

AuSable Township 2025 Commercial/Industrial Land Value
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Class
020-004-100-036-50	431 N MILL ST	08/29/22	WD	19-MULTI PARCEL	\$220,000	\$52,300	23.77	\$146,719	\$86,556	\$13,275	94.8	155.0	\$913	201
021-L50-003-001-00	3111 N US-23	09/01/22	WD	19-MULTI PARCEL	\$1,400,000	\$273,900	19.56	\$791,845	\$705,301	\$97,146	388.6	446.0	\$1,815	201
021-S20-000-003-00	733 S STATE ST	05/25/23	WD	03-ARM'S LENGTH	\$100,000	\$53,100	53.10	\$109,820	\$17,463	\$27,283	151.6	200.0	\$115	201
021-S20-000-004-00	761 S STATE ST	05/20/22	LC	29-SELLERS INTER	\$163,000	\$52,500	32.21	\$119,023	\$84,901	\$40,924	227.4	200.0	\$373	201
021-T10-000-004-00	910 S STATE ST	07/20/23	WD	03-ARM'S LENGTH	\$198,500	\$44,000	22.17	\$91,311	\$122,668	\$15,479	168.0	93.0	\$730	201
021-T20-000-002-00	4289 N US-23	06/30/22	WD	19-MULTI PARCEL	\$325,000	\$108,100	33.26	\$235,114	\$155,747	\$65,861	365.9	1172.0	\$426	201
021-V10-000-001-00	720 HARBOR ST	10/12/23	WD	19-MULTI PARCEL	\$2,100,000	\$774,900	36.90	\$1,595,887	\$641,293	\$137,180	482.0	432.0	\$1,330	201
Totals:					\$4,506,500	\$1,358,800		\$3,089,719	\$1,813,929	\$397,148	1,878.3			
FF RATE							Sale. Ratio =>	30.15	Average					
COMMERCIAL							Std. Dev. =>	11.46	per FF=>			\$966		
									2024 FF RATE=>	\$180-\$250	2025 FF RATE=>	\$300		

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Class
021-L50-003-001-00	3111 N US-23	09/01/22	WD	19-MULTI PARCEL	\$1,400,000	\$273,900	19.56	\$791,845	\$705,301	\$97,146	388.6	446.0	\$1,815	201
021-S20-000-003-00	733 S STATE ST	05/25/23	WD	03-ARM'S LENGTH	\$100,000	\$53,100	53.10	\$109,820	\$17,463	\$27,283	151.6	200.0	\$115	201
021-S20-000-004-00	761 S STATE ST	05/20/22	LC	29-SELLERS INTER	\$163,000	\$52,500	32.21	\$119,023	\$84,901	\$40,924	227.4	200.0	\$373	201
021-T10-000-004-00	910 S STATE ST	07/20/23	WD	03-ARM'S LENGTH	\$198,500	\$44,000	22.17	\$91,311	\$122,668	\$15,479	168.0	93.0	\$730	201
021-T20-000-002-00	4289 N US-23	06/30/22	WD	19-MULTI PARCEL	\$325,000	\$108,100	33.26	\$235,114	\$155,747	\$65,861	365.9	1172.0	\$426	201
Totals:					\$2,186,500	\$531,600		\$1,347,113	\$1,086,080	\$246,693	1,301.4			
FF RATE - US-23							Sale. Ratio =>	24.31	Average					
COMMERCIAL							Std. Dev. =>	13.21	per FF=>			\$835		
									2024 FF RATE=>	\$180-\$250	2025 FF RATE=>	\$300		

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Dollars/Acre	Other Parcels in Sale	Location		
020-004-100-038-00	1101 MILL & RIVER RD	05/08/23	WD	03-ARM'S LENGTH	\$50,000	\$12,900	25.80	\$26,413	0.30	\$88,043		AUSABLE TWP		
020-004-100-070-00	4355 RIVER RD	12/21/23	CD	03-ARM'S LENGTH	\$303,601	\$47,200	15.55	\$59,525	1.48	\$40,220		AUSABLE TWP		
021-O30-000-029-00	4681 INDUSTRIAL ROW	06/15/22	WD	03-ARM'S LENGTH	\$2,000,000	\$417,300	20.87	\$1,014,085	4.22	\$240,305	020-004-300-002-00	AUSABLE TWP		
021-M10-999-003-06	4420 INDUSTRIAL DR	04/08/22	LC	03-ARM'S LENGTH	\$150,000	\$34,000	22.67	\$121,151	5.55	\$21,829		AUSABLE TWP		
090-028-200-002-30	3227 S NATIONAL CITY RD	07/29/22	WD	03-ARM'S LENGTH	\$40,000		49.00	\$40,000	14.10	\$2,837		SHERMAN TWP		
010-014-300-010-50	2441 S US-23	07/12/22	LC	03-ARM'S LENGTH	\$275,000	\$83,400	30.33	\$60,610	22.00	\$2,755		ALABASTER TWP		
072-031-300-001-12	5057 SOUTH BRANCH RD	10/07/22	LC	03-ARM'S LENGTH	\$167,000	\$50,500	30.24	\$167,000	41.80	\$3,995		PLAINFIELD TWP		
090-022-100-001-00	V/L SAND LK/RHODES RD	11/30/22	WD	03-ARM'S LENGTH	\$906,750		15.01	\$906,750	152.56	\$5,944		SHERMAN TWP		
Totals:					\$3,892,351	\$645,300		\$2,395,534	242.01					
ACREAGE							Sale. Ratio =>	16.58	Average					
INDUST/COM							Std. Dev. =>	10.91	per Net Acre=>			9,898.49		
									2024 PA =>	\$5,000-\$15,500	2025 PA =>	\$5,000-\$30,800		

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	\$ 15,500	\$ 30,800	3	\$ 13,000	\$ 20,000	10	\$ 9,000	\$ 16,000	30	\$ 6,500	\$ 13,000
1.5	\$ 15,500	\$ 30,800	4	\$ 12,000	\$ 19,000	15	\$ 8,000	\$ 15,000	40	\$ 6,000	\$ 12,000
2	\$ 14,000	\$ 30,800	5	\$ 11,000	\$ 18,000	20	\$ 7,000	\$ 14,000	50	\$ 5,500	\$ 11,000
2.5	\$ 14,000	\$ 30,800	7	\$ 10,000	\$ 17,000	25	\$ 7,000	\$ 14,000	100	\$ 5,000	\$ 5,000