

AuSable Township Economic Condition Factor Study
April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
021-S20-000-020-09	291 CHRYSLER	07/26/24	WD	03-ARM'S LENGTH	\$285,000	\$115,000	40.35	\$95,000	\$190,000	\$181,860	1.045	1,368	0006B	TWNHSE, INTR
021-S20-000-020-14	281 CHRYSLER	06/23/23	WD	03-ARM'S LENGTH	\$272,000	\$87,900	32.32	\$95,000	\$177,000	\$181,860	0.973	1,368	0006B	TWNHSE, INTR
021-S20-000-020-16	271 CHRYSLER	07/20/23	WD	03-ARM'S LENGTH	\$265,000	\$87,900	33.17	\$95,000	\$170,000	\$181,860	0.935	1,368	0006B	TWNHSE, END
Totals:					\$822,000	\$290,800			\$537,000	\$545,579				
RES CONDO SURF N SANDS							Sale. Ratio =>	35.38			E.C.F. =>	0.984		
							Std. Dev. =>	4.41			Ave. E.C.F. =>	0.984		
									2025 ECF =>	1.04	2026 ECF =>	0.98		

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
021-G30-000-012-05	3734 N US-23	06/21/23	WD	03-ARM'S LENGTH	\$253,000	\$106,200	41.98	\$95,000	\$158,000	\$189,998	0.832	1,368	0006S	TWNHSE, END
021-G30-000-012-21	3750 N US-23	05/01/23	WD	03-ARM'S LENGTH	\$259,500	\$106,200	40.92	\$95,000	\$164,500	\$189,998	0.866	1,368	0006S	TWNHSE, END
Totals:					\$512,500	\$212,400			\$322,500	\$379,996				
RES CONDO SURF N SANDS II							Sale. Ratio =>	41.44			E.C.F. =>	0.849		
							Std. Dev. =>	0.74			Ave. E.C.F. =>	0.849		
									2025 ECF =>	0.98	2026 ECF =>	0.85		

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021-H50-000-005-00	4390 N US-23	03/29/24	WD	03-ARM'S LENGTH	\$115,000	\$35,400	30.78	\$73,880	\$41,120	\$67,386	0.610	616	0006	HURON SANDS 1BR
021-H50-000-009-00	4380 N US-23	09/19/23	WD	03-ARM'S LENGTH	\$126,000	\$35,500	28.17	\$73,880	\$52,120	\$69,633	0.748	616	0006	HURON SANDS 1BR
021-H50-000-011-00	4380 N US-23	08/14/24	WD	03-ARM'S LENGTH	\$145,000	\$50,900	35.10	\$79,880	\$65,120	\$71,493	0.911	638	0006	HURON SANDS 1BR
021-H50-000-021-00	4370 N US-23	11/10/23	WD	03-ARM'S LENGTH	\$132,000	\$38,800	29.39	\$79,880	\$52,120	\$71,339	0.731	616	0006	HURON SANDS 1BR
021-H50-000-023-00	4370 N US-23	01/01/25	WD	03-ARM'S LENGTH	\$145,000	\$50,900	35.10	\$79,880	\$65,120	\$71,493	0.911	638	0006	HURON SANDS 1BR
021-H50-000-027-00	4360 N US-23	12/19/24	WD	03-ARM'S LENGTH	\$141,700	\$50,900	35.92	\$79,880	\$61,820	\$71,493	0.865	638	0006	HURON SANDS 1BR
021-H50-000-036-00	4350 N US-23	08/28/24	WD	03-ARM'S LENGTH	\$155,000	\$65,300	42.13	\$79,880	\$75,120	\$94,084	0.798	728	0006	HURON SANDS 2BR
021-H50-000-042-00	4340 N US-23	04/10/24	WD	03-ARM'S LENGTH	\$137,000	\$51,100	37.30	\$79,880	\$57,120	\$71,824	0.795	638	0006	HURON SANDS 1BR
021-H50-000-050-00	4330 N US-23	06/13/24	WD	03-ARM'S LENGTH	\$139,900	\$51,100	36.53	\$79,880	\$60,020	\$69,840	0.859	638	0006	HURON SANDS 1BR
021-H50-000-051-00	4330 N US-23	11/14/24	WD	03-ARM'S LENGTH	\$139,000	\$51,100	36.76	\$79,880	\$59,120	\$71,824	0.823	638	0006	HURON SANDS 1BR
021-H50-000-069-00	4310 N US-23	06/16/23	WD	03-ARM'S LENGTH	\$111,750	\$38,800	34.72	\$79,880	\$31,870	\$69,509	0.459	638	0006	HURON SANDS 1BR
Totals:					\$1,487,350	\$519,800			\$620,670	\$799,918				
RES CONDO HURON SANDS							Sale. Ratio =>	34.95			E.C.F. =>	0.776		
							Std. Dev. =>	3.97			Ave. E.C.F. =>	0.774		
									2025 ECF =>	0.88	2026 ECF =>	0.77		

