

AuSable Township Land Value Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Sale \$ Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
020-015-100-008-00	3916 N US-23	07/29/22	WD	\$427,000	\$155,700	36.46	\$386,584	\$235,896	\$195,480	88.9	313.0	\$2,655	RESORT
020-022-300-010-00	3010 N US-23	08/11/23	WD	\$270,000	\$51,100	18.93	\$106,217	\$233,147	\$69,364	31.5	305.0	\$7,395	RESORT
021-A20-000-001-00	2490 N US-23	10/04/23	WD	\$347,500	\$124,800	35.91	\$260,249	\$278,651	\$191,400	87.0	250.0	\$3,203	RESORT
021-A60-000-005-00*	4030 N US-23	11/22/22	WD	\$200,000	\$60,500	30.25	\$171,237	\$200,000	\$171,237	77.8	290.0	\$2,570	RESORT
021-A60-000-007-00	4042 N US-23	02/09/24	WD	\$410,000	\$128,100	31.24	\$316,425	\$260,027	\$166,452	64.0	295.0	\$4,062	RESORT
021-G10-000-012-04	3388 N US-23	09/29/23	WD	\$303,000	\$89,400	29.50	\$183,541	\$199,370	\$79,911	36.3	290.0	\$5,489	RESORT
021-H30-003-013-00	2542 N US-23	07/27/22	WD	\$255,000	\$66,700	26.16	\$156,612	\$202,420	\$104,032	47.3	200.0	\$4,281	RESORT

Totals: **\$2,212,500** **\$676,300** **\$1,580,865** **\$1,609,511** **\$977,876** **432.8**

LAKE HURON UNDER 100' FRTG *VACANT **Sale. Ratio => 30.57** **Average per FF=> \$3,718**
Std. Dev. => 6.00

2024 FF RATE=> \$2,600 **2025 FF RATE=> 2,800.0**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
021-A60-000-004-00	4024 N US-23	03/17/23	WD	\$645,000	\$178,000	27.60	\$477,800	\$386,755	\$219,555	118.7	287.0	\$3,259	RESORT
021-G30-000-005-00	3812 N US-23	05/12/23	WD	\$653,000	\$200,000	30.63	\$425,530	\$390,788	\$163,318	88.3	330.0	\$4,427	RESORT

Totals: **\$1,298,000** **\$378,000** **\$903,330** **\$777,543** **\$382,873** **207.0**

LAKE HURON OVER 100' FRTG **Sale. Ratio => 29.12** **Average per FF=> \$3,757**
Std. Dev. => 2.14

2024 FF RATE=> \$2,050 **2025 FF RATE=> 2,200.0**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$ Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
020-022-200-006-00	3358 N US-23	07/15/22	WD	\$1,065,000	\$259,900	24.40	\$724,512	\$635,215	\$294,727	159.3	184.0	\$3,987	RESORT
021-G10-000-004-00	3526 N US-23	04/13/22	WD	\$400,000	\$126,100	31.53	\$322,945	\$266,516	\$189,461	102.4	330.0	\$2,602	RESORT
021-G10-000-005-00	3510 N US-23	09/22/22	LC	\$625,000	\$199,000	31.84	\$476,048	\$523,195	\$374,243	202.3	314.0	\$2,586	RESORT

Totals: **\$2,090,000** **\$585,000** **\$1,523,505** **\$1,424,926** **\$858,431** **464.0**

LAKE HURON COMMERCIAL **Sale. Ratio => 27.99** **Average per FF=> \$3,071**
Std. Dev. => 4.21

2024 FF RATE=> \$2,300 **2025 FF RATE=> \$3,050**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Class
021-G30-000-012-05	3734 N US-23	06/21/23	WD	\$253,000	\$106,200	41.98	\$221,416	\$99,584	\$68,000	RESORT	407
021-G30-000-012-21	3750 N US-23	05/01/23	WD	\$259,500	\$106,200	40.92	\$221,416	\$106,084	\$68,000	RESORT	407

Totals: **\$512,500** **\$212,400** **\$442,832** **\$205,668** **\$136,000**

LAKE HURON SURF N SANDS II **Sale. Ratio => 41.44** **2024 SITE=> \$72,000** **2025 SITE=> 75,000**
Std. Dev. => 0.74

