

	M	N	O	P	Q	R	S	T	U	V	W
1	Land Residual	Est. Land Value	Net Acres	Total Acres	Sq. Ft.	Dollars/Acre	Dollars/SqFt	ECF Area	Other Parcels in Sale	Land Table	Class
2	\$27,030	\$65,340	5.00	5.00	217,800	\$5,406	\$0.12	1COM		RURAL HWY	202
3	\$17,048	\$65,340	5.00	5.00	217,800	\$3,410	\$0.08	2COM		RURAL HWY	201
4	\$28,825	\$28,795	5.00	5.00	217,800	\$5,765	\$0.13	3COM		RURAL COMMERCIAL	201
5	\$22,900	\$35,724	7.02	7.02	305,791	\$3,262	\$0.07	3COM		RURAL HWY	202
6	\$12,860	\$59,626	3.79	3.79	165,180	\$3,391	\$0.08	2COM		MEDIUM CITY	201
7	\$47,800	\$68,363	6.00	6.00	261,360	\$7,967	\$0.18	1COM		RURAL HWY	201
8	\$39,769	\$63,480	4.57	4.57	199,200	\$8,696	\$0.20	1COM		RURAL HWY	201
9	\$196,232	\$386,668	36.39	36.39							
10		Average	Average			Average					
11		per FF=>	per Net Acre=:	5,393.20		per SqFt=>	\$0.12				
12											
13			Used \$5000/acre								
14			Lack of commercial sales in the township								
15			Used sales from similar sized commercial properties from within Gladwin County								
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Frontage/Sites/Lots

Acreage Table 'A' X

Description:

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input type="text" value="5,000"/>	3 Acre: <input type="text" value="15,000"/>	10 Acre: <input type="text" value="37,500"/>	30 Acre: <input type="text" value="81,000"/>
1.5 Acre: <input type="text" value="7,500"/>	4 Acre: <input type="text" value="20,000"/>	15 Acre: <input type="text" value="40,500"/>	40 Acre: <input type="text" value="108,000"/>
2 Acre: <input type="text" value="10,000"/>	5 Acre: <input type="text" value="25,000"/>	20 Acre: <input type="text" value="54,000"/>	50 Acre: <input type="text" value="135,000"/>
2.5 Acre: <input type="text" value="12,500"/>	7 Acre: <input type="text" value="35,000"/>	25 Acre: <input type="text" value="67,500"/>	100 Acre: <input type="text" value="225,000"/>