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021-A20-000-001-00	2490 N US-23	10/04/23	WD	03-ARM'S LENGTH	\$347,500	\$124,800	35.91	\$290,545	\$56,955	\$73,478	0.775	825	0003	1.25 STY
021-A30-000-031-00	1986 AUSABLE POINT RD	08/12/24	WD	03-ARM'S LENGTH	\$401,000	\$176,300	43.97	\$284,241	\$116,759	\$123,601	0.945	1,152	0003	1.5 STY
021-A60-000-007-00	4042 N US-23	02/09/24	WD	03-ARM'S LENGTH	\$410,000	\$128,100	31.24	\$212,532	\$197,468	\$168,512	1.172	1,439	0003	RANCH
021-G10-000-010-00	3400 N US-23	10/16/24	WD	03-ARM'S LENGTH	\$402,000	\$114,500	28.48	\$225,907	\$176,093	\$62,686	2.809	618	0003	RANCH
021-G10-000-012-04	3388 N US-23	09/29/23	WD	03-ARM'S LENGTH	\$303,000	\$89,400	29.50	\$124,398	\$178,602	\$104,050	1.717	1,217	0003	RANCH
021-G20-000-004-00	3688 N US-23	11/22/24	WD	03-ARM'S LENGTH	\$543,500	\$188,300	34.65	\$251,849	\$291,651	\$223,854	1.303	2,148	0003	RANCH
021-G30-000-005-00	3812 N US-23	05/12/23	WD	03-ARM'S LENGTH	\$653,000	\$200,000	30.63	\$246,677	\$406,323	\$309,078	1.315	1,914	0003	RANCH
Totals:					\$3,060,000	\$1,021,400			\$1,423,851	\$1,065,259				
RESIDENTIAL LAKE HURON FRT							Sale. Ratio =>	33.38			E.C.F. =>	1.337		
							Std. Dev. =>	5.34			Ave. E.C.F. =>	1.434		
									2025 ECF =>	1.2	2026 ECF =>	1.3		