Parcel Number	Street Address	Sale Date	Instr.	Sale \$ Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Class
021-H50-000-001-00	4390 N US-23	08/01/22	WD	\$92,000	\$32,500	35.33	\$72,278	\$47,722	\$28,000	RESORT	407
021-H50-000-003-00	4390 N US-23	07/18/22	WD	\$92,000	\$36,700	39.89	\$82,043	\$37,957	\$28,000	RESORT	407
021-H50-000-005-00	4390 N US-23	03/29/24	WD	\$115,000	\$35,400	30.78	\$91,619	\$61,381	\$38,000	RESORT	407
021-H50-000-009-00	4380 N US-23	09/19/23	WD	\$126,000	\$35,500	28.17	\$73,595	\$80,405	\$28,000	RESORT	407
021-H50-000-019-00	4370 N US-23	04/28/23	WD	\$210,000	\$78,500	37.38	\$163,187	\$102,813	\$56,000	RESORT	407
021-H50-000-021-00	4370 N US-23	11/10/23	WD	\$132,000	\$38,800	29.39	\$82,069	\$77,931	\$28,000	RESORT	407
021-H50-000-023-00	4370 N US-23	09/01/22	WD	\$97,650	\$36,700	37.58	\$82,043	\$43,607	\$28,000	RESORT	407
021-H50-000-031-00	4360 N US-23	05/01/23	WD	\$108,500	\$39,400	36.31	\$82,043	\$54,457	\$28,000	RESORT	407
021-H50-000-043-00	4340 N US-23	11/14/22	WD	\$105,000	\$36,800	35.05	\$82,268	\$50,732	\$28,000	RESORT	407
021-H50-000-044-00	4340 N US-23	08/01/22	WD	\$125,000	\$51,900	41.52	\$108,047	\$44,953	\$28,000	RESORT	407
021-H50-000-045-00	4340 N US-23	06/30/22	WD	\$123,400	\$51,900	42.06	\$108,047	\$43,353	\$28,000	RESORT	407

AuSable Township Land Value Study
April 1, 2022 - March 31, 2024

021-H50-000-051-00	4330 N US-23	08/02/23	WD	\$129,000	\$39,600	30.70	\$82,268	\$74,732	\$28,000	RESORT	407
021-H50-000-052-00	4330 N US-23	03/24/23	WD	\$117,500	\$47,500	40.43	\$98,833	\$46,667	\$28,000	RESORT	407
021-H50-000-054-00	4330 N US-23	10/27/22	WD	\$115,000	\$36,700	31.91	\$82,043	\$60,957	\$28,000	RESORT	407
021-H50-000-069-00	4310 N US-23	06/16/23	WD	\$111,750	\$38,800	34.72	\$80,679	\$59,071	\$28,000	RESORT	407

Totals: **\$1,799,800** **\$636,700** **\$1,371,062** **\$886,738** **\$458,000**

LAKE HURON
HURON SANDS Sale. Ratio => **35.38**
Std. Dev. => **4.48**

2024 SITE=> **\$38,000** **2025 SITE=>** **48,000**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Land Table	Class
021-S20-000-020-06	291 CHRYSLER	08/09/22	WD	\$242,500	\$81,900	33.77	\$182,351	\$128,149	\$68,000	RESORT	407
021-S20-000-020-14	281 CHRYSLER	06/23/23	WD	\$272,000	\$87,900	32.32	\$182,351	\$157,649	\$68,000	RESORT	407
021-S20-000-020-16	271 CHRYSLER	07/20/23	WD	\$265,000	\$87,900	33.17	\$182,351	\$150,649	\$68,000	RESORT	407

Totals: **\$779,500** **\$257,700** **\$547,053** **\$436,447** **\$204,000**

LAKE HURON
SURF N SANDS Sale. Ratio => **33.06**
Std. Dev. => **0.73**

2024 SITE=> **\$72,000** **2025 SITE=>** **75,000**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
021-O20-000-024-10	DELROSA DR	07/05/23	WD	\$36,000	\$19,200	53.33	\$38,407	\$36,000	\$38,407	264.0	198.0	\$136	N.W. AUSABLE
021-O20-000-036-00	4612 DELROSA DR	04/24/23	WD	\$120,000	\$38,200	31.83	\$81,257	\$51,545	\$12,802	111.3	198.0	\$463	N.W. AUSABLE

Totals: **\$156,000** **\$57,400** **\$119,664** **\$87,545** **\$51,209** **375.3**

NW AUSABLE
DELROSA Sale. Ratio => **36.79**
Std. Dev. => **15.20** Average per FF=> **\$233**

2024 FF RATE=> **\$115** **2025 FF RATE=>** **\$150**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
021-R10-000-008-00	4070 RIVER RD	10/12/23	WD	\$185,000	\$63,100	34.11	\$138,456	\$72,739	\$26,195	123.0	165.0	\$591	N.W. AUSABLE

Totals: **\$185,000** **\$63,100** **\$138,456** **\$72,739** **\$26,195** **123.0**

NW AUSABLE
RIVER RD Sale. Ratio => **34.11**
Std. Dev. => **#DIV/0!** Average per FF=> **\$591**

2024 FF RATE=> **\$230** **2025 FF RATE=>** **\$270**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
020-004-200-001-80	4100 MCNALL	12/15/23	WD	\$200,000	\$71,900	35.95	\$156,903	\$63,676	\$20,579	200.0	160.0	\$318	N.W. AUSABLE
021-R20-000-025-00	4049 MCNALL DR	01/26/24	WD	\$195,000	\$50,600	25.95	\$105,886	\$107,393	\$18,279	136.0	152.0	\$790	N.W. AUSABLE
021-R20-000-035-00	4089 MCNALL DR	07/13/23	WD	\$220,000	\$77,700	35.32	\$192,313	\$39,076	\$11,389	82.0	165.0	\$477	N.W. AUSABLE
021-S50-000-028-00	4165 SONNET AVE	07/01/22	WD	\$197,000	\$54,400	27.61	\$136,798	\$76,665	\$16,463	120.0	160.0	\$639	N.W. AUSABLE
021-S50-000-029-00	4935 MELODY LN	07/27/23	WD	\$143,000	\$66,700	46.64	\$139,788	\$29,028	\$25,816	160.0	240.0	\$181	N.W. AUSABLE
021-S50-000-031-00	4945 MELODY LN	08/14/23	WD	\$212,500	\$82,500	38.82	\$190,401	\$33,831	\$11,732	80.0	189.0	\$423	N.W. AUSABLE
021-S50-000-031-00	4945 MELODY LN	07/27/22	WD	\$188,000	\$73,200	38.94	\$190,401	\$9,331	\$11,732	80.0	189.0	\$117	N.W. AUSABLE
021-S50-000-046-00	4938 HARMONY DR	11/09/23	WD	\$190,000	\$69,300	36.47	\$146,414	\$58,239	\$14,653	144.0	122.8	\$404	N.W. AUSABLE

