercial FF rate
- 2 parcels for Gladwin County
- These are both exempt parcels

Commercial Waterfront properties are located on Smallwood Lake. Used the \$450/ff rate for Smallwood Lake.

Commercial properties with acerage were valued using 200 front feet and 250 feet depth, the remaining acerage was valued using the residential acres table