

Au Gres Township Economic Condition Factor Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
003-0-001-200-015-10	2631 THAUT RD	12/18/2023	WD	\$67,000	\$29,700	44.33	\$61,742	\$6,954	\$60,046	\$81,773	0.734	'001
003-0-012-300-060-00	950 N COURT ST	12/18/2023	MLC	\$201,000	\$61,400	30.55	\$131,735	\$15,198	\$185,802	\$173,935	1.068	'001
003-0-012-300-060-00	950 N COURT ST	11/23/2022	WD	\$75,000	\$54,500	72.67	\$131,735	\$15,198	\$59,802	\$173,935	0.344	'001
003-0-012-300-080-00	910 N COURT ST	03/15/2023	WD	\$161,000	\$46,700	29.01	\$119,129	\$11,999	\$149,001	\$159,895	0.932	'001
003-0-014-100-025-00	1215 S NEARMAN RD	10/10/2023	WD	\$78,000	\$37,400	47.95	\$85,187	\$10,000	\$68,000	\$112,219	0.606	'001
003-0-014-200-015-00	2100 NOGGLE RD	03/01/2024	WD	\$275,000	\$73,100	26.58	\$172,802	\$74,585	\$200,415	\$146,592	1.367	'001
003-0-014-200-025-12	2111 E HURON RD	02/09/2024	WD	\$170,000	\$77,500	45.59	\$164,338	\$12,494	\$157,506	\$226,632	0.695	'001
003-0-014-300-010-00	2172 E HURON RD	08/11/2023	WD	\$375,000	\$100,500	26.80	\$233,538	\$100,329	\$274,671	\$198,819	1.382	'001
003-0-015-400-005-01	1996 E HURON RD	08/25/2022	WD	\$70,000	\$33,800	48.29	\$96,707	\$22,537	\$47,463	\$110,701	0.429	'001
003-0-015-400-010-03	1920 E HURON RD	06/17/2022	WD	\$215,000	\$83,800	38.98	\$251,584	\$66,537	\$148,463	\$276,189	0.538	'001
003-0-015-400-010-10	1892 E HURON RD	09/15/2022	WD	\$106,000	\$39,700	37.45	\$93,691	\$11,020	\$94,980	\$123,389	0.770	'001
003-0-018-200-010-10	70 NOGGLE RD	11/03/2023	WD	\$148,500	\$47,700	32.12	\$124,392	\$41,117	\$107,383	\$124,291	0.864	'001
003-0-022-400-010-05	1882 SWENSON RD	12/12/2023	LC	\$70,000	\$67,400	96.29	\$154,369	\$17,804	\$52,196	\$203,828	0.256	'001
003-0-023-200-030-10	2101 JODWAY RD	06/09/2023	WD	\$120,000	\$45,900	38.25	\$119,358	\$51,113	\$68,887	\$101,858	0.676	'001
003-0-023-300-025-00	2121 MANOR RD	05/15/2023	WD	\$60,000	\$35,900	59.83	\$69,237	\$7,600	\$52,400	\$91,995	0.570	'001
003-0-024-300-015-05	1941 S SANTIAGO RD	06/01/2023	WD	\$300,000	\$97,500	32.50	\$209,039	\$50,328	\$249,672	\$236,882	1.054	'001
003-0-027-300-010-17	1595 E GORDON RD	10/10/2023	WD	\$30,000	\$11,600	38.67	\$25,176	\$10,754	\$19,246	\$23,681	0.813	'001
003-0-035-400-005-01	2822 S SANTIAGO RD	04/12/2022	WD	\$55,000	\$35,600	64.73	\$58,157	\$11,463	\$43,537	\$69,692	0.625	'001
003-0-035-400-006-20	2620 LOLA LANE	12/14/2022	WD	\$47,000	\$5,600	11.91	\$168,308	\$31,290	\$15,710	\$204,504	0.077	'001
003-0-035-400-010-07	2200 LOLA LANE	11/04/2022	WD	\$380,000	\$125,300	32.97	\$322,315	\$36,709	\$343,291	\$426,277	0.805	'001
003-0-035-400-010-09	2210 LOLA LANE	06/22/2023	WD	\$279,000	\$107,400	38.49	\$237,604	\$37,035	\$241,965	\$299,356	0.808	'001
Totals:				\$3,282,500	\$1,218,000		\$3,030,143		\$2,640,436	\$3,566,443		

**RESIDENTIAL
AUGRES RES & AG**

Sale. Ratio =>	37.11		
Std. Dev. =>	18.46		
		E.C.F. =>	0.734
		2024 ECF =>	0.67
		2025 ECF =>	0.73

