

Gladwin Heights land rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	
100-070-000-021-00	345 ST ANDREWS DR	03/24/22	\$210,000	WD	\$210,000	\$55,065	\$36,400	175.0	366.0	\$315	
100-070-000-021-00	345 ST ANDREWS DR	04/10/25	\$290,000	WD	\$290,000	\$111,019	\$37,500	125.0	200.0	\$888	
100-071-000-022-10	415 ST ANDREWS DR	04/16/25	\$410,000	WD	\$410,000	\$109,525	\$73,449	244.8	200.0	\$447	
100-071-000-030-00	453 ST ANDREWS DR	07/26/22	\$260,000	WD	\$260,000	\$109,132	\$87,000	290.0	158.7	\$376	
100-071-000-031-00	455 ST ANDREWS DR	05/23/25	\$270,000	WD	\$270,000	\$64,197	\$37,500	100.0	429.0	\$642	
Totals:			\$1,440,000		\$1,440,000	\$448,938	\$271,849	934.8			
								Average per FF=>		\$328	

Used 300
used 110 back lots

GROUT TWP AG LAND 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	Class
100-004-300-001-00	4789 CONNOR RD	05/31/24	\$295,000	WD	\$295,000	\$152,241	39.00	39.00	\$3,904	101
100-008-100-002-00	5197 BUZZELL	10/15/24	\$390,000	WD	\$390,000	\$314,601	76.50	76.50	\$4,112	101
100-008-400-003-00	5084 KERSWILL RD	07/01/22	\$275,000	WD	\$275,000	\$102,403	36.81	36.81	\$2,782	101
100-027-400-001-00	HOWARD RD & MCCULLOCH	03/03/22	\$245,000	WD	\$245,000	\$245,000	77.00	77.00	\$3,182	101
100-032-400-002-00	5209 PLANK RD	12/29/22	\$170,000	WD	\$170,000	\$124,862	40.66	40.66	\$3,071	101
Totals:			\$1,375,000		\$1,375,000	\$939,107	269.97	269.97		
							Average			
							per Net Acre=>	3,478.56		

use \$3500

100-025-100-001-01	CROLL RD	05/26/23	\$400,000	WD	\$400,000	\$400,000	160.00	160.00	\$2,500	402
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100 acres used \$2500

