

	M	N	O	P	Q	R	S	T	U	V	W	X	Y
1	Land Residual	Est. Land Value	FF	\$/FF	Net Acres	Total Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Class
2	\$75,802	\$41,544	\$249	\$304	1.01	1.00	44,039	\$74,977	\$1.72	2COM	030-026-300-005-02	SMALL VILLAGE/LAKE COMM	201
3	\$10,234	\$26,966	\$119	\$86	0.63	0.63	27,443	\$16,245	\$0.37	2COM		RURAL HWY	201
4	\$12,432	\$66,534	\$168	\$74	1.00	1.00	43,560	\$12,432	\$0.29	1COM		MEDIUM CITY	201
5	\$40,491	\$43,030	\$195	\$207	1.07	1.07	46,609	\$37,842	\$0.87	2COM		SMALL VILLAGE/LAKE COMM	201
6	\$14,560	\$44,222	\$144	\$101	1.12	0.45	48,918	\$12,965	\$0.30	2COM	030-023-200-004-00	SMALL VILLAGE/LAKE COMM	201
7	\$10,000	\$45,658	\$205	\$49	1.22	1.22	53,143	\$8,197	\$0.19	2COM		SMALL VILLAGE/LAKE COMM	202
8	\$163,519	\$267,954			6.05	5.37							
9		Average			Average			Average					
10		per FF=>		\$137	per Net Acre=	27,010.14		per SqFt=>	\$0.62				
11			Used \$140/ff										
12			Lack of commercial sales in the township										
13			Included sales of similar properties from within Gladwin County										
14			There are 5 parcels smaller than 1 acre.										
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28													
29													

Rate Group 'A'

Frontage

Description:

Front Foot Rate:

Standard Depth:

Standard Frontage (Opt.):

Maximum Frontage Factor:

Sites

Description:

Site Value: