

2024 LAND VALUES - CITY OF GLADWIN

2024 IND'L. LAND VALUES / SALES - CITY OF GLADWIN

2024 IND'L. LAND VALUES / SALES FOR PROPERTIES PRICED BY F.F.

PARCEL #	DATE	INSTR.	ADJ.SALE PRICE	LAND RESID.	ACRES	FRTGE.	\$F.F.	\$PER AC.	\$ SQ.FT.	COMMENTS
010-032-200-009-11	7/26/2022	WD	60,000	10,768	0.98	124	87	10,988	0.25	
060-036-400-009-00	10/7/2021	WD	68,000	35,477	0.38	100	355	93,115	2.14	
110-420-012-012-00 & 420-012-015-00	5/2/2022	WD	165,000	71,343	1.64	440	162	43,528	1	
150-192-000-021-00	4/7/2022	WD	160,000	31,240	0.85	160	195	36,796	0.84	
				148,828	3.84	824	181	38,757	0.89	

USED \$ 181 F.F. FOR IND'L. PROP. PRICED BY F.F. (<3 AC.)

2024 IND'L. LAND VALUES / SALES PRICED PER AC. (>3 ACRES)

010-025-101-005-00	2/25/2022	WD	325,000	96,160	4.6			20,904	0.48	
030-028-300-004-00	12/20/2022	WD	250,000	66,152	1.91			34,580	0.79	
050-003-104-004-00	8/13/2021	WD	23,000	23,000	7.02			3,276	0.08	
050-003-203-001-02	8/20/2021	WD	73,000	47,827	1.86			25,769	0.59	
050-003-300-002-20	1/10/2022	WD	123,200	46,469	5			9,294	0.21	
070-033-300-003-00	8/23/2022	WD	150,000	150,000	3.95			37,936	0.87	
100-026-400-003-10	1/21/2022	WD	138,000	86,216	6.7			12,868	0.3	
150-013-100-002-01	9/7/2022	WD	408,800	76,735	2.84			27,067	0.62	
				592,559	33.88			17,490	0.4	

USED \$ 17,500 PER ACRE FOR IND'L. PROPERTIES > 3 ACRES

2024 COMM'L. VALUES / SALES - DOWNTOWN

160-007-200-042-00	11/3/2022	LC	125,000	85,264	0.28	224	381	306,705	7.04	
170-050-016-007-00 & 170-005-008-00	5/20/2021	WD	114,000	38,542	0.37	156.5	246	81,312	1.87	
170-060-003-002-01	2/16/2022	WD	99,700	4,991	0.07	24	208	68,370	1.57	
170-060-003-004-00	6/16/2022	WD	130,000	15,304	0.12	40.5	378	124,423	2.86	
170-060-003-004-02	1/25/2022	WD	140,000	11,333	0.08	25.25	448	147,182	3.38	
170-060-004-005-00	11/23/2021	WD	245,000	43,708	0.2	132	331	218,540	5.02	
				199,142	1.12	602.25	331	177,805	4.09	

USED \$ 331 F.F. FOR DOWNTOWN PROPERTIES

2024 COMM'L. SALES / VALUES - OUTLYING MAIN / E-W M-61 CORRIDOR

050-005-200-001-10	5/31/2022	WD	65,000	65,000	13.7	164	396	4,745	0.11
060-036-400-009-00	10/7/2021	WD	68,000	35,477	0.38	100	355	93,115	2.14
070-033-300-003-00	8/23/2022	WD	150,000	150,000	3.95	330	455	37,936	0.87
110-430-012-017-00	11/15/2021	WD	112,000	65,314	0.57	160	408	115,192	2.64
& 430-012-015-01									
160-100-002-010-10	2/3/2023	WD	140,000	67,492	0.2	132	341	337,460	7.75
170-506-100-003-00	4/1/2021	WD	50,000	50,000	0.4	132	379	126,582	2.91
170-506-300-011-00	9/1/2022	WD	200,000	59,321	0.58	182.45	325	102,454	2.35
170-601-200-005-02	8/29/2021	WD	175,000	142,410	1.58	265	537	90,019	2.07
170-601-200-011-10	4/27/2022	LC	155,000	84,280	1.45	210	401	58,285	1.34
				719,294	22.81	1675.45	424	31,534	0.72

