

AuSable Township Economic Condition Factor (ECF) 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.	Floor Area	\$/Sq.Ft.	ECF Area
020-015-100-008-00	3916 N US-23	07/29/22	WD	\$427,000	\$155,700	36.46	\$454,335	\$248,793	\$178,207	\$186,856	0.954	1,662	\$107.22	0003
020-022-300-010-00	3010 N US-23	08/11/23	WD	\$270,000	\$51,100	18.93	\$141,942	\$88,281	\$181,719	\$48,783	3.725	636	\$285.72	0003
021-A20-000-001-00	2490 N US-23	10/04/23	WD	\$347,500	\$124,800	35.91	\$317,038	\$246,726	\$100,774	\$63,920	1.577	825	\$122.15	0003
021-A60-000-004-00	4024 N US-23	03/17/23	WD	\$645,000	\$178,000	27.60	\$531,478	\$255,958	\$389,042	\$250,473	1.553	3,816	\$101.95	0003
021-A60-000-007-00	4042 N US-23	02/09/24	WD	\$410,000	\$128,100	31.24	\$325,485	\$180,530	\$229,470	\$131,777	1.741	1,439	\$159.46	0003
021-G10-000-012-04	3388 N US-23	09/29/23	WD	\$303,000	\$89,400	29.50	\$212,434	\$106,232	\$196,768	\$96,547	2.038	1,217	\$161.68	0003
021-G30-000-005-00	3812 N US-23	05/12/23	WD	\$653,000	\$200,000	30.63	\$471,507	\$196,955	\$456,045	\$249,593	1.827	1,914	\$238.27	0003
021-H30-003-013-00	2542 N US-23	07/27/22	WD	\$255,000	\$66,700	26.16	\$188,575	\$132,404	\$122,596	\$51,065	2.401	780	\$157.17	0003

Totals: **\$3,310,500** **\$993,800** **\$2,642,794** **\$1,854,621** **\$1,079,014** **\$166.70**

RESIDENTIAL LAKE HURON FRTG **Sale. Ratio =>** **30.02**
Std. Dev. => **5.61** **E.C.F. =>** **1.977**

2024 ECF=> **1.10** **2025 ECF=>** **1.20**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-H50-000-001-00	4390 N US-23	08/01/22	WD	\$92,000	\$32,500	35.33	\$97,219	\$46,000	\$46,000	\$65,665	0.701	616	\$74.68	0006
021-H50-000-003-00	4390 N US-23	07/18/22	WD	\$92,000	\$36,700	39.89	\$104,513	\$52,000	\$40,000	\$67,324	0.594	638	\$62.70	0006
021-H50-000-005-00	4390 N US-23	03/29/24	WD	\$115,000	\$35,400	30.78	\$96,954	\$46,000	\$69,000	\$65,326	1.056	616	\$112.01	0006
021-H50-000-009-00	4380 N US-23	09/19/23	WD	\$126,000	\$35,500	28.17	\$98,747	\$46,000	\$80,000	\$67,624	1.183	616	\$129.87	0006
021-H50-000-019-00	4370 N US-23	04/28/23	WD	\$210,000	\$78,500	37.38	\$203,957	\$92,000	\$118,000	\$127,224	0.927	1,276	\$92.48	0006
021-H50-000-021-00	4370 N US-23	11/10/23	WD	\$132,000	\$38,800	29.39	\$106,131	\$52,000	\$80,000	\$69,399	1.153	616	\$129.87	0006
021-H50-000-023-00	4370 N US-23	09/01/22	WD	\$97,650	\$36,700	37.58	\$106,095	\$52,000	\$45,650	\$69,353	0.658	638	\$71.55	0006
021-H50-000-031-00	4360 N US-23	05/01/23	WD	\$108,500	\$39,400	36.31	\$106,095	\$52,000	\$56,500	\$69,353	0.815	638	\$88.56	0006
021-H50-000-043-00	4340 N US-23	11/14/22	WD	\$105,000	\$36,800	35.05	\$106,359	\$52,000	\$53,000	\$69,691	0.760	638	\$83.07	0006
021-H50-000-044-00	4340 N US-23	08/01/22	WD	\$125,000	\$51,900	41.52	\$132,371	\$52,000	\$73,000	\$91,331	0.799	728	\$100.27	0006
021-H50-000-045-00	4340 N US-23	06/30/22	WD	\$123,400	\$51,900	42.06	\$132,371	\$52,000	\$71,400	\$91,331	0.782	728	\$98.08	0006
021-H50-000-051-00	4330 N US-23	08/02/23	WD	\$129,000	\$39,600	30.70	\$106,359	\$52,000	\$77,000	\$69,691	1.105	638	\$120.69	0006
021-H50-000-052-00	4330 N US-23	03/24/23	WD	\$117,500	\$47,500	40.43	\$126,371	\$46,000	\$71,500	\$91,331	0.783	728	\$98.21	0006
021-H50-000-054-00	4330 N US-23	10/27/22	WD	\$115,000	\$36,700	31.91	\$106,095	\$52,000	\$63,000	\$69,353	0.908	638	\$98.75	0006
021-H50-000-069-00	4310 N US-23	06/16/23	WD	\$111,750	\$38,800	34.72	\$104,513	\$52,000	\$59,750	\$67,324	0.887	638	\$93.65	0006