Totals: **\$1,545,500** **\$546,300** **\$1,258,904** **\$417,239** **\$130,643** **1,002.0**

NW AUSABLE
SILVER SANDS Sale. Ratio => **35.35**
Std. Dev. => **6.56** Average per FF=> **\$416**

2024 FF RATE=> **\$250** **2025 FF RATE=>** **\$270**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
021-L20-004-004-20	213 E LAKE ST	10/02/23	WD	\$80,000	\$31,300	39.13	\$65,142	\$26,333	\$11,475	66.0	190.0	\$399	VILLAGE-EAST
021-L20-006-001-00	114 E LAKE ST	07/14/23	WD	\$136,000	\$62,800	46.18	\$131,908	\$20,366	\$16,274	93.5	100.0	\$218	VILLAGE-EAST
021-S30-000-010-00	210 E LAKE ST	09/14/22	WD	\$140,000	\$39,300	28.07	\$88,276	\$64,235	\$12,511	71.9	135.0	\$893	VILLAGE-EAST

AuSable Township Land Value Study
April 1, 2022 - March 31, 2024

Totals:	\$356,000	\$133,400		\$285,326	\$110,934	\$40,260	231.4
RESIDENTIAL VILLAGE EAST				Sale. Ratio =>	37.47	Average per FF=>	\$479
				Std. Dev. =>	9.13		
				2024 FF RATE=>	\$200	2025 FF RATE=>	\$250

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
020-003-300-017-00	260 MILL ST	08/28/23	WD	\$410,000	\$333,500	81.34	\$680,302	\$164,974	\$435,276	678.8	665.0	\$243	RIVER
021-L10-001-013-00	295 HARBOR ST	02/24/23	WD	\$210,000	\$59,600	28.38	\$166,109	\$90,274	\$46,383	64.0	95.0	\$1,411	RIVER
Totals:				\$620,000	\$393,100		\$846,411	\$255,248	\$481,659	742.7			
RESIDENTIAL AUSABLE RIVER FRT							Sale. Ratio =>	63.40	Average per FF=>	\$344			
							Std. Dev. =>	37.45					
							2024 FF RATE=>	\$1,100	2025 FF RATE=>	1,100.0			

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
021-A30-000-084-00	AUSABLE POINT RD	11/01/23	WD	\$14,500	\$10,000	68.97	\$20,090	\$14,500	\$20,090	91.3	461.0	\$159	S.E. AUSABLE
021-A30-000-085-00	2201 AUSABLE POINT RD	11/01/22	QC	\$14,900	\$10,000	67.11	\$20,003	\$14,900	\$20,003	90.9	456.0	\$164	S.E. AUSABLE
021-A30-000-092-00	2230 N US-23	04/28/23	WD	\$214,000	\$124,600	58.22	\$256,418	\$79,209	\$121,627	552.9	535.0	\$143	S.E. AUSABLE
021-A30-000-101-00	2206 N US-23	01/24/23	WD	\$146,900	\$45,100	30.70	\$115,809	\$52,520	\$21,429	97.4	515.0	\$539	S.E. AUSABLE
021-A30-000-104-00	2144 N US-23	12/22/23	WD	\$129,500	\$54,900	42.39	\$115,341	\$82,720	\$68,561	311.6	1676.5	\$265	S.E. AUSABLE
021-A30-000-108-00	2180 N US-23	06/16/22	WD	\$7,500	\$12,800	170.67	\$25,532	\$7,500	\$25,532	116.1	798.0	\$65	S.E. AUSABLE
021-A30-000-113-00	2140 N US-23	05/27/22	WD	\$199,000	\$48,400	24.32	\$160,984	\$62,519	\$24,503	111.4	720.0	\$561	S.E. AUSABLE
Totals:				\$726,300	\$305,800		\$714,177	\$313,868	\$301,745	1,371.6			
SE AUSABLE							Sale. Ratio =>	42.10	Average per FF=>	\$229			
							Std. Dev. =>	49.27					
							2024 FF RATE=>	\$220	2025 FF RATE=>	\$220			