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
003-2-A70-000-002-00	2445 BAY RIDGE DR	08/25/2023	WD	\$190,000	\$88,000	46.32	\$198,565	\$71,873	\$118,127	\$166,700	0.709	'A70
003-2-A70-000-003-00	2437 BAY RIDGE DR	10/18/2023	WD	\$213,000	\$76,800	36.06	\$207,790	\$71,736	\$141,264	\$179,018	0.789	'A70
003-2-A70-000-037-00	2238 BAY RIDGE DR	05/16/2023	WD	\$352,000	\$159,200	45.23	\$373,392	\$96,781	\$255,219	\$363,961	0.701	'A70
003-2-A70-000-060-00	2390 BAY RIDGE DR	05/27/2022	WD	\$227,000	\$76,400	33.66	\$247,757	\$96,259	\$130,741	\$199,339	0.656	'A70
Totals:				\$982,000	\$400,400		\$1,027,504		\$645,351	\$909,018		

**RESIDENTIAL
AUGRES BOAT CLUB**

Sale. Ratio =>	40.77		
Std. Dev. =>	6.39		
		E.C.F. =>	0.714
		2024 ECF =>	0.76
		2025 ECF =>	0.76

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003-2-O10-000-006-00	2036 GREEN DR	12/06/2023	WD	\$72,000	\$23,400	32.50	\$52,363	\$10,667	\$61,333	\$55,892	1.097	'O10
003-2-O10-000-006-00	2036 GREEN DR	08/02/2022	WD	\$65,000	\$20,100	30.92	\$52,363	\$10,667	\$54,333	\$55,892	0.972	'O10
Totals:				\$137,000	\$43,500		\$104,726		\$115,666	\$111,784		
RESIDENTIAL OAK PARK SHORES				Sale. Ratio =>		31.75						
				Std. Dev. =>		1.12	E.C.F. =>		1.035			
				2024 ECF =>		0.746	2025 ECF =>		0.746			

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
003-1-031-000-005-40	2728 RUMSEY RD	07/19/2022	WD	\$200,000	\$105,000	52.50	\$240,850	\$31,368	\$168,632	\$220,507	0.765	'031A
003-2-B50-000-007-01	3060 S POINT AU GRES RD	12/06/2023	WD	\$380,000	\$92,600	24.37	\$217,188	\$91,135	\$288,865	\$132,687	2.177	'B50
003-2-B50-000-021-00	3275 S POINT AU GRES RD	11/11/2023	WD	\$115,000	\$36,300	31.57	\$84,509	\$16,395	\$98,605	\$71,698	1.375	'B50
003-2-B50-000-065-00	3045 S POINT AU GRES RD	06/30/2022	WD	\$206,000	\$87,400	42.43	\$266,329	\$24,459	\$181,541	\$254,600	0.713	'B50
003-2-B50-000-068-02	3015 S POINT AU GRES RD	02/04/2023	LC	\$65,000	\$37,100	57.08	\$94,102	\$11,505	\$53,495	\$86,944	0.615	'B50
003-2-O52-000-025-00	2775 RUMSEY RD	09/23/2022	WD	\$360,000	\$100,800	28.00	\$256,595	\$176,154	\$183,846	\$84,674	2.171	'O52
003-2-O53-000-041-00	2645 RUMSEY RD	08/12/2022	WD	\$595,000	\$168,200	28.27	\$423,799	\$144,661	\$450,339	\$293,829	1.533	'O53
003-2-O65-000-007-00	2740 BOOTH RD	09/05/2023	WD	\$335,000	\$190,900	56.99	\$422,009	\$98,653	\$236,347	\$340,374	0.694	'O65
003-2-P60-000-006-01	2515 RUMSEY RD	06/29/2022	WD	\$650,000	\$197,500	30.38	\$601,590	\$155,271	\$494,729	\$469,809	1.053	'P60
003-2-S30-000-049-02	2854 BOOTH RD	09/28/2022	MLC	\$175,000	\$113,600	64.91	\$276,167	\$129,370	\$45,630	\$154,523	0.295	'S30
Totals:				\$3,081,000	\$1,129,400		\$2,883,138		\$2,202,029	\$2,109,645		
001A; 031A; A40; B50; O51; O52; O53; O65; P60; S10; S11; S30				Sale. Ratio =>		36.66						
				Std. Dev. =>		15.00	E.C.F. =>		1.044			
				2024 ECF =>		0.95	2025 ECF =>		0.95			