Totals: **\$1,799,800** **\$636,700** **\$1,734,150** **\$1,003,800** **\$1,151,318** **\$96.96**

RESIDENTIAL HURON SANDS CONDO **Sale. Ratio =>** **35.38**
Std. Dev. => **4.48** **E.C.F. =>** **0.878**

2024 ECF=> **0.78 1BR/0.88 2 BR** **2025 ECF=>** **0.88**

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.	Floor Area	\$/Sq.Ft.	ECF Area
021-G30-000-012-05	3734 N US-23	06/21/23	WD	\$253,000	\$106,200	41.98	\$235,336	\$74,000	\$179,000	\$185,444	0.965	1,368	\$130.85	0006S
021-G30-000-012-21	3750 N US-23	05/01/23	WD	\$259,500	\$106,200	40.92	\$235,336	\$74,000	\$185,500	\$185,444	1.000	1,368	\$135.60	0006S

Totals: **\$512,500** **\$212,400** **\$470,672** **\$364,500** **\$370,887** **\$133.22**

RESIDENTIAL SURF N SANDS II **Sale. Ratio =>** **41.44**
Std. Dev. => **0.74** **E.C.F. =>** **0.983**

2024 ECF=> **0.87** **2025 ECF=>** **0.98**

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.	Floor Area	\$/Sq.Ft.	ECF Area
021-S20-000-020-06	291 CHRYSLER	08/09/22	WD	\$242,500	\$81,900	33.77	\$228,515	\$74,000	\$168,500	\$177,603	0.949	1,368	\$123.17	0006B
021-S20-000-020-14	281 CHRYSLER	06/23/23	WD	\$272,000	\$87,900	32.32	\$228,515	\$74,000	\$198,000	\$177,603	1.115	1,368	\$144.74	0006B
021-S20-000-020-16	271 CHRYSLER	07/20/23	WD	\$265,000	\$87,900	33.17	\$228,515	\$74,000	\$191,000	\$177,603	1.075	1,368	\$139.62	0006B

AuSable Township Economic Condition Factor (ECF) Study
April 1, 2022 - March 31, 2024

Totals:	\$779,500	\$257,700	\$685,545	\$557,500	\$532,810	\$135.84
RESIDENTIAL		Sale. Ratio =>	33.06			
SURF N SANDS		Std. Dev. =>	0.73		E.C.F. =>	1.046
				2024 ECF=>	0.87	2025 ECF=> 1.04

