

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
070-012-200-004-00	6294 RUTLEDGE	09/24/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$137,800	45.93	\$269,890	\$294,110	
<b>Totals:</b>			<b>\$300,000</b>			<b>\$300,000</b>	<b>\$137,800</b>		<b>\$269,890</b>	<b>\$294,110</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.93</b>		
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
010-007-103-001-01	N BARD	01/12/22	\$395,500	LC	03-ARM'S LENGTH	\$395,500	\$123,600	31.25	\$258,607	\$395,500	
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	
100-025-400-001-00	HOWARD	08/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$159,300	67.79	\$286,334	\$235,000	
120-007-200-002-00	ARNOLD	10/16/20	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$133,700	26.74	\$345,357	\$500,000	
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	
<b>Totals:</b>			<b>\$2,020,500</b>			<b>\$2,400,500</b>	<b>\$951,900</b>		<b>\$2,058,546</b>	<b>\$1,982,665</b>	
								<b>Sale. Ratio =&gt;</b>	<b>39.65</b>		
								<b>Std. Dev. =&gt;</b>	<b>15.67</b>		

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
\$264,000	0.0	0.0	120.00	120.00	#DIV/0!	\$2,451	\$0.06	0.00	1	1223/553	
<b>\$264,000</b>	<b>0.0</b>		<b>120.00</b>	<b>120.00</b>							
<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>		<b>Average per Net Acre=&gt;</b>	<b>2,450.92</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.06</b>				

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
\$258,607	0.0	0.0	113.40	113.40	#DIV/0!	\$3,488	\$0.08	0.00	1AG	1233/870	
\$225,373	0.0	0.0	116.00	116.00	#DIV/0!	\$2,563	\$0.06	0.00	1AG	1196/783	
\$286,334	0.0	0.0	160.00	160.00	#DIV/0!	\$1,469	\$0.03	0.00	1AG	1185/949	
\$288,350	0.0	0.0	133.64	86.85	#DIV/0!	\$3,741	\$0.09	0.00	1AG	1192/135	120-007-300-002-00
\$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
\$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
<b>\$1,646,112</b>	<b>0.0</b>		<b>794.54</b>	<b>688.75</b>							
<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>		<b>Average per Net Acre=&gt;</b>	<b>2,495.36</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.06</b>				

**Used \$2400/acre**

There was only 1 AG sale in Clement Township  
Looked at sales of similar rural parcels in Gladwin County

Frontage/Sites/Lots

Acreage Table 'A'

Description: **AG ACREAGE**

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	12,000	3 Acre:	18,000	10 Acre:	40,000	30 Acre:	
1.5 Acre:	13,000	4 Acre:	24,000	15 Acre:	45,000	40 Acre:	
2 Acre:	15,000	5 Acre:	30,000	20 Acre:	50,000	50 Acre:	
2.5 Acre:	16,000	7 Acre:	35,000	25 Acre:	62,500	100 Acre:	

Agriculture  
100 acre

Clement Township

2023 Land Analysis

Land Table	Class
AGRICULTURE	101

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Land Table	Class
BEAVERTON	102
GROUT	101
GROUT	101
SAGE	102
SHERMAN	101
TOBACCO	101

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