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
021-A20-000-024-00	2401 N US-23	02/23/24	WD	\$198,000	\$74,200	37.47	\$216,369	\$3,314	\$21,683	86.7	915.0	\$38	FOREST
021-A70-000-015-00	3642 FOREST RD	01/22/24	WD	\$234,000	\$91,300	39.02	\$190,885	\$86,489	\$43,374	241.0	577.0	\$359	FOREST
021-H30-004-002-00*	N US-23	02/17/23	WD	\$10,000	\$5,000	50.00	\$11,936	\$10,000	\$11,936	88.4	147.0	\$113	FOREST
021-H30-005-005-00	2825 N US-23	09/21/22	WD	\$135,000	\$33,500	24.81	\$86,090	\$66,910	\$18,000	100.0	200.0	\$669	FOREST
021-H30-005-015-00	2785 N US-23	02/26/24	WD	\$185,000	\$57,700	31.19	\$186,620	\$35,780	\$37,400	100.0	200.0	\$358	FOREST
021-H30-005-040-00	2651 N US-23	11/28/23	WD	\$185,000	\$64,600	34.92	\$136,207	\$66,793	\$18,000	100.0	200.0	\$668	FOREST
021-H30-005-040-00	2651 N US-23	09/28/22	WD	\$155,000	\$38,500	24.84	\$136,207	\$36,793	\$18,000	100.0	200.0	\$368	FOREST
021-L30-000-026-00	3779 N US-23	04/17/23	WD	\$120,000	\$60,400	50.33	\$126,438	\$20,562	\$27,000	150.0	200.0	\$137	FOREST
021-L40-000-018-00	3535 N US-23	09/08/23	WD	\$130,000	\$63,800	49.08	\$132,695	\$37,060	\$39,755	220.9	250.0	\$168	FOREST
021-L50-004-004-00	3231 N US-23	05/03/22	WD	\$110,000	\$42,800	38.91	\$102,176	\$26,387	\$18,563	103.1	432.0	\$256	FOREST
Totals:				\$1,462,000	\$531,800		\$1,325,623	\$390,088	\$253,711	1,290.1			
FOREST	*VACANT						Sale. Ratio =>	36.37	Average per FF=>	\$302			
							Std. Dev. =>	9.57					
							2024 FF RATE=>	\$250	2025 FF RATE=>	\$ 250			

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Land Table
021-D10-000-022-25	146 SIXTH ST	08/01/23	WD	\$235,000	\$81,000	34.47	\$175,522	\$98,721	\$39,243	196.2	143.0	\$503	VILLAGE WEST OF US-23
Totals:				\$235,000	\$81,000		\$175,522	\$98,721	\$39,243	196.2			
VILLAGE WEST BAYOU							Sale. Ratio =>	34.47	Average per FF=>	\$503			
							Std. Dev. =>	#DIV/0!					
							2024 FF RATE=>	\$200	2025 FF RATE=>	\$220			

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020-003-300-020-00	313 FOREST RD	12/28/23	WD	\$195,000	\$82,100	42.10	\$172,033	\$52,221	\$29,254	225.9	229.0	\$231	VILLAGE WEST OF US-23