Grout Twp Com /Ind land rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Inst		Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
				r.								
100-002-303-002-00	175 MCCULLOCH I	10/13/22	\$187,000	WD		\$187,000	\$206,426	\$75,724	\$95,150	5.45	5.45	\$13,894
100-004-400-004-00	4725 CONNER	07/28/23	\$115,000	WD		\$115,000	\$130,249	\$11,931	\$27,180	3.02	3.02	\$3,951
100-004-401-001-00	4603 W M61	06/07/22	\$188,400	WD		\$188,400	\$212,910	\$59,240	\$83,750	2.50	2.50	\$23,696
100-004-401-004-00	66 S GROUT RD	09/01/23	\$62,000	WD		\$62,000	\$53,791	\$44,809	\$36,600	9.76	9.76	\$4,591
100-005-100-002-01	5219 W M61	04/14/23	\$300,000	WD		\$300,000	\$264,788	\$133,212	\$98,000	7.23	7.23	\$18,425
100-010-101-001-01	520 S MCCULLOCH	07/20/23	\$167,000	WD		\$167,000	\$118,301	\$75,559	\$26,860	2.00	2.00	\$37,780
100-012-200-013-00	700 STICHEL RD	11/22/22	\$325,000	WD		\$325,000	\$302,338	\$88,662	\$66,000	9.00	9.00	\$9,851
100-013-101-001-00	KERSWILL RD	10/06/23	\$114,850	WD		\$114,850	\$143,185	\$99,665	\$128,000	40.00	40.00	\$2,492
100-013-101-002-00	WOODS RD	10/05/23	\$100,150	WD		\$100,150	\$128,000	\$100,150	\$128,000	40.00	40.00	\$2,504
100-019-404-003-00	1864 S BARD RD	06/01/23	\$179,000	WD		\$179,000	\$139,261	\$93,739	\$54,000	10.00	10.00	\$9,374
100-026-300-003-02	2367 MCCULLOCH	08/01/22	\$106,250	WD		\$106,250	\$162,426	\$37,610	\$93,786	22.84	22.84	\$1,647
100-029-300-001-11	2395 S BARD RD	05/13/22	\$465,000	WD		\$465,000	\$445,213	\$120,886	\$101,099	39.75	39.75	\$3,041
100-030-400-002-01	HOWARD RD	12/22/23	\$250,000	WD		\$250,000	\$248,274	\$111,738	\$110,012	36.64	32.09	\$3,050
100-030-400-002-02	5690 HOWARD RD	12/22/23	\$250,000	WD		\$250,000	\$248,274	\$111,738	\$110,012	36.64	4.55	\$3,050
100-030-404-001-00	2436 S BARD RD	06/06/23	\$115,000	WD		\$115,000	\$167,553	\$7,947	\$60,500	12.10	12.10	\$657
100-030-404-004-00	2474 S BARD RD	08/24/22	\$195,000	WD		\$195,000	\$217,725	\$46,257	\$68,982	3.97	3.97	\$11,640
100-031-300-003-00	5950 W CALHOUN	09/29/22	\$569,500	WD		\$569,500	\$589,380	\$215,320	\$235,200	49.50	49.50	\$4,350
100-032-100-002-10	BARD RD	01/26/23	\$128,000	WD		\$128,000	\$114,240	\$128,000	\$114,240	42.14	42.14	\$3,037
100-033-300-009-00	4736 W CALHOUN	03/15/23	\$201,368	WD		\$201,368	\$172,114	\$78,004	\$48,750	9.75	9.75	\$8,000
100-034-100-001-20	2832 S MCCULLOC	07/14/22	\$175,000	WD		\$175,000	\$168,819	\$58,776	\$52,595	1.57	1.57	\$37,437
100-034-100-008-00	W CALHOUN RD	07/19/23	\$325,000	WD		\$325,000	\$81,328	\$325,000	\$81,328	20.80	20.00	\$15,625
100-034-400-008-00	4230 W CALHOUN	07/19/23	\$325,000	WD		\$325,000	\$285,209	\$121,119	\$81,328	20.80	20.80	\$5,823
100-034-404-002-00	2980 MCCULLOCH	11/10/23	\$137,500	WD		\$137,500	\$156,346	\$64,904	\$83,750	2.50	2.50	\$25,962
100-036-100-001-54	3095 W HOWARD F	04/06/23	\$335,000	WD		\$335,000	\$278,041	\$131,959	\$75,000	15.00	15.00	\$8,797
100-036-300-004-10	2893 S M18	07/01/22	\$172,000	WD		\$172,000	\$183,651	\$79,789	\$91,440	7.86	7.86	\$10,151
Totals:			\$5,488,018			\$5,488,018	\$5,217,842	\$2,421,738	\$2,151,562	450.82	413.38	
										Average per Net Acre=>	Average per SqFt=>	

Grout Twp Comm/Ind land rate 2026

				Used			
1	\$33,500	33,500	1.57	\$37,437	1	\$33,500	\$33,500
1.5	\$50,250	33,500	2.00	\$37,780	1.5	\$50,250	\$33,500
2	\$67,000	33,500		\$37,608	2	\$49,658	\$24,829
2.50	\$83,750	33,500			2.50	\$42,500	\$17,000

3.00	\$57,000	19,000
4.00	\$76,000	19,000
5.00	\$95,000	19,000
7.00	\$98,000	14,000
10	\$50,000	5,000
15	\$75,000	5,000
20	\$84,000	4,200
25	\$105,000	4,200
30	\$108,000	3,600
40	\$128,000	3,200
50	\$160,000	3,200
100	\$320,000	3,200

