

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-010-200-001-00	732 E INDIAN LAKE	09/18/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$167,829
Totals:			\$150,000			\$150,000	\$61,100	40.73	\$167,829
								Sale. Ratio =>	40.73
								Std. Dev. =>	#DIV/0!

Gladwin Township Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
080-012-300-002-02	2560 KERN ROAD	05/30/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,900	35.42	\$109,717
080-022-200-001-00	1279 WAGARVILLE ROAD	07/23/24	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$127,200	40.90	\$254,396
080-026-201-001-00	839 W RIDGE ROAD	12/01/23	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$41,000	59.85	\$82,056
080-029-403-002-00	2190 YOUNGS ROAD	09/26/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$80,400	51.87	\$160,800
080-029-403-004-00	YOUNGS ROAD	06/04/25	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$38,100	39.28	\$76,200
Totals:			\$786,500			\$786,500	\$341,600	43.43	\$683,169
								Sale. Ratio =>	43.43
								Std. Dev. =>	10.10

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale
\$63,371	\$81,200	0.0	0.0	20.60	20.60	#DIV/0!	\$3,076	\$0.07	
\$63,371	\$81,200	0.0		20.60	20.60				
	Average per FF=>	#DIV/0!		Average per Net Acre=	3,076.26		Average per SqFt=>	\$0.07	

Used \$5000 / acre

Residential and AG were combined due to a lack of data
Included sales from Gladwin Township due to a lack of sales in Clement

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale
\$121,283	\$76,000	660.0	1320.0	20.00	20.00	\$184	\$6,064	\$0.14	
\$132,604	\$76,000	660.0	1320.0	20.00	20.00	\$201	\$6,630	\$0.15	
\$62,444	\$76,000	660.0	1320.0	20.00	20.00	\$95	\$3,122	\$0.07	
\$70,200	\$76,000	659.0	1320.1	20.00	20.00	\$107	\$3,510	\$0.08	
\$97,000	\$76,000	339.5	1323.0	20.00	20.00	\$286	\$4,850	\$0.11	
\$483,531	\$380,000	2,978.5		100.00	100.00				
	Average per FF=>	\$162		Average per Net Acre=	4,835.31		Average per SqFt=>	\$0.11	

Residential and Agriculture
20 acres

Clement Township

2026
Land Analysis

Land Table
SECTION LOTS & ACREAGE

Land Table
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