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020-003-300-020-00	313 FOREST RD	12/28/23	WD	03-ARM'S LENGTH	\$195,000	\$82,100	42.10	\$61,590	\$133,410	\$185,632	0.719	1,891	0001	RANCH
020-004-100-011-00	420 MILL ST	07/12/24	WD	03-ARM'S LENGTH	\$140,000	\$56,500	40.36	\$78,239	\$61,761	\$53,876	1.146	668	0001	CABIN
020-004-100-065-00	1108 RIVER RD	02/28/25	WD	03-ARM'S LENGTH	\$106,000	\$40,500	38.21	\$38,979	\$67,021	\$69,434	0.965	756	0001	RANCH
021-A10-000-011-00	4569 SUNSET ST	03/08/24	WD	03-ARM'S LENGTH	\$110,000	\$39,600	36.00	\$26,780	\$83,220	\$93,524	0.890	1,404	0001	RANCH
021-A10-000-039-00	4681 SUNSET ST	09/29/23	WD	03-ARM'S LENGTH	\$147,000	\$37,600	25.58	\$18,900	\$128,100	\$125,589	1.020	1,056	0001	RANCH
021-A10-000-158-00	818 OLD US-23	12/17/24	WD	03-ARM'S LENGTH	\$140,000	\$36,500	26.07	\$23,099	\$116,901	\$118,902	0.983	820	0001	RANCH
021-B10-000-037-00	4218 FOREST RD	06/13/24	WD	19-MULTI PARCEL	\$285,000	\$151,000	52.98	\$96,551	\$188,449	\$234,586	0.803	1,800	0001	1.5 STY
021-C30-000-010-00	4039 N US-23	08/28/23	WD	03-ARM'S LENGTH	\$90,000	\$29,600	32.89	\$25,262	\$64,738	\$67,844	0.954	960	0001	1.5 STY
021-C30-000-013-00	4015 N US-23	08/16/23	WD	03-ARM'S LENGTH	\$73,400	\$15,000	20.44	\$12,600	\$60,800	\$54,816	1.109	440	0001	RANCH
021-C30-000-038-00	4730 MACKENZIE RD	01/10/25	WD	03-ARM'S LENGTH	\$110,000	\$60,600	55.09	\$36,082	\$73,918	\$107,516	0.688	1,248	0001	RANCH
021-D10-000-016-00	218 MILL ST	06/14/23	WD	03-ARM'S LENGTH	\$130,000	\$35,500	27.31	\$24,956	\$105,044	\$100,643	1.044	1,056	0001	RANCH
021-D10-000-022-25	146 SIXTH ST	08/01/23	WD	03-ARM'S LENGTH	\$235,000	\$81,000	34.47	\$78,116	\$156,884	\$160,184	0.979	1,115	0001	BI-LEVEL
021-H20-000-020-00	205 W MILL ST	03/12/24	WD	03-ARM'S LENGTH	\$170,000	\$42,300	24.88	\$34,037	\$135,963	\$129,578	1.049	1,576	0001	RANCH
021-J20-000-008-00	4671 MACKENZIE RD	07/30/24	WD	03-ARM'S LENGTH	\$130,000	\$50,100	38.54	\$29,884	\$100,116	\$102,426	0.977	1,128	0001	RANCH
021-J20-000-010-00	4701 MACKENZIE RD	08/30/24	WD	03-ARM'S LENGTH	\$250,000	\$60,300	24.12	\$28,080	\$221,920	\$198,306	1.119	1,760	0001	RANCH
021-L11-003-002-00	134 HARBOR ST	07/19/23	WD	19-MULTI PARCEL	\$210,000	\$84,100	40.05	\$39,273	\$170,727	\$178,932	0.954	1,120	0001A	RANCH
021-L11-008-006-00	304 E SECOND ST	05/02/23	WD	19-MULTI PARCEL	\$130,000	\$34,400	26.46	\$16,937	\$113,063	\$71,986	1.571	993	0001A	RANCH
021-L11-008-012-00	317 THIRD ST	12/20/24	WD	03-ARM'S LENGTH	\$85,000	\$48,100	56.59	\$44,839	\$40,161	\$77,684	0.517	1,148	0001A	RANCH
021-P10-010-005-00	393 SECOND ST	11/14/23	WD	03-ARM'S LENGTH	\$80,000	\$21,000	26.25	\$12,496	\$67,504	\$53,002	1.274	768	0001A	RANCH