USED \$ 424 F.F. FOR OUTLYING MAIN / E-W M-61 CORRIDOR

2024 COMM'L. SALES / VALUES - HWY. M-18 N-S (A.K.A. N. SILVERLEAF) & STATE ST. N-S

010-025-101-005-00	2/25/2022	WD	325,000	96,160	4.6	350	275	20,904	0.48
030-028-300-004-00	12/20/2022	WD	250,000	66,152	1.91	275	241	34,580	0.79
050-003-300-002-20	1/10/2022	WD	123,200	46,469	5	162	287	9,294	0.21
170-100-006-001-00	7/23/2021	LC	140,000	102,563	1.4	466.25	220	73,051	1.68
170-160-004-004-00	6/3/2021	WD	28,500	12,671	0.26	66	192	49,304	1.13
				324,015	13.17	1319.25	246	24,603	0.57

USED \$ 246 F.F FOR HWY. M-18 N-S A.K.A. N. SILVERLEAF & STATE ST. N-S

2024 COMM'L. LOT VALUES / SALES - NON-TRUNKLINE PROPERTIES

010-017-201-001-02	7/29/2021	WD	95,000	77,293	28.36	713	108	2,725	0.06
010-032-200-009-11	7/26/2022	WD	60,000	10,768	0.98	124	87	10,988	0.25
030-070-000-125-00	1/23/2023	LC	80,000	1,299	0.42	142	9	3,078	0.07
160-001-400-005-00	12/9/2022	WD	110,000	30,204	1	395	76	30,204	0.69
				119,564	30.76	1374	87	3,887	0.09

USED \$87 F.F. FOR NON-TRUNKLINE PROPERTIES

2024 RESIDENTIAL LAND VALUES

2024 RESIDENTIAL LOT VALUES / SALES - STANDARD RES'L. LOTS

			ADJ. SALE LAND RES ACRES	FRTGE.	DEPTH	\$ F.F.
060-080-000-198-00	8/27/2021	WD	11000	11,000	0.46	129 156 85
060-110-000-007-00	12/1/2021	WD	20000	20,000	0.32	85 166 235
060-110-000-017-00	11/29/2021	WD	6900	6,900	0.32	85 165 81

160-050-003-020-00	4/30/2021	WD	13000	13,000	1	139.89	312	93
160-050-006-015-00	8/3/2021	WD	18000	18,000	0.5	161	136	112
				68,900		599.89		114.8

USED \$115 F.F. FOR STANDARD RES'L. LOTS

2024 RESIDENTIAL LOT VALUES / SALES - 'WOODS' AI AREA

060-080-000-198-00	8/27/2021	WD	11000	11,000	0.46	129	156	129
060-085-000-113-00	7/22/2021	WD	40,000	40,000	0.83	220	164	182
& 114-00								
060-085-000-132-10	8/13/2021	WD	31500	31,500	1.39	355	170	89
060-091-000-369-10	7/2/2021	WD	26000	26,000	0.84	182	200	143
170-602-401-007-00	5/14/2021	WD	15000	15,000	0.38	100	166	150
				123,500	986			125.25

USED \$125 F.F. FOR 'WOODS' AREA RES'L. LOTS

2024 RESIDENTIAL LOT VALUES / SALES - CEDAR RIVER FRTGE. / WATERVW.

010-004-201-002-00	6/28/2021	WD	45000	45,000	10	330		136
030-023-200-002-53	8/11/2021	WD	22000	22,000	0.51	109		202
030-360-000-004-00	9/10/2021	WD	27000	27,000	0.33	102	140	265
050-031-200-006-01	3/26/2021	WD	11000	11,000	3.64	170		65
060-018-400-023-21	6/11/2021	WD	50000	50,000	15.23	414.77		121
				155,000		1125.77		137.68

USED \$138 F.F. FOR CEDAR RIVER FRTGE. / WATERVW.

