

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
140-032-401-005-01	SHEARER RD	02/13/19	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$0	0.00	\$89,000	\$80,000	\$89,000
Totals:			\$80,000			\$80,000	\$0		\$89,000	\$80,000	\$89,000
							Sale. Ratio =>	0.00			Average
							Std. Dev. =>	#DIV/0!			per FF=>

Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
0.0	0.0	40.00	40.00	#DIV/0!	\$2,000	\$0.05	0.00	4000	1147/444		4000 SECTION LOTS AND ACREAGE
0.0		40.00	40.00								
#DIV/0!		Average per Net Acre=	2,000.00		Average per SqFt=>	\$0.05					

There are 4 conservancy parcels in Sherman Township. One parcel is classified Ag containing 160 acres, the other 3 are residential (3 acres, 74 acres, and 80 acres)

There were no conservancy parcel sales during the study time frame

There was 1 sale from 2019. This sale was outside of the sales time frame and it was a family sale. In 2019 the 40 residential acres was valued at \$1900 per acre. This is less than the sale amount of \$2000 per acre. Other assessors from Gladwin County have been consulted, they do not have any conservancy sales. Since there is no market evidence, conservancy parcels were valued using residential acres