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.	Floor Area	\$/Sq.Ft.	ECF Area
020-003-300-005-60	174 SIXTH ST	03/08/23	WD	\$252,000	\$120,400	47.78	\$278,542	\$31,617	\$220,383	\$297,500	0.741	1,470	\$149.92	0001
020-003-300-020-00	313 FOREST RD	12/28/23	WD	\$195,000	\$82,100	42.10	\$203,698	\$54,198	\$140,802	\$180,120	0.782	1,891	\$74.46	0001
021-A10-000-011-00	4569 SUNSET ST	03/08/24	WD	\$110,000	\$39,600	36.00	\$96,630	\$21,600	\$88,400	\$90,398	0.978	1,404	\$62.96	0001
021-A10-000-039-00	4681 SUNSET ST	09/29/23	WD	\$147,000	\$37,600	25.58	\$106,820	\$15,000	\$132,000	\$110,627	1.193	1,056	\$125.00	0001
021-A10-000-050-10	4690 SUNSET ST	11/01/22	WD	\$140,000	\$34,200	24.43	\$106,695	\$40,182	\$99,818	\$80,136	1.246	1,568	\$63.66	0001
021-A10-000-072-00	4681 RIVER ST	06/14/22	WD	\$120,000	\$34,200	28.50	\$87,758	\$12,445	\$107,555	\$90,739	1.185	1,040	\$103.42	0001
021-B10-000-001-00	4489 JOHNSON RD	12/02/22	WD	\$175,000	\$68,000	38.86	\$148,496	\$61,250	\$113,750	\$124,637	0.913	1,554	\$73.20	0001
021-B10-000-032-00	4176 FOREST RD	03/29/23	WD	\$169,000	\$101,600	60.12	\$241,101	\$82,821	\$86,179	\$208,263	0.414	2,473	\$34.85	0001
021-B20-000-057-00	4470 ORRIN COURT	11/04/22	WD	\$140,900	\$39,600	28.11	\$112,700	\$15,116	\$125,784	\$117,571	1.070	1,250	\$100.63	0001
021-B20-000-066-00	4078 LESTER ST	04/18/22	WD	\$149,000	\$52,900	35.50	\$105,852	\$18,271	\$130,729	\$125,116	1.045	1,558	\$83.91	0001
021-C30-000-010-00	4039 N US-23	08/28/23	WD	\$90,000	\$29,600	32.89	\$73,132	\$17,888	\$72,112	\$66,559	1.083	960	\$75.12	0001
021-C30-000-013-00	4015 N US-23	08/16/23	WD	\$73,400	\$15,000	20.44	\$37,072	\$8,913	\$64,487	\$33,927	1.901	440	\$146.56	0001
021-D10-000-016-00	218 MILL ST	06/14/23	WD	\$130,000	\$35,500	27.31	\$102,087	\$21,058	\$108,942	\$97,625	1.116	1,056	\$103.16	0001
021-D10-000-022-25	146 SIXTH ST	08/01/23	WD	\$235,000	\$81,000	34.47	\$187,549	\$57,428	\$177,572	\$156,772	1.133	1,115	\$159.26	0001
021-H20-000-020-00	205 W MILL ST	03/12/24	WD	\$170,000	\$42,300	24.88	\$104,050	\$24,137	\$145,863	\$96,281	1.515	1,576	\$92.55	0001
021-L10-001-013-00	295 HARBOR ST	02/24/23	WD	\$210,000	\$59,600	28.38	\$211,561	\$71,582	\$138,418	\$168,649	0.821	2,082	\$66.48	0001
021-L11-005-003-00	410 CHURCH ST	08/04/22	WD	\$129,900	\$40,400	31.10	\$123,938	\$34,607	\$95,293	\$107,628	0.885	1,144	\$83.30	0001

Totals:	\$2,636,200	\$913,600	\$2,327,681	\$2,048,087	\$2,152,547	\$94.03
RESIDENTIAL		Sale. Ratio =>	34.66			
VILLAGE WEST		Std. Dev. =>	9.81		E.C.F. =>	0.951
				2024 ECF=>	0.83	2025 ECF=> 0.95