2024 RESIDENTIAL LOT VALUES / SALES PHEASANT RUN

060-080-000-122-10	6/30/2021	WD	14900	14,900	0.7	168	182	89
120-171-000-026-00	6/16/2021	WD	10200	10,200	0.34	120	119	85
& 171-000-027-00								
170-280-000-009-00	4/11/2022	WD	16000	16,000	0.53	200	114.6	80
& 010-00								
170-280-000-022-00	3/14/2023	WD	9000	9,000	0.33	118.85	119	76
				50,100		606.85		82.56

USED \$83 F.F. FOR LOTS WEST OF PHEAS. RUN DRIVE; USE \$66 F.F. FOR LOTS EAST OF P.R. DRIVE DUE TO P/L ISSUES RESULTING FROM CIRCUIT COURT CASE (APPROX.20% REDUCTION IN VALUE)

2024 RESIDENTIAL LOT VALUES / SALES - PINE RIDGE ESTATES IRREGULAR SHAPED LOTS

170-158-000-020-00	3/15/2023	WD	23500	23500	2.5			
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170-158-000-021-00	9/30/2013 WD	22100	22100	3.5
170-158-000-025-00	9/9/2019 WD	18500	18500	2.5

NOTE: IN ABSENCE OF SIMILAR LOT SALES, RELIED ON LISTINGS AND INFORMATION OBTAINED FROM REAL EST. AGENTS

USED 23,500 PER SITE FOR SM. TRI.-SHAPED LOTS
USED 25,000 PER SITE FOR MED. TRI.-SHAPED LOTS
USED 38,000 PER SITE FOR LG. TRI.-SHAPED LOTS

RESIDENTIAL CONDOMINIUM LOT VALUES: RIVERVIEW CONDO & RIVERVIEW ADD'N. CONDO.
RIVERVW. CONDO ALLOCATED LAND VALUES BASED ON 'WOODS AREA' LAND VALUES & ADJUSTED
FOR SMALLER AREAS; VERIFIED W/DEVELOPER'S REAL ESTATE AGENT

USED \$12,500 PER SITE FOR RIVERVIEW CONDO & 10,500 PER SITE FOR RVW.CONDO ADD'N.

2024 RESIDENTIAL LAND SALES / VALUES FOR ACREAGE PARCELS

PARCEL #	SALE DATE INST.	ADJ SALE LAND RES'L.	AC.LESS	ACT.FRT.	DEPTH	PER AC.	FRT.FT.
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0-1.50 ACRES

030-040-000-011-00	12/23/2021 WD	7000	7000	0.69	122	10145	57
060-055-000-135-00	7/29/2021 WD	6000	6000	0.46	100	15000	60
060-080-000-067-00	9/21/2021 WD	5000	5000	0.36	99	13889	51
060-085-000-126-10	11/23/2021 WD	8700	8700	0.75	218	11600	40
060-150-000-115-00	3/4/2022 WD	10000	10000	0.3	72	33333	139
		36,700		2.56		14336	

USED \$14,300 PER ACRE FOR 0-1.50 ACRES

1.51-6.99 ACRES

010-001-304-002-03	9/22/2021 WD	15500	15500	2.17	312	7143	50
010-004-101-001-11	8/23/2021 WD	15500	15500	4	272.25	3875	57
010-005-200-001-01	11/11/2021 WD	22000	22000	5	372.66	4400	67
050-005-400-001-01	7/1/2021 WD	12,000	12,000	2	265	6,000	45
050-016-100-001-11	6/21/2021 WD	11,500	11,500	2.08	275	5,529	42
120-023-203-002-10	1/25/2022 WD	22,000	22,000	4.95	330	4,444	67
130-016-300-003-06	11/23/2021 WD	24,000	24,000	2.98	365	8,054	66
		122,500		23.18		5,285	

USED \$5,300 PER ACRE FOR 1.51-6.99 ACRES

7-10.99 ACRES

010-031-301-008-00	5/12/2021 WD	30,000	30,000	10	330	3,000	91
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080-028-303-004-00	9/3/2021 WD	42,000	42,000	10	329	4,200	128
100-002-302-002-00	1/22/2021 WD	34,000	34,000	10.82	392	3,142	87
100-027-300-001-06	10/14/2021 WD	36,000	36,000	10.1	333	3,564	108
			142,000	40.92		3,470	

USED \$3,500 PER ACRE FOR 7-10.99 ACRES

11-15.99 ACRES

010-004-400-003-00	9/8/2021 LCM	***	***	12		3125	
060-018-400-023-01	6/11/2021 WD	50,000	50,000	15.23		3283	
090-031-200-002-13	7/16/2021 WD	50,000	50,000	14.04	304	3561	164
			137,500	41.27		3,332	