021-S10-001-003-00	414 THIRD ST	06/20/24	LC	03-ARM'S LENGTH	\$40,000	\$33,800	84.50	\$18,446	\$21,554	\$62,651	0.344	768	0001A	RANCH
021-S10-002-006-00	431 THIRD ST	07/09/24	WD	03-ARM'S LENGTH	\$95,000	\$33,900	35.68	\$19,094	\$75,906	\$70,431	1.078	928	0001A	RANCH
021-S10-002-011-00	422 SECOND ST	08/15/24	WD	03-ARM'S LENGTH	\$114,000	\$38,100	33.42	\$15,537	\$98,463	\$95,171	1.035	930	0001A	RANCH
021-S10-006-007-00	509 FIRST ST	09/05/24	WD	03-ARM'S LENGTH	\$92,000	\$24,200	26.30	\$12,770	\$79,230	\$64,419	1.230	768	0001A	RANCH
021-S10-006-009-00	517 FIRST ST	02/12/24	WD	03-ARM'S LENGTH	\$135,000	\$28,000	20.74	\$24,378	\$110,622	\$79,245	1.396	864	0001A	RANCH
021-S10-008-005-00	249 SW STATE ST	10/19/24	WD	03-ARM'S LENGTH	\$136,000	\$50,100	36.84	\$15,890	\$120,110	\$113,743	1.056	1,229	0001A	RANCH
021-S10-008-006-00	259 SW STATE ST	05/21/23	WD	03-ARM'S LENGTH	\$98,000	\$20,700	21.12	\$12,420	\$85,580	\$67,964	1.259	768	0001A	RANCH
021-S10-008-011-00	114 STOCKMAN ST	12/29/23	WD	03-ARM'S LENGTH	\$121,625	\$43,600	35.85	\$26,314	\$95,311	\$108,114	0.882	1,392	0001A	RANCH
021-S10-008-015-00	112 STOCKMAN ST	06/21/23	WD	03-ARM'S LENGTH	\$90,000	\$41,100	45.67	\$26,044	\$63,956	\$97,062	0.659	1,428	0001A	1.5 STY
021-S10-014-001-00	305 SW STATE ST	11/17/23	WD	03-ARM'S LENGTH	\$135,000	\$37,400	27.70	\$16,027	\$118,973	\$107,347	1.108	1,024	0001A	RANCH
021-S10-014-005-00	321 SW STATE ST	08/02/23	WD	03-ARM'S LENGTH	\$105,500	\$21,800	20.66	\$14,017	\$91,483	\$77,971	1.173	768	0001A	RANCH
021-S10-017-001-00	100 SMITH ST	05/12/23	WD	03-ARM'S LENGTH	\$85,500	\$24,000	28.07	\$16,768	\$68,732	\$68,557	1.003	768	0001A	RANCH
021-S10-017-020-00	120 SMITH ST	10/27/23	WD	03-ARM'S LENGTH	\$105,000	\$23,500	22.38	\$12,377	\$92,623	\$75,271	1.231	864	0001A	RANCH
021-V10-013-004-00	316 SMITH ST	11/06/24	WD	03-ARM'S LENGTH	\$20,000	\$23,600	118.00	\$18,855	\$1,145	\$39,552	0.029	1,628	0001A	RANCH
021-V10-014-001-00	310 SMITH ST	03/31/25	WD	03-ARM'S LENGTH	\$96,000	\$28,500	29.69	\$16,118	\$79,882	\$61,823	1.292	780	0001A	RANCH
021-V10-014-001-00	310 SMITH ST	06/16/23	LC	29-LC	\$40,000	\$25,000	62.50	\$16,118	\$23,882	\$61,823	0.386	780	0001A	RANCH
021-V10-015-003-00	325 FOURTH ST	09/13/24	WD	08-ESTATE	\$112,000	\$62,900	56.16	\$33,337	\$78,663	\$120,751	0.651	1,624	0001A	TRI-LEVEL
021-V10-019-001-00	1002 MAYBERRY	03/03/25	WD	03-ARM'S LENGTH	\$160,000	\$66,400	41.50	\$40,466	\$119,534	\$125,511	0.952	1,040	0001A	RANCH
021-V10-020-003-00	1014 FARNSWORTH ST	11/06/23	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$36,180	\$93,820	\$121,085	0.775	1,120	0001A	RANCH