AuSable Township Land Value Study
April 1, 2022 - March 31, 2024

021-A10-000-011-00	4569 SUNSET ST	03/08/24	WD	\$110,000	\$39,600	36.00	\$94,569	\$31,431	\$16,000	100.0	150.0	\$314	VILLAGE WEST OF US-23
021-A10-000-039-00	4681 SUNSET ST	09/29/23	WD	\$147,000	\$37,600	25.58	\$94,239	\$61,011	\$8,250	75.0	150.0	\$813	VILLAGE WEST OF US-23
021-A10-000-050-10	4690 SUNSET ST	11/01/22	WD	\$140,000	\$34,200	24.43	\$85,542	\$75,678	\$21,220	192.9	133.0	\$392	VILLAGE WEST OF US-23
021-A10-000-072-00	4681 RIVER ST	06/14/22	WD	\$120,000	\$34,200	28.50	\$83,251	\$45,374	\$8,625	75.0	150.0	\$605	VILLAGE WEST OF US-23
021-B10-000-001-00	4489 JOHNSON RD	12/02/22	WD	\$175,000	\$68,000	38.86	\$148,496	\$83,816	\$57,312	502.9	450.0	\$167	VILLAGE WEST OF US-23
021-B10-000-032-00	4176 FOREST RD	03/29/23	WD	\$169,000	\$101,600	60.12	\$241,101	\$4,391	\$76,492	684.7	762.7	\$6	VILLAGE WEST OF US-23
021-B20-000-057-00	4470 ORRIN COURT	11/04/22	WD	\$140,900	\$39,600	28.11	\$101,056	\$46,707	\$6,863	62.4	150.0	\$749	VILLAGE WEST OF US-23
021-B20-000-066-00	4078 LESTER ST	04/18/22	WD	\$149,000	\$52,900	35.50	\$105,852	\$59,548	\$16,400	142.6	300.0	\$418	VILLAGE WEST OF US-23
021-C30-000-010-00	4039 N US-23	08/28/23	WD	\$90,000	\$29,600	32.89	\$61,879	\$37,925	\$9,804	89.1	150.0	\$426	VILLAGE WEST OF US-23
021-C30-000-013-00	4015 N US-23	08/16/23	WD	\$73,400	\$15,000	20.44	\$31,381	\$46,921	\$4,902	44.6	150.0	\$1,053	VILLAGE WEST OF US-23
021-C30-000-015-00*	N US-23	07/14/23	WD	\$6,000	\$3,900	65.00	\$7,843	\$6,000	\$7,843	89.1	150.0	\$67	VILLAGE WEST OF US-23
021-D10-000-016-00	218 MILL ST	06/14/23	WD	\$130,000	\$35,500	27.31	\$90,242	\$48,008	\$8,250	75.0	150.0	\$640	VILLAGE WEST OF US-23
021-H20-000-007-00	107 OLD US-23	03/31/23	LC	\$75,500	\$27,800	36.82	\$66,478	\$16,519	\$7,497	80.2	145.0	\$206	VILLAGE WEST OF US-23
021-H20-000-020-00	205 W MILL ST	03/12/24	WD	\$170,000	\$42,300	24.88	\$106,311	\$87,576	\$23,887	119.4	150.0	\$733	VILLAGE WEST OF US-23
021-L11-005-003-00	410 CHURCH ST	08/04/22	WD	\$129,900	\$40,400	31.10	\$104,412	\$43,020	\$17,532	159.4	100.0	\$270	VILLAGE WEST OF US-23
021-L11-008-006-00	304 E SECOND ST	05/02/23	WD	\$130,000	\$34,400	26.46	\$71,646	\$73,786	\$15,432	140.3	240.0	\$526	VILLAGE WEST OF US-23
021-P10-002-001-50*	FIRST ST	05/15/23	WD	\$3,000	\$2,600	86.67	\$5,104	\$3,000	\$5,104	58.0	179.0	\$52	VILLAGE WEST OF US-23
021-P10-009-005-00	385 THIRD ST	12/01/22	WD	\$159,900	\$40,300	25.20	\$117,932	\$52,256	\$10,288	93.5	120.0	\$559	VILLAGE WEST OF US-23
021-P10-010-005-00	393 SECOND ST	11/14/23	WD	\$80,000	\$21,000	26.25	\$44,872	\$40,272	\$5,144	46.8	120.0	\$861	VILLAGE WEST OF US-23
021-S10-003-003-00	415 SECOND ST	08/19/22	WD	\$98,000	\$27,700	28.27	\$66,638	\$38,014	\$6,652	60.5	154.0	\$629	VILLAGE WEST OF US-23
021-S10-003-008-00	250 SYCAMORE ST	07/28/22	WD	\$90,000	\$24,000	26.67	\$57,780	\$38,393	\$6,173	56.1	120.0	\$684	VILLAGE WEST OF US-23
021-S10-006-009-00	517 FIRST ST	02/12/24	WD	\$135,000	\$28,000	20.74	\$69,066	\$80,101	\$14,167	88.5	100.0	\$905	VILLAGE WEST OF US-23
021-S10-008-005-00	249 SW STATE ST	09/23/22	WD	\$119,000	\$29,900	25.13	\$87,595	\$36,347	\$4,942	44.9	105.0	\$809	VILLAGE WEST OF US-23
021-S10-008-006-00	259 SW STATE ST	05/21/23	WD	\$98,000	\$20,700	21.12	\$57,307	\$45,635	\$4,942	44.9	105.0	\$1,016	VILLAGE WEST OF US-23
021-S10-008-010-00	299 SW STATE ST	06/14/22	WD	\$94,000	\$32,300	34.36	\$79,739	\$18,771	\$4,510	41.0	110.0	\$458	VILLAGE WEST OF US-23
021-S10-008-011-00	114 STOCKMAN ST	12/29/23	WD	\$121,625	\$43,600	35.85	\$93,025	\$40,033	\$11,433	103.9	132.0	\$385	VILLAGE WEST OF US-23
021-S10-008-015-00	112 STOCKMAN ST	06/21/23	WD	\$90,000	\$41,100	45.67	\$86,243	\$14,319	\$10,562	96.0	131.0	\$149	VILLAGE WEST OF US-23
021-S10-014-001-00	305 SW STATE ST	11/17/23	WD	\$135,000	\$37,400	27.70	\$83,766	\$56,560	\$5,326	48.4	111.0	\$1,168	VILLAGE WEST OF US-23
021-S10-014-005-00	321 SW STATE ST	08/02/23	WD	\$105,500	\$21,800	20.66	\$58,001	\$52,825	\$5,326	48.4	111.0	\$1,091	VILLAGE WEST OF US-23
021-S10-014-017-00*	108 SECOND ST	08/18/23	WD	\$20,000	\$5,700	28.50	\$11,410	\$20,000	\$11,410	103.7	225.0	\$193	VILLAGE WEST OF US-23
021-S10-017-001-00	100 SMITH ST	05/12/23	WD	\$85,500	\$24,000	28.07	\$55,634	\$35,479	\$5,613	51.0	110.0	\$695	VILLAGE WEST OF US-23
021-S10-017-016-00	142 SMITH ST	06/28/22	WD	\$87,500	\$22,500	25.71	\$60,963	\$31,407	\$4,870	44.3	100.0	\$709	VILLAGE WEST OF US-23
021-S10-017-019-00	124 SMITH ST	11/18/22	WD	\$65,000	\$31,700	48.77	\$78,144	(\$8,274)	\$4,870	44.3	100.0	(\$187)	VILLAGE WEST OF US-23
021-S10-017-020-00	120 SMITH ST	10/27/23	WD	\$105,000	\$23,500	22.38	\$49,460	\$60,410	\$4,870	44.3	100.0	\$1,364	VILLAGE WEST OF US-23
021-T20-000-021-00*	4767 MACKENZIE RD	07/15/22	WD	\$9,000	\$7,300	81.11	\$14,005	\$9,000	\$14,005	127.3	176.0	\$71	VILLAGE WEST OF US-23
021-V10-008-001-00	314 SECOND ST	03/31/23	WD	\$55,000	\$15,400	28.00	\$42,473	\$16,642	\$4,115	37.4	120.0	\$445	VILLAGE WEST OF US-23
021-V10-014-001-00	310 SMITH ST	06/16/23	LC	\$40,000	\$25,000	62.50	\$49,079	(\$4,372)	\$4,707	61.1	50.0	(\$72)	VILLAGE WEST OF US-23
021-V10-020-003-00	1014 FARNSWORTH ST	11/06/23	WD	\$130,000	\$47,300	36.38	\$112,460	\$29,904	\$12,364	112.4	139.0	\$266	VILLAGE WEST OF US-23