Parcel Number	Street Address	Sale Date	Instr.	Sale Price Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
021-H20-000-007-00	107 OLD US-23	03/31/23	LC	\$75,500	\$27,800	36.82	\$78,064	\$18,022	\$57,478	\$69,816	0.823	1,236	\$46.50	0001A
021-L11-003-002-00	134 HARBOR ST	07/19/23	WD	\$210,000	\$84,100	40.05	\$175,261	\$39,273	\$170,727	\$178,932	0.954	1,120	\$152.43	0001A
021-L11-008-006-00	304 E SECOND ST	05/02/23	WD	\$130,000	\$34,400	26.46	\$71,646	\$16,937	\$113,063	\$71,986	1.571	993	\$113.86	0001A
021-P10-009-005-00	385 THIRD ST	12/01/22	WD	\$159,900	\$40,300	25.20	\$136,662	\$26,581	\$133,319	\$128,001	1.042	1,416	\$94.15	0001A
021-P10-010-005-00	393 SECOND ST	11/14/23	WD	\$80,000	\$21,000	26.25	\$53,861	\$10,080	\$69,920	\$50,908	1.373	768	\$91.04	0001A
021-S10-003-003-00	415 SECOND ST	08/19/22	WD	\$98,000	\$27,700	28.27	\$77,643	\$16,101	\$81,899	\$71,560	1.144	1,056	\$77.56	0001A
021-S10-003-008-00	250 SYCAMORE ST	07/28/22	WD	\$90,000	\$24,000	26.67	\$67,529	\$15,839	\$74,161	\$60,105	1.234	768	\$96.56	0001A
021-S10-006-009-00	517 FIRST ST	02/12/24	WD	\$135,000	\$28,000	20.74	\$71,169	\$19,755	\$115,245	\$59,784	1.928	864	\$133.39	0001A
021-S10-008-005-00	249 SW STATE ST	09/23/22	WD	\$119,000	\$29,900	25.13	\$99,729	\$13,552	\$105,448	\$100,206	1.052	1,229	\$85.80	0001A
021-S10-008-006-00	259 SW STATE ST	05/21/23	WD	\$98,000	\$20,700	21.12	\$66,804	\$10,084	\$87,916	\$65,953	1.333	768	\$114.47	0001A
021-S10-008-010-00	299 SW STATE ST	06/14/22	WD	\$94,000	\$32,300	34.36	\$91,069	\$11,027	\$82,973	\$93,072	0.891	963	\$86.16	0001A
021-S10-008-011-00	114 STOCKMAN ST	12/29/23	WD	\$121,625	\$43,600	35.85	\$110,952	\$20,909	\$100,716	\$104,701	0.962	1,392	\$72.35	0001A
021-S10-008-015-00	112 STOCKMAN ST	06/21/23	WD	\$90,000	\$41,100	45.67	\$102,322	\$21,055	\$68,945	\$94,497	0.730	1,428	\$48.28	0001A
021-S10-014-001-00	305 SW STATE ST	11/17/23	WD	\$135,000	\$37,400	27.70	\$95,883	\$13,431	\$121,569	\$95,874	1.268	1,024	\$118.72	0001A
021-S10-014-005-00	321 SW STATE ST	08/02/23	WD	\$105,500	\$21,800	20.66	\$67,694	\$11,372	\$94,128	\$65,491	1.437	768	\$122.56	0001A
021-S10-017-001-00	100 SMITH ST	05/12/23	WD	\$85,500	\$24,000	28.07	\$65,033	\$13,762	\$71,738	\$59,617	1.203	768	\$93.41	0001A
021-S10-017-016-00	142 SMITH ST	06/28/22	WD	\$87,500	\$22,500	25.71	\$70,654	\$10,595	\$76,905	\$69,836	1.101	768	\$100.14	0001A
021-S10-017-019-00	124 SMITH ST	11/18/22	WD	\$65,000	\$31,700	48.77	\$89,625	\$11,019	\$53,981	\$91,402	0.591	933	\$57.86	0001A
021-S10-017-020-00	120 SMITH ST	10/27/23	WD	\$105,000	\$23,500	22.38	\$57,880	\$9,991	\$95,009	\$55,685	1.706	864	\$109.96	0001A
021-V10-008-001-00	314 SECOND ST	03/31/23	WD	\$55,000	\$15,400	28.00	\$49,275	\$11,438	\$43,562	\$43,997	0.990	672	\$64.82	0001A
021-V10-014-001-00	310 SMITH ST	06/16/23	LC	\$40,000	\$25,000	62.50	\$61,333	\$9,198	\$30,802	\$60,622	0.508	780	\$39.49	0001A

AuSable Township Economic Condition Factor (ECF) Study
April 1, 2022 - March 31, 2024