Totals:					\$4,727,025	\$1,679,700			\$3,609,169	\$3,802,948				
RESIDENTIAL ALL VILLAGE WEST						Sale. Ratio =>		35.53		E.C.F. =>		0.949		
						Std. Dev. =>		19.05		Ave. E.C.F. =>		0.955		
								2025 ECF =>	0.95	2026 ECF =>	0.95			

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021-L20-004-004-20	213 E LAKE ST	10/02/23	WD	03-ARM'S LENGTH	\$80,000	\$31,300	39.13	\$19,109	\$60,891	\$54,864	1.110	984	0002	MISC	
021-L20-006-001-00	114 E LAKE ST	07/14/23	WD	03-ARM'S LENGTH	\$136,000	\$62,800	46.18	\$24,320	\$111,680	\$117,474	0.951	1,384	0002	RANCH	
021-S30-000-001-80	306 COURT PARK	11/01/24	WD	03-ARM'S LENGTH	\$209,000	\$108,300	51.82	\$20,187	\$188,813	\$200,646	0.941	1,624	0002	MISC	
021-S30-000-010-00	210 E LAKE ST	11/18/24	WD	03-ARM'S LENGTH	\$170,000	\$46,200	27.18	\$17,976	\$152,024	\$92,930	1.636	1,080	0002	RANCH	
Totals:					\$595,000	\$248,600			\$513,408	\$465,914					
RESIDENTIAL VILLAGE EAST					Sale. Ratio =>		41.78			E.C.F. =>		1.102			
					Std. Dev. =>		10.62			Ave. E.C.F. =>		1.159			
								2025 ECF =>	1.1	2026 ECF =>		1.1			

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021-A30-000-092-10	2230 N US-23	04/28/23	WD	03-ARM'S LENGTH	\$214,000	\$124,600	58.22	\$61,858	\$152,142	\$179,500	0.848	1,884	0003B	RANCH	
021-A30-000-104-00	2144 N US-23	12/22/23	WD	19-MULTI PARCEL	\$129,500	\$54,900	42.39	\$73,226	\$56,274	\$52,644	1.069	696	0003B	CABIN	
021-A30-000-129-00	2062 N US-23	02/14/24	WD	03-ARM'S LENGTH	\$320,000	\$160,500	50.16	\$33,411	\$286,589	\$321,176	0.892	1,992	0003B	2 STORY	
Totals:					\$663,500	\$340,000			\$495,005	\$553,319					
RESIDENTIAL RESORT NON LK FRT					Sale. Ratio =>		51.24			E.C.F. =>		0.895			
					Std. Dev. =>		7.92			Ave. E.C.F. =>		0.936			
								2025 ECF =>	0.94	2026 ECF =>		0.94			