2.50 \$23,696

2.50 \$25,962

\$24,829 USE

3.02 \$3,951

3.97 \$11,640

4.55 \$3,050

\$6,213

5.45 \$13,894

7.23 \$18,425

7.86 \$10,151

\$14,157

9.00 \$9,851

9.75 \$8,000

10.00 \$9,374

\$9,075

12.10 \$657

15.00 \$8,797

20.00 \$15,625

7310.15

20.80 \$5,823

\$10,724

32.09 \$3,050

4436.32

39.75 \$3,041

40.00 \$2,492

40.00 \$2,504

42.14 \$3,037

49.50 \$4,350

\$3,079

3.00 \$27,000 \$9,000

4.00 \$36,000 \$9,000

5.00 \$45,000 \$9,000

7.00 \$63,000 \$9,000

10 \$830,000 \$83,000

15 \$67,500 \$4,500

20 \$80,000 \$4,000

25 \$100,000 \$4,000

30 \$108,000 \$3,600

40 \$128,000 \$3,200

50 \$140,000 \$2,800

100 \$200,000 \$2,000

GROUT GEN TWP FF RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
100-003-300-004-02	4425 M61	05/16/23	\$90,000	WD	\$90,000	\$55,326	\$24,368	271.0	321.5	\$204	GENERAL TWP
100-003-300-004-02	4425 M61	04/17/24	\$289,900	WD	\$289,900	\$104,609	\$37,000	271.0	321.5	\$386	GENERAL TWP
100-006-100-003-00	5641 W M61	03/02/22	\$62,900	WD	\$62,900	\$9,737	\$17,094	154.0	283.0	\$63	GENERAL TWP
100-006-100-003-00	5641 W M61	08/28/23	\$102,500	WD	\$102,500	\$49,833	\$17,094	154.0	283.0	\$324	GENERAL TWP
100-023-400-006-01	1944 S M18	10/18/24	\$103,000	SD	\$103,000	\$46,380	\$34,000	264.0	330.0	\$176	GENERAL TWP
100-023-400-010-02	3514 PARKER RD	12/15/23	\$115,000	WD	\$115,000	\$35,753	\$12,987	117.0	255.0	\$306	GENERAL TWP
100-026-100-005-00	2140 S M18	04/26/23	\$200,000	WD	\$200,000	\$55,084	\$52,006	165.0	264.0	\$334	GENERAL TWP
100-026-100-010-01	2144 S M18	12/05/24	\$149,900	WD	\$149,900	\$39,507	\$10,800	120.0	400.0	\$329	GENERAL TWP
100-026-300-003-02	2367 MCCULLOCH RD	08/01/22	\$106,250	WD	\$106,250	\$30,289	\$79,469	773.0	0.0	\$39	GENERAL TWP
100-030-400-002-02	5690 HOWARD RD	12/22/23	\$250,000	WD	\$250,000	\$111,738	\$110,012	500.0	396.0	\$223	GENERAL TWP
100-030-404-004-00	2474 S BARD RD	08/24/22	\$195,000	WD	\$195,000	\$80,253	\$41,614	374.9	461.7	\$214	GENERAL TWP
100-040-000-005-00	W M61	02/09/22	\$6,500	WD	\$6,500	\$6,500	\$8,311	230.9	272.0	\$28	GENERAL TWP
Totals:			\$1,670,950		\$1,670,950	\$625,009	\$444,755	3,394.8			
								Average per FF=>		\$204	

Used \$204

Grout Twp Res land rate 2026

Parcel Number	Street Address	Sale Date	Sale Price	Inst		Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
				r.								
100-002-303-002-00	175 MCCULLOCH I	10/13/22	\$187,000	WD		\$187,000	\$206,426	\$75,724	\$95,150	5.45	5.45	\$13,894
100-004-400-004-00	4725 CONNER	07/28/23	\$115,000	WD		\$115,000	\$130,249	\$11,931	\$27,180	3.02	3.02	\$3,951
100-004-401-001-00	4603 W M61	06/07/22	\$188,400	WD		\$188,400	\$212,910	\$59,240	\$83,750	2.50	2.50	\$23,696
100-004-401-004-00	66 S GROUT RD	09/01/23	\$62,000	WD		\$62,000	\$53,791	\$44,809	\$36,600	9.76	9.76	\$4,591
100-005-100-002-01	5219 W M61	04/14/23	\$300,000	WD		\$300,000	\$264,788	\$133,212	\$98,000	7.23	7.23	\$18,425
100-010-101-001-01	520 S MCCULLOCH	07/20/23	\$167,000	WD		\$167,000	\$118,301	\$75,559	\$26,860	2.00	2.00	\$37,780
100-012-200-013-00	700 STICHEL RD	11/22/22	\$325,000	WD		\$325,000	\$302,338	\$88,662	\$66,000	9.00	9.00	\$9,851
100-013-101-001-00	KERSWILL RD	10/06/23	\$114,850	WD		\$114,850	\$143,185	\$99,665	\$128,000	40.00	40.00	\$2,492
100-013-101-002-00	WOODS RD	10/05/23	\$100,150	WD		\$100,150	\$128,000	\$100,150	\$128,000	40.00	40.00	\$2,504
100-019-404-003-00	1864 S BARD RD	06/01/23	\$179,000	WD		\$179,000	\$139,261	\$93,739	\$54,000	10.00	10.00	\$9,374
100-026-300-003-02	2367 MCCULLOCH	08/01/22	\$106,250	WD		\$106,250	\$162,426	\$37,610	\$93,786	22.84	22.84	\$1,647
100-029-300-001-11	2395 S BARD RD	05/13/22	\$465,000	WD		\$465,000	\$445,213	\$120,886	\$101,099	39.75	39.75	\$3,041
100-030-400-002-01	HOWARD RD	12/22/23	\$250,000	WD		\$250,000	\$248,274	\$111,738	\$110,012	36.64	32.09	\$3,050
100-030-400-002-02	5690 HOWARD RD	12/22/23	\$250,000	WD		\$250,000	\$248,274	\$111,738	\$110,012	36.64	4.55	\$3,050
100-030-404-001-00	2436 S BARD RD	06/06/23	\$115,000	WD		\$115,000	\$167,553	\$7,947	\$60,500	12.10	12.10	\$657
100-030-404-004-00	2474 S BARD RD	08/24/22	\$195,000	WD		\$195,000	\$217,725	\$46,257	\$68,982	3.97	3.97	\$11,640
100-031-300-003-00	5950 W CALHOUN	09/29/22	\$569,500	WD		\$569,500	\$589,380	\$215,320	\$235,200	49.50	49.50	\$4,350
100-032-100-002-10	BARD RD	01/26/23	\$128,000	WD		\$128,000	\$114,240	\$128,000	\$114,240	42.14	42.14	\$3,037
100-033-300-009-00	4736 W CALHOUN	03/15/23	\$201,368	WD		\$201,368	\$172,114	\$78,004	\$48,750	9.75	9.75	\$8,000
100-034-100-001-20	2832 S MCCULLOC	07/14/22	\$175,000	WD		\$175,000	\$168,819	\$58,776	\$52,595	1.57	1.57	\$37,437
100-034-100-008-00	W CALHOUN RD	07/19/23	\$325,000	WD		\$325,000	\$81,328	\$325,000	\$81,328	20.80	20.00	\$15,625
100-034-400-008-00	4230 W CALHOUN	07/19/23	\$325,000	WD		\$325,000	\$285,209	\$121,119	\$81,328	20.80	20.80	\$5,823
100-034-404-002-00	2980 MCCULLOCH	11/10/23	\$137,500	WD		\$137,500	\$156,346	\$64,904	\$83,750	2.50	2.50	\$25,962
100-036-100-001-54	3095 W HOWARD F	04/06/23	\$335,000	WD		\$335,000	\$278,041	\$131,959	\$75,000	15.00	15.00	\$8,797
100-036-300-004-10	2893 S M18	07/01/22	\$172,000	WD		\$172,000	\$183,651	\$79,789	\$91,440	7.86	7.86	\$10,151
Totals:			\$5,488,018			\$5,488,018	\$5,217,842	\$2,421,738	\$2,151,562	450.82	413.38	
										Average		
										per Net Acre=>	5,371.80	per SqFt=>