021-V10-020-003-00	1014 FARNSWORTH ST	11/06/23	WD	\$130,000	\$47,300	36.38	\$132,080	\$30,338	\$99,662	\$118,305	0.842	1,120	\$88.98	0001A
Totals:				\$2,309,525	\$703,500		\$1,892,168		\$1,949,166	\$1,810,350			\$91.30	
RESIDENTIAL VILLAGE WEST-NPD					Sale. Ratio =>	30.46				E.C.F. =>	1.077			
					Std. Dev. =>	10.41								
									2024 ECF=>	0.86	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.	Floor Area	\$/Sq.Ft.	ECF Area
020-004-200-001-80	4100 MCNALL	12/15/23	WD	\$200,000	\$71,900	35.95	\$188,664	\$41,865	\$158,135	\$179,023	0.883	1,296	\$122.02	0005
021-R10-000-008-00	4070 RIVER RD	10/12/23	WD	\$185,000	\$63,100	34.11	\$151,696	\$38,907	\$146,093	\$137,548	1.062	1,206	\$121.14	0005
021-R20-000-025-00	4049 MCNALL DR	01/26/24	WD	\$195,000	\$50,600	25.95	\$129,573	\$36,024	\$158,976	\$114,084	1.393	1,120	\$141.94	0005
021-R20-000-035-00	4089 MCNALL DR	07/13/23	WD	\$220,000	\$77,700	35.32	\$221,726	\$24,286	\$195,714	\$240,780	0.813	1,660	\$117.90	0005
021-S50-000-028-00	4165 SONNET AVE	07/01/22	WD	\$197,000	\$54,400	27.61	\$177,742	\$34,579	\$162,421	\$174,589	0.930	1,580	\$102.80	0005
021-S50-000-029-00	4935 MELODY LN	07/27/23	WD	\$143,000	\$66,700	46.64	\$171,587	\$57,461	\$85,539	\$139,178	0.615	1,020	\$83.86	0005
021-S50-000-031-00	4945 MELODY LN	08/14/23	WD	\$212,500	\$82,500	38.82	\$218,723	\$34,291	\$178,209	\$224,917	0.792	1,400	\$127.29	0005
021-S50-000-031-00	4945 MELODY LN	07/27/22	WD	\$188,000	\$73,200	38.94	\$218,723	\$34,291	\$153,709	\$224,917	0.683	1,400	\$109.79	0005
021-S50-000-046-00	4938 HARMONY DR	11/09/23	WD	\$190,000	\$69,300	36.47	\$173,303	\$26,376	\$163,624	\$179,179	0.913	1,200	\$136.35	0005
Totals:				\$1,730,500	\$609,400		\$1,651,737		\$1,402,420	\$1,614,216			\$118.12	
RESIDENTIAL NW AUSABLE					Sale. Ratio =>	35.22				E.C.F. =>	0.898			
					Std. Dev. =>	6.16								
									2024 ECF=>	0.82	2025 ECF=>	0.89		

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.	Floor Area	\$/Sq.Ft.	ECF Area
020-027-200-003-00	2801 N US-23	02/07/23	WD	\$355,000	\$77,000	21.69	\$224,990	\$62,230	\$292,770	\$226,056	1.295	2,182	\$134.18	0004
020-032-400-003-00	1985 N US-23	10/26/22	WD	\$850,000	\$167,800	19.74	\$478,077	\$130,449	\$719,551	\$482,817	1.490	3,820	\$188.36	0004
021-A20-000-014-10	2417 N US-23	02/08/24	WD	\$240,000	\$106,000	44.17	\$215,281	\$45,680	\$194,320	\$201,906	0.962	1,854	\$104.81	0004
021-A20-000-024-00	2401 N US-23	02/23/24	WD	\$198,000	\$74,200	37.47	\$212,279	\$26,239	\$171,761	\$221,476	0.776	1,789	\$96.01	0004
021-A70-000-015-00	3642 FOREST RD	01/22/24	WD	\$234,000	\$91,300	39.02	\$190,885	\$45,728	\$188,272	\$201,607	0.934	2,296	\$82.00	0004
021-H30-005-005-00	2825 N US-23	09/21/22	WD	\$135,000	\$33,500	24.81	\$102,324	\$25,000	\$110,000	\$92,052	1.195	1,350	\$81.48	0004
021-H30-005-015-00	2785 N US-23	02/26/24	WD	\$185,000	\$57,700	31.19	\$186,620	\$46,076	\$138,924	\$167,314	0.830	1,814	\$76.58	0004
021-H30-005-040-00	2651 N US-23	11/28/23	WD	\$185,000	\$64,600	34.92	\$159,461	\$29,651	\$155,349	\$154,536	1.005	1,712	\$90.74	0004
021-H30-005-040-00	2651 N US-23	09/28/22	WD	\$155,000	\$38,500	24.84	\$159,461	\$29,651	\$125,349	\$154,536	0.811	1,712	\$73.22	0004
021-L30-000-026-00	3779 N US-23	04/17/23	WD	\$120,000	\$60,400	50.33	\$150,942	\$37,500	\$82,500	\$135,050	0.611	1,600	\$51.56	0004
021-L40-000-018-00	3535 N US-23	09/08/23	WD	\$130,000	\$63,800	49.08	\$160,621	\$57,193	\$72,807	\$123,129	0.591	1,497	\$48.64	0004
021-L50-004-004-00	3231 N US-23	05/03/22	WD	\$110,000	\$42,800	38.91	\$120,858	\$26,734	\$83,266	\$112,052	0.743	1,584	\$52.57	0004
Totals:				\$2,897,000	\$877,600		\$2,361,799		\$2,334,869	\$2,272,530			\$90.01	
RESIDENTIAL FOREST					Sale. Ratio =>	30.29				E.C.F. =>	0.937			
					Std. Dev. =>	10.38								
									2024 ECF=>	0.84	2025 ECF=>	0.93		