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020-015-300-003-00	3585 N US-23	07/23/24	WD	03-ARM'S LENGTH	\$449,100	\$152,300	33.91	\$46,924	\$402,176	\$350,628	1.147	2,176	0004	RANCH	
020-016-100-007-04	021 T30 000 004 00	03/11/25	WD	03-ARM'S LENGTH	\$219,999	\$107,100	48.68	\$30,493	\$189,506	\$214,557	0.883	1,992	0004	1.5 STY	
020-018-200-002-10	3940 KEISER TR	08/13/24	LC	29-LC	\$410,000	\$0	0.00	\$172,000	\$238,000	\$58,330	4.080	904	0004	RANCH	
020-018-200-002-10	3940 KEISER TR	09/04/24	WD	03-ARM'S LENGTH	\$210,000	\$0	0.00	\$172,000	\$38,000	\$58,330	0.651	904	0004	RANCH	
020-028-400-001-00	2539 N US-23	10/10/24	WD	19-MULTI PARCEL	\$420,000	\$199,800	47.57	\$191,717	\$228,283	\$244,186	0.935	1,500	0004	RANCH	
020-032-400-003-00	1985 N US-23	04/12/24	WD	19-MULTI PARCEL	\$814,000	\$450,700	55.37	\$495,833	\$318,167	\$475,567	0.669	3,820	0004	CHALET	
021-A20-000-014-10	2417 N US-23	02/08/24	WD	03-ARM'S LENGTH	\$240,000	\$106,000	44.17	\$48,795	\$191,205	\$248,625	0.769	1,854	0004	RANCH	
021-A20-000-024-00	2401 N US-23	02/23/24	WD	03-ARM'S LENGTH	\$198,000	\$74,200	37.47	\$24,659	\$173,341	\$194,679	0.890	1,789	0004	RANCH	
021-A70-000-015-00	3642 FOREST RD	01/22/24	WD	19-MULTI PARCEL	\$234,000	\$91,300	39.02	\$45,728	\$188,272	\$201,607	0.934	2,296	0004	RANCH	
021-B30-000-004-00	3655 ROLLIN HILL CT	07/03/24	WD	03-ARM'S LENGTH	\$486,500	\$210,400	43.25	\$50,009	\$436,491	\$501,525	0.870	3,424	0004A	RANCH	
021-H30-005-015-00	2785 N US-23	02/26/24	WD	19-MULTI PARCEL	\$185,000	\$57,700	31.19	\$46,076	\$138,924	\$167,314	0.830	1,814	0004	RANCH	
021-H30-005-036-00	2659 N US-23	04/01/24	WD	03-ARM'S LENGTH	\$146,000	\$83,800	57.40	\$64,207	\$81,793	\$124,141	0.659	1,680	0004	RANCH	
021-H30-005-040-00	2651 N US-23	11/28/23	WD	03-ARM'S LENGTH	\$185,000	\$64,600	34.92	\$30,353	\$154,647	\$159,680	0.968	1,712	0004	RANCH	
021-L30-000-010-00	3745 N US-23	04/03/24	WD	03-ARM'S LENGTH	\$151,000	\$61,300	40.60	\$21,541	\$129,459	\$121,608	1.065	1,390	0004	RANCH	
021-L30-000-026-00	3779 N US-23	04/03/24	WD	03-ARM'S LENGTH	\$149,000	\$76,800	51.54	\$38,550	\$110,450	\$139,128	0.794	1,600	0004	MANUFACTURED	
021-L30-000-026-00	3779 N US-23	04/17/23	WD	03-ARM'S LENGTH	\$120,000	\$60,400	50.33	\$38,550	\$81,450	\$139,128	0.585	1,600	0004	MANUFACTURED	
021-L40-000-018-00	3535 N US-23	09/08/23	WD	03-ARM'S LENGTH	\$130,000	\$63,800	49.08	\$58,741	\$71,259	\$126,743	0.562	1,497	0004	RANCH	
021-L40-000-024-00	3487 N US-23	02/14/25	WD	03-ARM'S LENGTH	\$110,000	\$96,100	87.36	\$29,181	\$80,819	\$196,960	0.410	2,168	0004	RANCH	
021-T30-000-004-00	3940 FOREST RD	03/11/25	WD	03-ARM'S LENGTH	\$219,999	\$107,100	48.68	\$30,493	\$189,506	\$214,557	0.883	1,992	0004	1.5 STY	
021-T30-000-019-00	3939 FOREST RD	06/20/24	WD	03-ARM'S LENGTH	\$141,000	\$49,100	34.82	\$25,700	\$115,300	\$103,382	1.115	1,120	0004	RANCH	
Totals:					\$5,218,598	\$2,112,500			\$3,557,048	\$4,040,673					
RESIDENTIAL FOREST					Sale. Ratio =>		40.48			E.C.F. =>		0.880			
					Std. Dev. =>		18.71			Ave. E.C.F. =>		0.985			
								2025 ECF =>	0.93	2026 ECF =>		0.89			