Grout Twp Res land rate 2026

					Used		
1	\$33,500	33,500	1.57	\$37,437	1	\$33,500	\$33,500
1.5	\$50,250	33,500	2.00	\$37,780	1.5	\$50,250	\$33,500
2	\$67,000	33,500		\$37,608	2	\$49,658	\$24,829
2.50	\$83,750	33,500			2.50	\$42,500	\$17,000

3.00	\$57,000	19,000
4.00	\$76,000	19,000
5.00	\$95,000	19,000
7.00	\$98,000	14,000
10	\$50,000	5,000
15	\$75,000	5,000
20	\$84,000	4,200
25	\$105,000	4,200
30	\$108,000	3,600
40	\$128,000	3,200
50	\$160,000	3,200
100	\$320,000	3,200

2.50 \$23,696

2.50 \$25,962

\$24,829 USE

3.02 \$3,951

3.97 \$11,640

4.55 \$3,050

\$6,213

5.45 \$13,894

7.23 \$18,425

7.86 \$10,151

\$14,157

9.00 \$9,851

9.75 \$8,000

10.00 \$9,374

\$9,075

12.10 \$657

15.00 \$8,797

20.00 \$15,625

7310.15

20.80 \$5,823

\$10,724

32.09 \$3,050

4436.32

39.75 \$3,041

40.00 \$2,492

40.00 \$2,504

42.14 \$3,037

49.50 \$4,350

\$3,079

3.00 \$27,000 \$9,000

4.00 \$36,000 \$9,000

5.00 \$45,000 \$9,000

7.00 \$63,000 \$9,000

10 \$830,000 \$83,000

15 \$67,500 \$4,500

20 \$80,000 \$4,000

25 \$100,000 \$4,000

30 \$108,000 \$3,600

40 \$128,000 \$3,200

50 \$150,000 \$3,000

100 \$300,000 \$3,000

KERSWILL BACK LOTS GROUP A

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1	
100-100-000-017-10	4651 WILDWOOD DR	01/22/24	\$256,000	WD	\$256,000	\$11,628	\$24,000	120.0	144.0	\$97	120.00	A \$192	
100-101-000-191-00	1102 RANGER DR	10/31/24	\$33,000	WD	\$33,000	\$21,781	\$12,600	60.0	0.0	\$363	60.00	A \$192	
Totals:			\$289,000		\$289,000	\$33,409	\$36,600	180.0					
								Average					
								per FF=>		\$186	USED 185		