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Location
002-0-030-100-020-00	2515 W HURON RD	11/28/22	WD	\$135,000	\$41,200	30.52	\$115,555	\$55,317	\$79,683	\$119,520	0.667	ARENAC
004-0-002-400-010-02	LAGRANT RD	11/16/22	WD	\$278,400	\$57,300	20.58	\$278,034	\$20,879	\$257,521	\$358,155	0.719	CLAYTON
005-1-000-000-010-05	E MAIN	11/09/23	WD	\$170,000	\$58,800	34.59	\$166,210	\$30,561	\$139,439	\$269,145	0.518	DEEP RIVER
006-0-015-400-020-00	4464 S HURON ROAD	10/27/23	MLC	\$283,000	\$100,100	35.37	\$261,696	\$117,653	\$165,347	\$285,800	0.579	LINCOLN
006-0-O50-000-015-00	W M-61	04/19/22	WD	\$320,000	\$171,500	53.59	\$355,993	\$70,801	\$249,199	\$486,859	0.512	LINCOLN
008-0-008-400-035-01	2030 N M76	08/10/22	LC	\$45,000	\$25,400	56.44	\$39,218	\$22,701	\$22,299	\$32,772	0.680	MOFFATT
009-0-009-400-005-01	4490 E HURON RD	08/29/22	LC	\$65,000	\$39,500	60.77	\$66,777	\$23,059	\$41,941	\$86,742	0.484	MOFFATT
009-0-018-100-040-01	3468 E HURON RD	08/24/23	WD	\$425,000	\$110,300	25.95	\$285,718	\$61,163	\$363,837	\$421,193	0.864	SIMS
010-0-012-200-035-00	3655 EAST CITY LIMITS RD	04/29/22	WD	\$80,000	\$36,500	45.63	\$80,120	\$61,690	\$18,310	\$36,567	0.501	SIMS
020-0-001-000-015-00	537 N COURT STREET	08/02/22	WD	\$375,000	\$327,500	87.33	\$509,565	\$68,973	\$306,027	\$874,190	0.350	AUGRES CITY
020-0-001-000-055-00	121 W HURON ROAD	08/18/22	WD	\$135,000	\$38,000	28.15	\$129,374	\$42,141	\$92,859	\$173,081	0.537	AUGRES CITY
020-0-006-000-007-00	400 W HURON ROAD	05/20/22	WD	\$97,000	\$44,300	45.67	\$103,248	\$44,538	\$52,462	\$116,488	0.450	AUGRES CITY
020-0-008-000-006-00	415 W HURON ROAD	04/18/22	WD	\$89,000	\$35,700	40.11	\$99,515	\$48,584	\$40,416	\$70,935	0.570	AUGRES CITY
020-0-009-000-005-00	149 W HURON ROAD	09/26/23	WD	\$150,000	\$55,200	36.80	\$129,005	\$38,584	\$111,416	\$179,407	0.621	AUGRES CITY
020-0-013-000-085-00	111 E HURON ROAD	12/01/22	WD	\$135,000	\$44,100	32.67	\$135,557	\$47,507	\$87,493	\$174,702	0.501	AUGRES CITY

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020-0-015-000-015-00	405 E MICHIGAN AVENUE	04/22/22 WD	\$235,000	\$89,900	38.26	\$224,820	\$64,971	\$170,029	\$317,161	0.536	AUGRES CITY
020-0-022-000-009-00	302 S MAIN STREET	05/06/22 WD	\$60,000	\$27,100	45.17	\$60,979	\$30,297	\$29,703	\$60,877	0.488	AUGRES CITY
040-1-500-000-350-00	123 W BEAVER ST	11/17/22 WD	\$122,000	\$24,800	20.33	\$122,098	\$25,818	\$96,182	\$191,032	0.503	STANDISH CITY
040-2-100-000-082-00	111 E CEDAR ST	04/04/22 WD	\$30,000	\$12,000	40.00	\$29,015	\$5,173	\$24,827	\$47,306	0.525	STANDISH CITY
040-3-000-000-820-21	539 S MAIN ST	01/27/23 WD	\$775,000	\$184,200	23.77	\$595,657	\$77,210	\$697,790	\$1,028,665	0.678	STANDISH CITY
040-3-200-000-137-00	206 E CEDAR ST	03/12/24 WD	\$92,500	\$33,400	36.11	\$83,001	\$33,753	\$58,747	\$97,714	0.601	STANDISH CITY
040-3-400-000-213-00	402 S MAIN ST	02/28/24 WD	\$335,000	\$140,200	41.85	\$309,447	\$53,538	\$281,462	\$507,756	0.554	STANDISH CITY

Totals: \$4,431,900 \$1,697,000 \$4,180,602 \$3,386,989 \$5,936,066

**COMMERCIAL &
INDUSTRIAL**

Sale. Ratio => 38.29 E.C.F. => 0.571
Std. Dev. => 15.13 Ave. E.C.F. => 0.565

2024 ECF => 0.55 2025 ECF => 0.56 / 0.57