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.	Floor Area	\$/Sq.Ft.	ECF Area
021-A30-000-092-00	2230 N US-23	04/28/23	WD	\$214,000	\$124,600	58.22	\$280,845	\$121,627	\$92,373	\$164,142	0.563	1,884	\$49.03	0003B
021-A30-000-101-00	2206 N US-23	01/24/23	WD	\$146,900	\$45,100	30.70	\$132,706	\$23,767	\$123,133	\$112,308	1.096	1,100	\$111.94	0003B
021-A30-000-104-00	2144 N US-23	12/22/23	WD	\$129,500	\$54,900	42.39	\$115,341	\$73,226	\$56,274	\$52,644	1.069	696	\$80.85	0003B
021-A30-000-113-00	2140 N US-23	05/27/22	WD	\$199,000	\$48,400	24.32	\$185,556	\$27,141	\$171,859	\$163,314	1.052	1,248	\$137.71	0003B
021-A30-000-129-00	2062 N US-23	02/14/24	WD	\$320,000	\$160,500	50.16	\$337,135	\$33,485	\$286,515	\$313,041	0.915	1,992	\$143.83	0003B
Totals:				\$1,009,400	\$433,500		\$1,051,583		\$730,154	\$805,450			\$104.67	
RESIDENTIAL RESORT NON LKFRT					Sale. Ratio =>	42.95				E.C.F. =>	0.939			
					Std. Dev. =>	13.84								

AuSable Township Economic Condition Factor (ECF) Study

April 1, 2022 - March 31, 2024

2024 ECF=> 0.97 2025 ECF=> 0.94

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.	Floor Area	\$/Sq.Ft.	ECF Area
021-L20-004-004-20	213 E LAKE ST	10/02/23	WD	\$80,000	\$31,300	39.13	\$71,294	\$19,113	\$60,887	\$52,181	1.167	984	\$61.88	0002
021-L20-006-001-00	114 E LAKE ST	07/14/23	WD	\$136,000	\$62,800	46.18	\$139,566	\$25,079	\$110,921	\$114,487	0.969	1,384	\$80.15	0002
021-S30-000-010-00	210 E LAKE ST	09/14/22	WD	\$140,000	\$39,300	28.07	\$104,066	\$17,976	\$122,024	\$86,090	1.417	1,080	\$112.99	0002
Totals:				\$356,000	\$133,400		\$314,926		\$293,832	\$252,758			\$85.00	
RESIDENTIAL VILLAGE EAST						Sale. Ratio =>	37.47				E.C.F. =>	1.184		
						Std. Dev. =>	9.13							

