

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
13-007-010-01	10727 N LUMBERJACK RD	11/14/2024	\$383,400	WD	03-ARM'S LENGTH	\$383,400	\$107,900
13-013-013-00	W MADISON/N RICH RD	10/16/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$68,600
12-003-016-00		12/4/2024	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$150,000
13-014-006-00	N BLISS (9000) RD	1/24/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$79,300
Totals:			\$1,243,400			\$1,243,400	\$405,800
							Sale. Ratio =>
							Std. Dev. =>

SEVILLE AG LAND \$6700 PER ACRE APPLIED

13-010-007-00	W ADAMS RD	7/13/2023	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$49,200
13-023-008-10	7841 W MADISON RD	8/16/2024	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$130,100
13-026-001-20	W MONROE RD	1/27/2025	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,900
13-032-008-10	W LINCOLN RD	9/6/2023	\$301,212	WD	03-ARM'S LENGTH	\$301,212	\$0
Totals:			\$911,212			\$911,212	\$230,200
							Sale. Ratio =>
							Std. Dev. =>

UNTILLABLE LAND \$3901 CALCULATED, \$3600 PER ACRE APPLIED

2025-26 GRATIOT COUNTY LAND ANALYSIS			
Gratiot County 2025-2026		NEIGHBORHOODS	
Ag land Summary		A LAND	B LAND
Land Type	Price per Acre	ARCADA	ELBA
A Land	\$9,500	BETHANY	SEVILLE
B Land	\$6,700	EMERSON	HAMILTON
C Land	\$6,700	FULTON	WASHINGTON
Scrub	\$3,800	LAFAYETTE	PINE RIVER
Buildable	\$12,800	NEWARK	NEW HAVEN NORTH/WEST
		NEW HAVEN SOUTH/EAST	
		NORTH SHADE	
		NORTH STAR	
		WHEELER	

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
28.14	\$238,916	\$383,400	\$238,916	70.90	70.90	#DIV/0!	\$5,408
26.38	\$147,173	\$260,000	\$147,173	40.00	40.00	#DIV/0!	\$6,500
48.39		\$310,000	\$290,000	33.00	33.00		\$9,394
27.34	\$164,569	\$290,000	\$164,569	40.00	40.00	#DIV/0!	\$7,250
	\$550,658	\$1,243,400	\$840,658	183.90	183.90		
32.64			Average	Average			Average
10.57			per FF=>	per Net Acre=>	6,761.28		per SqFt=>

41.00	\$118,871	\$120,000	\$118,871	41.00	41.00	#DIV/0!	\$2,927
37.17	\$288,140	\$177,000	\$115,140	24.54	10.00	#DIV/0!	\$7,213
36.36	\$113,564	\$140,000	\$113,564	40.00	40.00	#DIV/0!	\$3,500
0.00	\$240,918	\$301,212	\$240,918	83.67	83.67	#DIV/0!	\$3,600
	\$761,493	\$738,212	\$588,493	189.21	174.67		
25.26			Average	Average			Average
19.20			per FF=>	per Net Acre=>	3,901.55		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$0.12	0.00	'1001	2024R-05222		1001 AGRICULTURAL LAND
\$0.15	0.00	'1001	2024R-04808		1001 AGRICULTURAL LAND
\$0.17	0.00	'1001	2024R-00436		1001 AGRICULTURAL LAND

\$0.16

\$0.07	0.00	'4001	2023R-01326		4001 RESIDENTIAL NEW
\$0.17	0.00	'1001		13-023-008-05, 13-023-009-00	4001 RESIDENTIAL NEW
\$0.08	0.00	'4001	2025R-00841		4001 RESIDENTIAL NEW
\$0.08	0.00	'4001	2023R-02199		4001 RESIDENTIAL NEW

\$0.09

Inspected Date	Class
08/19/2020	102
11/29/2016	102
11/29/2016	102

10/29/2019	402
11/25/2019	401
11/11/2019	102
08/21/2020	402
