

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
100-008-400-001-00	834 S SHEARER	12/04/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$149,800	33.29	\$378,036	\$297,337
120-004-400-001-01	SCHMIDT	02/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$106,200	34.26	\$190,474	\$310,000
140-024-200-002-13	4846 OBERLIN	04/02/21	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$97,500	36.11	\$13,239	\$258,761
150-024-400-002-00	34 BRUSHABER	01/20/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$288,000	52.36	\$776,973	\$296,067
Totals:			\$1,580,000			\$1,580,000	\$641,500		\$1,358,722	\$1,162,165
								Sale. Ratio =>	40.60	
								Std. Dev. =>	8.98	

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
\$225,373	0.0	0.0	116.00	116.00	#DIV/0!	\$2,563	\$0.06	0.00	1AG	1196/783		GROUT	10/19/2022	101
\$190,474	0.0	0.0	95.25	100.00	#DIV/0!	\$3,255	\$0.07	0.00	1AG	1235/495		SAGE	10/20/2022	102
\$179,691	0.0	0.0	92.50	92.50	#DIV/0!	\$2,797	\$0.06	0.00	1AG	1206/493	140-024-200-002-15	SHERMAN	10/17/2022	101
\$407,757	0.0	0.0	179.00	120.00	#DIV/0!	\$1,654	\$0.04	0.00	1AG	1200/449	150-024-100-008-10	TOBACCO	10/19/2022	101
\$1,003,295	0.0		482.75	428.50										
Average			Average		Average		Average							
per FF=>	#DIV/0!		per Net Acre=>	2,407.38	per SqFt=>	\$0.06								

Used \$2400 per acre

There were no sales of 100+ acre parcels in Hay Township.
Used sales of similar rural properties in Gladwin County.