USED \$3,300 PER ACRE FOR 11-15.99 ACRES

16-20.99 ACRES

010-020-104-002-05	4/6/2021 WD	40,000	40,000	20	660	2,000	61
050-012-300-003-00	11/12/2021 WD	54,320	54,320	16.99	354.32	3,197	153
070-012-102-001-00	5/16/2021 LC	36,000	36,000	20.16	510	1,786	71
130-012-200-003-00	8/9/2022 WD	82,000	82,000	20		4,100	
150-032-202-004-00	9/2/2022 WD	62,000	62,000	20		3,100	
			274,320	97.15		2,824	

USED \$2,800 PER ACRE FOR 16-20.99 ACRES

21-69.99 ACRES

010-018-400-003-00	2/7/2023 WD	90,000	90,000	40		2,250	
030-004-303-002-00	10/14/2021 WD	80,000	80,000	40		2,000	
050-026-104-001-11	4/16/2021 LC	75,900	75,900	35		2,169	
060-010-100-001-02	2/1/2022 WD	60,000	60,000	30	660	2,000	91
060-035-404-002-04	6/25/2021 WD	55,000	55,000	21.93		2,508	
			360,900	166.93		2,162	

USED \$2,200 PER ACRE FOR 21-69.99 ACRES

2024 RESIDENTIAL LAND VALUES / SALES - WATERFRONT ACREAGE

0-1.5 ACRES

030-023-200-002-53	8/11/2021 WD	22,000	22,000	0.51	103	214	42,553
030-221-000-051-00	8/2/2021 WD	28,000	28,000	0.16	60	467	175,000
060-023-201-007-01	2/11/2022 WD	20,000	20,000	1	454.64	44	20,000
070-003-403-001-11	6/24/2021 WD	10,500	10,500	1.5	76	138	7,000

150-006-300-005-00	9/13/2021 WD	6,500	6,500	1.25	336	19	5,200
			87,000	4.42			19,683

**USED \$19,700 PER ACRE FOR 0-1.50 ACRES
(WATERFRONT)**

1.51-5.99 ACRES

010-001-304-002-03*	9/22/2021 WD	15,500	15,500	2.17			7,143 *WTR.INFL.
050-031-200-006-01	3/26/2021 WD	11,000	11,000	3.64	177	62	3,022
070-003-403-001-11	6/24/2021 WD	10,500	10,500	1.5	76	138	7,000
080-013-102-001-07	7/30/2021 WD	45,000	45,000	4.4	885.15	51	10,227
130-033-101-005-00	6/9/2021 WD	45,000	45,000	2.73	216	208	16,484
			127,000	14.44			8,819

**USED \$8,800 PER ACRE FOR 1.51-5.99 ACRES
(WATERFRONT)**

6-19.99 ACRES

010-004-201-002-00	6/28/2021 WD	45,000	45,000	10	272.25	136	4500
060-018-400-023-21	6/11/2021 WD	50,000	50,000	15.23	414.77	121	3283
060-023-201-006-00	9/17/2021 WD	98,500	98,500	10.23	902	109	9629
060-015-401-001-00	10/24/2022 WD	79,900	79,900	10.02			7,974
& 014-203-006-00							
110-023-100-001-13	7/2/2021 WD	87,778	87,778	12.1	371.02	237	7,254
			361,178	57.58			6,273

**USED \$6,300 PER ACRE FOR 6-19.99 ACRES
(WATERFRONT)**

20-39.99 ACRES

010-011-200-001-00	11/2/2022 WD	134,000	134,000	28.6			4,685
030-016-100-001-00	6/25/2021 WD	79,900	79,900	27.01			2,958
140-025-304-001-00	2/9/2022 WD	60,000	60,000	21			2,857
			273,900	76.61			3,575

**USED \$3,600 PER ACRE FOR 20-39.99 ACRES
(WATERFRONT)**

40+ ACRES

010-005-100-003-00	4/13/2022 WD	294,000	294,000	146.56			2006
010-007-103-001-01	1/12/2022 LC	395,500	395,500	113.4			3488 (CREEK)
010-008-300-001-03	5/25/2022 WD	155,000	155,000	62.43			2483

& 008-201-001-01 & 008-201-001-11

060-014-100-001-10 5/28/2021 WD

130-026-100-002-00 8/5/2021 WD

790,000 790,000 344.99 480.87

505,000 505,000 240

2,139,500 907.38

2,290

2,104 (CREEK)

2,358

**USED \$2,400 FOR 40+ ACRES
(WATERFRONT)**