Totals:				\$4,076,725	\$1,291,500		\$3,047,027	\$1,526,654	\$496,956	4,315.5		
VILLAGE WEST STANDARD	*VACANT					Sale. Ratio =>	31.68		Average per FF=>	\$354		
						Std. Dev. =>	15.93					

2024 FF RATE=> \$160 2025 FF RATE=> \$220

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
021-A15-000-009-00	991 S STATE ST	05/06/23	QC	\$2,000	\$900	45.00	\$1,800	\$2,000	\$1,800
021-A15-000-014-00	991 S STATE ST	01/10/24	WD	\$4,000	\$900	22.50	\$1,800	\$4,000	\$1,800
021-A15-000-025-00	991 S STATE ST	06/21/23	WD	\$500	\$700	140.00	\$1,300	\$500	\$1,300
021-A15-000-039-00	991 S STATE ST	07/15/22	WD	\$1,275	\$700	54.90	\$1,300	\$1,275	\$1,300
021-A15-000-058-00	991 S STATE ST	05/24/23	QC	\$1,000	\$400	40.00	\$720	\$1,000	\$720
021-A15-000-062-00	991 S STATE ST	10/24/23	QC	\$500	\$700	140.00	\$1,300	\$500	\$1,300
021-A15-000-071-00	991 S STATE ST	10/01/23	QC	\$300	\$700	233.33	\$1,300	\$300	\$1,300
021-A15-000-094-00	991 S STATE ST	12/14/23	QC	\$800	\$900	112.50	\$1,800	\$800	\$1,800

AuSable Township Land Value Study
April 1, 2022 - March 31, 2024

021-A15-000-100-00	991 S STATE ST	04/03/23	QC	\$2,500	\$900	36.00	\$1,800	\$2,500	\$1,800
Totals:				\$12,875	\$6,800		\$13,120	\$12,875	\$13,120
AHCC MARINA						Sale. Ratio =>	52.82		
BOAT SLIPS						Std. Dev. =>	70.05		

Parcel Number	Street Address	Sale Date	Instr.	Sale \$ Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Effic. Front	Depth	Dollars/FF	Class	Rate Group 1
021-A16-000-001-00*	FIGHTING FISH DR	06/12/23	WD	\$54,000	\$7,500	13.89	\$14,933	\$53,344	23.8	56.0	\$2,242	401	ALG CHANNEL
021-A16-000-020-00*	FIGHTING FISH CT	12/20/22	WD	\$59,500	\$10,400	17.48	\$20,763	\$59,500	31.0	78.0	\$1,920	401	CAMP RIVER INFL
021-A16-000-021-00*	FIGHTING FISH DR	01/11/23	WD	\$70,000	\$12,500	17.86	\$25,512	\$65,794	31.8	85.0	\$2,069	401	CAMP RIVER INFL
021-A16-000-025-00*	FIGHTING FISH DR	10/17/22	WD	\$84,000	\$11,900	14.17	\$23,950	\$81,417	43.2	94.0	\$1,884	401	CAMP RIVER INFL
021-A16-000-047-00	FIGHTING FISH DR	06/12/23	WD	\$20,000	\$8,000	40.00	\$16,000	\$20,000	32.0	47.0	\$625	401	INTERIOR
021-A16-000-048-00	FIGHTING FISH DR	06/16/23	WD	\$62,000	\$8,000	12.90	\$16,067	\$61,082	30.3	41.0	\$2,016	401	INTERIOR
021-A16-000-057-00	BROWN TROUT DR	07/01/22	WD	\$56,000	\$7,100	12.68	\$16,857	\$55,278	32.3	48.0	\$1,713	401	INTERIOR
021-A16-000-063-00	BROWN TROUT DR	06/29/23	WD	\$15,000	\$10,100	67.33	\$20,296	\$12,807	36.2	64.0	\$354	401	INTERIOR
021-A16-000-087-00*	BROWN TROUT DR	09/09/22	QC	\$49,000	\$11,500	23.47	\$26,850	\$43,784	63.2	98.0	\$693	401	INTERIOR
021-A16-000-087-00*	BROWN TROUT DR	08/24/23	QC	\$55,000	\$11,300	20.55	\$22,850	\$49,784	39.2	38.0	\$1,270	401	INTERIOR
021-A16-000-090-00	BROWN TROUT DR	09/18/23	QC	\$36,000	\$10,600	29.44	\$21,225	\$34,901	40.3	61.0	\$867	401	INTERIOR
021-A16-000-096-00	BROWN TROUT DR	07/21/22	WD	\$31,000	\$7,000	22.58	\$16,879	\$29,121	30.0	40.0	\$971	401	INTERIOR
021-A16-000-101-00*	STEELHEAD RUN	10/14/22	WD	\$32,000	\$7,600	23.75	\$15,253	\$31,093	34.5	36.0	\$901	401	INTERIOR
021-A16-000-104-00	STEELHEAD RUN	05/04/23	WD	\$25,500	\$7,700	30.20	\$15,430	\$25,500	34.3	38.0	\$744	401	INTERIOR
021-A16-000-116-00*	STEELHEAD RUN	12/23/22	WD	\$63,000	\$17,300	27.46	\$34,895	\$59,891	75.7	63.0	\$791	401	INTERIOR
021-A16-000-136-00	LAKE TROUT DR	08/19/22	WD	\$30,000	\$7,800	26.00	\$18,594	\$27,406	32.0	47.0	\$856	401	INTERIOR
021-A16-000-188-00	R.F. BOAT SLIPS	08/12/22	QC	\$1,000	\$900	90.00	\$2,000	\$1,000	12.0	30.0	\$83	402	12X30 RF SLIP
021-A16-000-189-00	R.F. BOAT SLIPS	06/15/22	QC	\$1,200	\$900	75.00	\$2,000	\$1,200	12.0	30.0	\$100	402	12X30 RF SLIP
Totals:				\$744,200	\$158,100		\$330,354	\$712,902	633.7				
AHCC						Sale. Ratio =>	21.24						
CAMPGROUND						Std. Dev. =>	22.67						