KERSWILL BACK LOTS GROUP B

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1	
100-100-000-002-00	RANGER DR	09/26/23	\$7,000	QC	\$7,000	\$7,000	\$12,180	60.0	0.0	\$117	60.00	B \$140	
100-101-000-104-00	4767 BIRCH PARK DR	06/28/24	\$5,000	WD	\$5,000	\$5,000	\$12,814	61.0	138.0	\$82	61.02	B \$140	
100-101-000-155-00	S CEDAR DR	09/08/22	\$3,500	WD	\$3,500	\$3,500	\$12,202	60.1	0.0	\$58	60.11	B \$140	
100-101-000-155-00	S CEDAR DR	01/17/25	\$9,000	WD	\$9,000	\$9,000	\$11,520	60.1	0.0	\$150	60.11	B \$140	
100-101-000-186-10	1086 RANGER DR	01/16/23	\$31,000	WD	\$31,000	\$9,925	\$14,049	120.1	0.0	\$83	120.08	B \$140	
100-103-000-198-00	CEDAR DR	09/08/22	\$3,500	WD	\$3,500	\$3,500	\$12,180	60.0	0.0	\$58	60.00	B \$140	
100-103-000-198-00	CEDAR DR	01/17/25	\$9,000	WD	\$9,000	\$9,000	\$11,520	60.0	0.0	\$150	60.00	B \$140	
Totals:			\$68,000		\$68,000	\$46,925	\$86,465	481.3					
								Average					
								per FF=>		\$97	USED 100		

KERSWILL BACK LOTS GROUP C

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Rate Group 1	
100-104-000-259-00	WILD CHERRY DR	05/25/23	\$5,000	WD	\$5,000	\$5,000	\$5,265	60.0	0.0	\$83	60.00	C \$61	
100-104-000-266-00	WILD CHERRY DR	10/14/22	\$2,250	QC	\$2,250	\$2,250	\$3,237	60.0	165.0	\$38	60.00	C \$61	
Totals:			\$7,250		\$7,250	\$7,250	\$8,502	120.0					
								Average					
								per FF=>		\$60	USED 50		

KERSWILL LAKE FRONT LAND RATE 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
100-100-000-084-00	4682 WILDWOOD DR	01/05/24	\$40,000	WD	\$40,000	\$40,000	\$40,153	60.0	213.0	\$666
100-100-000-102-00	1131 RANGER DR	09/08/23	\$150,000	WD	\$150,000	\$48,363	\$40,749	60.9	0.0	\$794
Totals:			\$190,000		\$190,000	\$88,363	\$80,902	120.9		
								Average per FF=>		\$731

USED 700

KERSWILL LAKE WATER FRONT 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	t. Land Val	Effec. Fron	Depth	Dollars/FF	Actual Front
100-100-000-084-00	4682 WILDWOOD DR	01/05/24	\$40,000	WD	\$40,000	\$40,000	\$40,153	60.0	213.0	\$666	60.02
100-100-000-102-00	1131 RANGER DR	09/08/23	\$150,000	WD	\$150,000	\$48,363	\$40,749	60.9	0.0	\$794	60.91
Totals:			\$190,000		\$190,000	\$88,363	\$80,902	120.9			
								Average			
								per FF=>	\$731		
USED 730											

SCOTTISHHILLS LAND VALUES 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Land Table
100-350-000-004-00	5230 SCOTTISH HILLS I	05/25/21	\$240,000	WD	\$240,000	\$5,513	SCOTTISH HILLS 10.13.22
100-350-000-010-00	SPOOKY HOLLOW DR	06/04/22	\$45,000	WD	\$45,000	\$45,000	SCOTTISH HILLS 10.13.22
100-350-000-012-00	DEER RUN	04/19/21	\$48,000	WD	\$48,000	\$48,000	SCOTTISH HILLS 10.13.22
100-350-000-021-00	1901 FISHER RIDGE	10/14/21	\$75,000	WD	\$75,000	\$75,000	SCOTTISH HILLS 10.13.22
100-350-000-027-00	5290 HUNTER DR	10/14/21	\$280,000	WD	\$280,000	\$79,949	SCOTTISH HILLS 10.13.22
100-350-000-040-00	1500 DEVRIES DR	05/23/22	\$429,900	WD	\$429,900	\$115,833	SCOTTISH HILLS 10.13.22
Totals:			\$1,117,900		\$1,117,900	\$369,295	

USED 55000