AuSable Township Economic Condition Factor Study

April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
020-004-200-001-80	4100 MCNALL	12/15/23	WD	03-ARM'S LENGTH	\$200,000	\$71,900	35.95	\$40,492	\$159,508	\$184,713	0.864	1,296	0005	RANCH
021-O20-000-011-00	4543 DELROSA DR	07/02/24	WD	03-ARM'S LENGTH	\$245,000	\$66,400	27.10	\$40,159	\$204,841	\$195,155	1.050	2,160	0005	2 STORY
021-O20-000-036-00	4612 DELROSA DR	04/24/23	WD	08-ESTATE	\$120,000	\$38,200	31.83	\$19,641	\$100,359	\$105,709	0.949	1,012	0005	RANCH
021-R10-000-008-00	4070 RIVER RD	10/12/23	WD	03-ARM'S LENGTH	\$185,000	\$63,100	34.11	\$40,605	\$144,395	\$140,752	1.026	1,206	0005	RANCH
021-R20-000-025-00	4049 MCNALL DR	01/26/24	WD	03-ARM'S LENGTH	\$195,000	\$50,600	25.95	\$34,784	\$160,216	\$116,697	1.373	1,120	0005	RANCH
021-R20-000-027-00	4975 DENISE DR	05/21/24	WD	03-ARM'S LENGTH	\$159,900	\$72,600	45.40	\$34,724	\$125,176	\$136,060	0.920	1,380	0005	RANCH
021-R20-000-033-00	4980 DENISE DR	01/17/25	WD	03-ARM'S LENGTH	\$120,000	\$49,800	41.50	\$19,933	\$100,067	\$98,096	1.020	1,056	0005	RANCH
021-R20-000-035-00	4089 MCNALL DR	07/13/23	WD	03-ARM'S LENGTH	\$220,000	\$77,700	35.32	\$21,659	\$198,341	\$247,998	0.800	1,660	0005	RANCH
021-R20-000-037-00	4101 MCNALL DR	05/13/24	WD	03-ARM'S LENGTH	\$102,000	\$80,300	78.73	\$33,215	\$68,785	\$157,011	0.438	1,588	0005	RANCH
021-S50-000-003-00	4142 RIVER RD	03/05/25	WD	03-ARM'S LENGTH	\$115,000	\$49,700	43.22	\$21,857	\$93,143	\$93,534	0.996	1,125	0005	RANCH
021-S50-000-029-00	4935 MELODY LN	07/27/23	WD	03-ARM'S LENGTH	\$143,000	\$66,700	46.64	\$55,686	\$87,314	\$141,373	0.618	1,020	0005	RANCH
021-S50-000-031-00	4945 MELODY LN	08/14/23	WD	03-ARM'S LENGTH	\$212,500	\$82,500	38.82	\$31,058	\$181,442	\$224,469	0.808	1,400	0005	RANCH
021-S50-000-035-00	4969 MELODY LN	10/04/24	WD	03-ARM'S LENGTH	\$239,000	\$110,400	46.19	\$30,129	\$208,871	\$263,431	0.793	1,547	0005	RANCH
021-S50-000-046-00	4938 HARMONY DR	11/09/23	WD	03-ARM'S LENGTH	\$190,000	\$69,300	36.47	\$25,872	\$164,128	\$184,913	0.888	1,200	0005	RANCH

Totals: **\$2,446,400** **\$949,200** **\$1,996,586** **\$2,289,910**

**RESIDENTIAL
NW AUSABLE**

Sale. Ratio => 38.80 **E.C.F. => 0.872**
Std. Dev. => 12.82 **Ave. E.C.F. => 0.896**

2025 ECF => 0.89 **2026 ECF => 0.89**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
020-004-100-070-00	4355 RIVER RD	12/21/23	CD	03-ARM'S LENGTH	\$303,601	\$47,200	15.55	\$25,306	\$278,295	\$412,201	0.675	7,320	00012	
021-C30-000-005-00	4053 N US-23	12/26/24	LC	29- LC	\$375,000	\$121,100	32.29	\$79,917	\$295,083	\$325,756	0.906	5,235	00010	RANCH
021-O30-000-011-00	4614 INDUSTRIAL ROW	05/24/24	WD	03-ARM'S LENGTH	\$400,000	\$175,200	43.80	\$36,644	\$363,356	\$525,936	0.691	15,286	00012	
021-S20-000-003-00	733 S STATE ST	05/25/23	WD	03-ARM'S LENGTH	\$100,000	\$53,100	53.10	\$50,272	\$49,728	\$363,243	0.137	5,600	00010	
021-S30-000-020-00	111 S LAKE ST	08/29/24	WD	03-ARM'S LENGTH	\$350,000	\$78,300	22.37	\$29,954	\$320,046	\$383,849	0.834	3,096	00010	
021-T10-000-004-00	910 S STATE ST	07/20/23	WD	03-ARM'S LENGTH	\$198,500	\$44,000	22.17	\$53,025	\$145,475	\$171,061	0.850	2,942	00011	RANCH
021-V10-000-001-00	720 HARBOR ST	10/12/23	WD	03-ARM'S LENGTH	\$2,100,000	\$774,900	36.90	\$271,188	\$1,828,812	\$2,069,842	0.884	25,811	00010	

Totals: **\$3,827,101** **\$1,293,800** **\$3,280,795** **\$4,251,889**

**COMMERCIAL/
INDUSTRIAL**

Sale. Ratio => 33.81 **E.C.F. => 0.772**
Std. Dev. => 13.34 **Ave. E.C.F. => 0.711**

2025 ECF => 0.75 **2026 ECF => 0.72**