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value
021-M15-000-001-00	4498 N US-23	08/19/22	WD	\$15,000	\$5,100	34.00	\$10,179	\$15,000	\$10,179
021-M15-000-011-00	4498 N US-23	04/11/22	QC	\$2,700	\$2,400	88.89	\$4,860	\$2,700	\$4,860
021-M15-000-018-00	4498 N US-23	10/06/23	QC	\$8,000	\$2,300	28.75	\$4,617	\$8,000	\$4,617
021-M15-000-026-00	4498 N US-23	04/07/22	QC	\$2,000	\$1,400	70.00	\$2,808	\$2,000	\$2,808
021-M15-000-030-00	4498 N US-23	07/08/22	QC	\$1,800	\$1,400	77.78	\$2,808	\$1,800	\$2,808
021-M15-000-032-00	4498 N US-23	07/30/22	QC	\$2,500	\$1,400	56.00	\$2,808	\$2,500	\$2,808
021-M15-000-043-00	4498 N US-23	06/21/22	QC	\$3,000	\$1,400	46.67	\$2,808	\$3,000	\$2,808
021-M15-000-052-00	4498 N US-23	08/05/23	QC	\$1,750	\$600	34.29	\$1,123	\$1,750	\$1,123
021-M15-000-056-00	4498 N US-23	05/28/22	QC	\$2,000	\$600	30.00	\$1,123	\$2,000	\$1,123
021-M15-000-059-00	4498 N US-23	03/20/23	QC	\$2,200	\$600	27.27	\$1,123	\$2,200	\$1,123
021-M15-000-061-00	4498 N US-23	05/13/23	QC	\$2,000	\$600	30.00	\$1,123	\$2,000	\$1,123
021-M15-000-066-00	4498 N US-23	09/07/23	QC	\$1,800	\$600	33.33	\$1,123	\$1,800	\$1,123
021-M15-000-080-00	4498 N US-23	02/14/24	QC	\$3,000	\$600	20.00	\$1,690	\$3,000	\$1,690
021-M15-000-080-00	4498 N US-23	05/06/22	QC	\$1,730	\$600	34.68	\$1,248	\$1,730	\$1,248
021-M15-000-084-00	4498 N US-23	05/16/22	QC	\$2,200	\$600	27.27	\$1,248	\$2,200	\$1,248
021-M15-000-086-00	4498 N US-23	07/26/22	QC	\$1,000	\$1,500	150.00	\$2,938	\$1,000	\$2,938
021-M15-000-090-00	4498 N US-23	11/30/23	QC	\$3,500	\$1,500	42.86	\$2,938	\$3,500	\$2,938
021-M15-000-095-00	4498 N US-23	03/22/23	WD	\$3,500	\$1,500	42.86	\$2,938	\$3,500	\$2,938
021-M15-000-101-00	4498 N US-23	09/08/23	QC	\$1,000	\$1,500	150.00	\$2,938	\$1,000	\$2,938
021-M15-000-106-00	4498 N US-23	12/02/22	QC	\$3,000	\$900	30.00	\$1,716	\$3,000	\$1,716