2024 ECF=> 1.00 2025 ECF=> 1.10

Parcel Number	Street Address	Sale Date	Instr.	Sale Price Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
020-004-100-036-50	431 N MILL ST	08/29/22	WD	\$220,000	\$52,300	23.77	\$146,719	\$15,767	\$204,233	\$218,253	0.936	2,785	\$73.33	0001
020-004-100-038-00	1101 MILL & RIVER RD	05/08/23	WD	\$50,000	\$12,900	25.80	\$35,171	\$4,650	\$45,350	\$44,884	1.010	974	\$46.56	00012
020-004-100-070-00	4355 RIVER RD	12/21/23	CD	\$303,601	\$47,200	15.55	\$274,270	\$27,460	\$276,141	\$362,956	0.761	7,320	\$37.72	00012
021-L50-003-001-00	3111 N US-23	09/01/22	WD	\$1,400,000	\$273,900	19.56	\$791,845	\$103,392	\$1,296,608	\$1,012,431	1.281	27,254	\$47.57	0009
021-M10-999-003-06	4420 INDUSTRIAL DR	04/08/22	LC	\$150,000	\$34,000	22.67	\$88,971	\$59,125	\$90,875	\$43,891	2.070	3,200	\$28.40	00012
021-O30-000-029-00	4681 INDUSTRIAL ROW	06/15/22	WD	\$2,000,000	\$417,300	20.87	\$1,120,010	\$40,200	\$1,959,800	\$1,587,956	1.234	39,280	\$49.89	00012
021-S20-000-003-00	733 S STATE ST	05/25/23	WD	\$100,000	\$53,100	53.10	\$261,952	\$52,414	\$47,586	\$308,144	0.154	5,600	\$8.50	00010
021-S20-000-004-00	761 S STATE ST	05/20/22	LC	\$163,000	\$52,500	32.21	\$172,989	\$59,789	\$103,211	\$166,471	0.620	4,964	\$20.79	00010
021-T10-000-004-00	910 S STATE ST	07/20/23	WD	\$198,500	\$44,000	22.17	\$133,869	\$44,156	\$154,344	\$128,900	1.197	2,942	\$52.46	00011
021-T20-000-002-00	4289 N US-23	06/30/22	WD	\$325,000	\$108,100	33.26	\$235,114	\$91,568	\$233,432	\$239,243	0.976	9,360	\$24.94	00010
021-V10-000-001-00	720 HARBOR ST	10/12/23	WD	\$2,100,000	\$774,900	36.90	\$1,595,887	\$271,188	\$1,828,812	\$2,069,842	0.884	25,811	\$70.85	0001
Totals:				\$7,010,101	\$1,870,200		\$4,856,797		\$6,240,392	\$6,182,971			\$41.91	
COMMERCIAL NON-LK FRT						Sale. Ratio =>	26.68				E.C.F. =>	1.009		
						Std. Dev. =>	10.57							

2024 ECF=> 0.68 2025 ECF=> 0.75

Parcel Number	Street Address	Sale Date	Instr.	Sale Price Adj	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
020-022-200-006-00	3358 N US-23	07/15/22	WD	\$1,065,000	\$259,900	24.40	\$955,436	\$487,077	\$577,923	\$468,359	1.234	7,429	\$77.79	0008
021-G10-000-004-00	3526 N US-23	04/13/22	WD	\$400,000	\$126,100	31.53	\$456,363	\$312,002	\$87,998	\$150,784	0.584	3,196	\$27.53	0008
021-G10-000-005-00	3510 N US-23	09/22/22	LC	\$625,000	\$199,000	31.84	\$721,081	\$609,401	\$15,599	\$164,235	0.095	8,906	\$1.75	0008
Totals:				\$2,090,000	\$585,000		\$2,132,880		\$681,520	\$783,378			\$35.69	
COMMERCIAL WATERFRONT RESORT						Sale. Ratio =>	27.99				E.C.F. =>	0.870		
						Std. Dev. =>	4.21							

2024 ECF=> 1.00 2025 ECF=> 0.87

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.	Floor Area	\$/Sq.Ft.	ECF Area
021-L50-003-001-00	3111 N US-23	09/01/22	WD	\$1,400,000	\$273,900	19.56	\$791,845	\$103,392	\$1,296,608	\$1,012,431	1.281	27,254	\$47.57	0009
Totals:				\$1,400,000	\$273,900		\$791,845		\$1,296,608	\$1,012,431			\$47.57	
COMMERCIAL W OF US-23						Sale. Ratio =>	19.56				E.C.F. =>	1.281		
						Std. Dev. =>	#DIV/0!							

