

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
110-026-200-001-01	1605 S WIEMAN RD	12/03/21	\$660,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$660,000	\$289,800	43.91	\$644,146	\$225,354	
Totals:			\$660,000			\$660,000	\$289,800		\$644,146	\$225,354	
								Sale. Ratio =>	43.91		
								Std. Dev. =>	#DIV/0!		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
100-027-400-001-00	HOWARD RD & MCCULLOCH RD	03/03/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,600	31.67	\$172,729	\$245,000	
140-028-100-002-04	4335 SHAW	01/04/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$187,100	56.70	\$344,815	\$153,506	
140-034-400-002-00	4174 W M18	12/22/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$166,500	45.62	\$360,960	\$180,493	
150-016-400-002-04	1609 BLAKELY	11/24/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,100	39.55	\$386,936	\$221,911	
150-024-300-002-00	4943 S DUNDAS	03/31/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,200	36.28	\$237,915	\$223,995	
Totals:			\$1,650,000			\$1,650,000	\$702,500		\$1,503,355	\$1,024,905	
								Sale. Ratio =>	42.58		
								Std. Dev. =>	9.68		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$209,500	0.0	0.0	80.00	5.00	#DIV/0!	\$2,817	\$0.06	0.00	4000	1230/285	110-026-200-001-10	SECTION LOTS AND ACREAGE	401
\$209,500	0.0		80.00	5.00									
Average per FF=>	#DIV/0!		Average per Net Acre=	2,816.93		Average per SqFt=>	\$0.06						

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$172,729	1,320.0	2640.0	80.00	80.00	\$186	\$3,063	\$0.07	1,320.00	1AG	1237/570		GROUT	101
\$168,321	468.0	6957.5	75.12	75.12	\$328	\$2,043	\$0.05	468.00	1AG	1233/282		SHERMAN	101
\$176,453	0.0	0.0	80.00	80.00	#DIV/0!	\$2,256	\$0.05	0.00	1AG	1232/195		SHERMAN	101
\$188,847	0.0	0.0	82.35	82.35	#DIV/0!	\$2,695	\$0.06	0.00	1AG	1228/874		TOBACCO	101
\$171,910	0.0	0.0	74.00	74.00	#DIV/0!	\$3,027	\$0.07	0.00	1AG	1206/380		TOBACCO	101
\$878,260	1,788.0		391.47	391.47									
Average per FF=>	\$573		Average per Net Acre=	2,618.09		Average per SqFt=>	\$0.06						

Used \$2600 per acre

There was only 1 sale of an 80 acre parcel in Hay Township
Looked at rural sales from Gladwin County as well.