AuSable Township Land Value Study
April 1, 2022 - March 31, 2024

021-M15-000-117-00	4498 N US-23	06/16/23	WD	\$2,000	\$2,300	115.00	\$4,536	\$2,000	\$4,536
021-M15-000-117-00	4498 N US-23	01/16/24	QC	\$5,000	\$2,300	46.00	\$4,536	\$5,000	\$4,536
021-M15-000-119-00	4498 N US-23	05/19/22	WD	\$3,500	\$2,300	65.71	\$4,536	\$3,500	\$4,536
Totals:				\$74,180	\$34,000		\$67,765	\$74,180	\$67,765
MAIN PIER MARINA							Sale. Ratio =>	45.83	
BOAT SLIPS							Std. Dev. =>	37.64	

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Class	Land Table
021-A30-000-108-00*	2180 N US-23	06/16/22	WD	\$7,500	\$12,800	170.67	\$25,532	\$7,500	\$25,532	1.83	\$4,094	402	S.E. AUSABLE
020-003-300-005-60	174 SIXTH ST	03/08/23	WD	\$252,000	\$0	0.00	\$254,878	\$18,722	\$21,600	3.00	\$6,241	401	VILLAGE WEST OF US-23
020-033-300-003-00	2047 N US-23	08/09/23	WD	\$80,000	\$43,500	54.38	\$88,993	\$43,567	\$52,560	3.66	\$11,891	401	FOREST
021-A30-000-129-00	2062 N US-23	02/14/24	WD	\$320,000	\$160,500	50.16	\$352,449	\$3,076	\$35,525	4.64	\$664	401	S.E. AUSABLE
020-021-400-001-17**	3075 EAGLE DRIVE	11/09/22	WD	\$44,900	\$10,700	23.83	\$21,350	\$44,900	\$21,350	5.60	\$8,018	001	FOREST
020-027-200-003-00**	2801 N US-23	02/07/23	WD	\$355,000	\$77,000	21.69	\$224,990	\$192,240	\$62,230	7.10	\$27,080	401	FOREST
021-A20-000-014-10	2417 N US-23	02/08/24	WD	\$240,000	\$106,000	44.17	\$221,309	\$61,986	\$43,295	8.72	\$7,105	401	FOREST
Totals:				\$1,299,400	\$410,500		\$1,189,501	\$371,991	\$262,092	34.56			
RESIDENTIAL 0-9.99 ACRES				**Mult Parcel			Sale. Ratio =>	31.59		Average			
				*Vacant			Std. Dev. =>	55.63		per Net Acre=>	10,765.19		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Class	Land Table
020-033-100-001-00*	WEST AUSABLE PT RD	11/18/22	WD	\$39,950	\$26,300	65.83	\$65,970	\$39,950	\$65,970	12.00	\$3,331	402	FOREST
020-010-200-003-25*	FOREST RD	06/07/22	WD	\$25,000	\$11,700	46.80	\$31,950	\$25,000	\$31,950	12.00	\$2,083	402	VILLAGE WEST OF US-23
020-021-400-001-25* **	EAGLE DRIVE	02/16/24	WD	\$40,000	\$30,700	76.75	\$99,637	\$40,000	\$99,637	13.58	\$2,946	402	FOREST
020-033-100-004-00*	WEST AUSABLE PT RD	09/29/23	WD	\$65,000	\$37,500	57.69	\$75,000	\$65,000	\$75,000	25.00	\$2,600	402	FOREST
020-032-400-004-00*	N US-23	11/01/22	WD	\$75,512	\$35,200	46.62	\$78,660	\$75,512	\$78,660	41.40	\$1,824	402	FOREST
020-032-400-003-00**	1985 N US-23	10/26/22	WD	\$850,000	\$299,200	35.20	\$751,143	\$450,993	\$245,742	69.00	\$6,536	401	FOREST
020-033-200-002-00* **	WEST AUSABLE PT RD	08/18/23	WD	\$130,000	\$59,400	45.69	\$118,809	\$130,000	\$118,809	70.01	\$1,857	402	FOREST
Totals:				\$1,225,462	\$500,000		\$1,221,169	\$826,455	\$715,768	242.99			
RESIDENTIAL 10+ ACRES				**Mult Parcel			Sale. Ratio =>	40.80		Average			
				*Vacant			Std. Dev. =>	14.13		per Net Acre=>	3,401.26		

RESIDENTIAL ACREAGE											
ACRES	2024 PA RATE	2025 PA RATE	ACRES	2024 PA RATE	2025 PA RATE	ACRES	2024 PA RATE	2025 PA RATE	ACRES	2024 PA RATE	2025 PA RATE
1	\$ 10,000	\$ 10,700	3	\$ 8,000	\$ 8,000	10	\$ 3,700	\$ 3,400	30	\$ 2,600	\$ 2,600
1.5	\$ 10,000	\$ 10,700	4	\$ 7,800	\$ 7,800	15	\$ 3,400	\$ 3,300	40	\$ 2,400	\$ 2,400
2	\$ 8,800	\$ 9,000	5	\$ 7,600	\$ 7,600	20	\$ 3,300	\$ 3,200	50	\$ 2,200	\$ 2,200
2.5	\$ 8,800	\$ 9,000	7	\$ 7,400	\$ 7,400	25	\$ 3,200	\$ 3,100	100	\$ 2,000	\$ 2,000