2024 ECF=> 0.68 2025 ECF=> 0.75

AuSable Township Economic Condition Factor (ECF) 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.	Floor Area	\$/Sq.Ft.	ECF Area
020-004-100-038-00	1101 MILL & RIVER RD	05/08/23	WD	\$50,000	\$12,900	25.80	\$35,171	\$4,650	\$45,350	\$44,884	1.010	974	\$46.56	00012
020-004-100-070-00	4355 RIVER RD	12/21/23	CD	\$303,601	\$47,200	15.55	\$274,270	\$27,460	\$276,141	\$362,956	0.761	7,320	\$37.72	00012
021-M10-999-003-06	4420 INDUSTRIAL DR	04/08/22	LC	\$150,000	\$34,000	22.67	\$88,971	\$59,125	\$90,875	\$43,891	2.070	3,200	\$28.40	00012
021-O30-000-029-00	4681 INDUSTRIAL ROW	06/15/22	WD	\$2,000,000	\$417,300	20.87	\$1,120,010	\$40,200	\$1,959,800	\$1,587,956	1.234	39,280	\$49.89	00012
Totals:				\$2,503,601	\$511,400		\$1,518,422		\$2,372,166	\$2,039,687			\$40.64	
COMMERCIAL C&I					Sale. Ratio =>	20.43					E.C.F. =>	1.163		
					Std. Dev. =>	4.30								
									2024 ECF=>	0.68	2025 ECF=>	0.75		

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.	Floor Area	\$/Sq.Ft.	ECF Area
021-T10-000-004-00	910 S STATE ST	07/20/23	WD	\$198,500	\$44,000	22.17	\$133,869	\$44,156	\$154,344	\$128,900	1.197	2,942	\$52.46	00011
Totals:				\$198,500	\$44,000		\$133,869		\$154,344	\$128,900			\$52.46	
COMMERCIAL RIVERFRONT					Sale. Ratio =>	22.17					E.C.F. =>	1.197		
					Std. Dev. =>	#DIV/0!								
									2024 ECF=>	0.72	2025 ECF=>	0.75		

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.	Floor Area	\$/Sq.Ft.	ECF Area
021-S20-000-003-00	733 S STATE ST	05/25/23	WD	\$100,000	\$53,100	53.10	\$261,952	\$52,414	\$47,586	\$308,144	0.154	5,600	\$8.50	00010
021-S20-000-004-00	761 S STATE ST	05/20/22	LC	\$163,000	\$52,500	32.21	\$172,989	\$59,789	\$103,211	\$166,471	0.620	4,964	\$20.79	00010
021-T20-000-002-00	4289 N US-23	06/30/22	WD	\$325,000	\$108,100	33.26	\$235,114	\$91,568	\$233,432	\$239,243	0.976	9,360	\$24.94	00010
Totals:				\$588,000	\$213,700		\$670,055		\$384,229	\$713,858			\$18.08	
COMMERCIAL N OF JOHNSON					Sale. Ratio =>	36.34					E.C.F. =>	0.583		
					Std. Dev. =>	11.77								
									2024 ECF=>	0.72	2025 ECF=>	0.75		

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.	Floor Area	\$/Sq.Ft.	ECF Area
020-004-100-036-50	431 N MILL ST	08/29/22	WD	\$220,000	\$52,300	23.77	\$146,719	\$15,767	\$204,233	\$218,253	0.936	2,785	\$73.33	0001
021-V10-000-001-00	720 HARBOR ST	10/12/23	WD	\$2,100,000	\$774,900	36.90	\$1,595,887	\$271,188	\$1,828,812	\$2,069,842	0.884	25,811	\$70.85	0001
Totals:				\$2,320,000	\$827,200		\$1,742,606		\$2,033,045	\$2,288,096			\$72.09	
COMMERCIAL VILLAGE WEST					Sale. Ratio =>	35.66					E.C.F. =>	0.910		
					Std. Dev. =>	9.28								
									2024 ECF=>	0.68	2025 ECF=>	0.75		