

**2025 Gladwin County Agricultural Land Value Analysis for 2026 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Inspected Date	Class	
150-026-103-004-00	HUNTER	12/12/24	\$55,000	WD	19-MULTI PARCEL AI	\$55,000	\$16,700	30.36	\$32,977	\$55,000	\$32,977	11.14	10.13	\$4,937	1302/813	150-026-204-001-01	10/20/2022	102	
140-035-200-001-00	3805 RENAS	05/15/23	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$114,500	55.45	\$225,925	\$59,667	\$79,092	25.00	25.00	\$2,387	1267/705		8/16/2023	101	
120-030-204-001-07	5880 WATSON	04/05/24	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$58,000	50.00	\$111,542	\$116,000	\$106,782	32.72	32.72	\$3,545	1286/626		NOT INSPECTED	101	
050-025-200-002-00	W HIGHWOOD RD	12/13/23	\$136,500	WD	03-ARM'S LENGTH	\$136,500	\$48,800	35.75	\$120,338	\$136,500	\$120,338	39.00	39.00	\$3,500	1281/14		10/5/2022	102	
070-002-100-001-01	6648 STILLWAGON	08/06/24	\$160,000	MLC	03-ARM'S LENGTH	\$160,000	\$60,000	37.50	\$108,889	\$160,000	\$108,889	40.00	40.00	\$4,000	1294/388		8/30/2023	102	
150-019-100-004-00	DALE RD	03/25/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$50,700	42.25	\$115,825	\$120,000	\$115,825	40.00	40.00	\$3,000	1286/4		10/6/2022	102	
050-009-200-001-00	515 S HAWKINS RD	08/02/24	\$288,700	WD	03-ARM'S LENGTH	\$288,700	\$175,000	60.62	\$336,477	\$193,572	\$241,349	80.00	80.00	\$2,420	1294/270		10/1/2025	101	
030-003-101-001-20	2600 WIEMAN	05/29/24	\$325,000	LC	03-ARM'S LENGTH	\$325,000	\$188,900	58.12	\$339,798	\$325,000	\$339,458	125.90	126.90	\$2,581	1290/170		11/14/2025	101	
<b>Totals:</b>			<b>\$1,407,700</b>			<b>\$1,407,700</b>	<b>\$712,600</b>		<b>\$1,391,771</b>	<b>\$1,165,739</b>	<b>\$1,144,710</b>	<b>393.76</b>	<b>393.75</b>						
								<b>Sale. Ratio =&gt;</b>	<b>50.62</b>									<b>Average</b>	
								<b>Std. Dev. =&gt;</b>	<b>11.35</b>									<b>per Net Acre=&gt;</b>	<b>\$2,961</b>

A review of the Agricultural Group of Parcels found no sales during the two-year study period. County wide data was collected for analysis. The average of the collected sales was given weight. The final per acreage rate that was determined has been applied.

**2026 Agricultural Acreage Rate as Applied**

**\$3,000/Acre**