

Au Gres Township Land Value Study
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	
003-1-031-000-005-40	2728 RUMSEY RD	07/19/22	WD	03-ARM'S LENGTH	\$200,000	\$105,000	52.50	\$244,850	(\$16,850)	\$28,000	160.0	292.0	(\$105)	
003-1-031-000-010-00	RUMSEY RD	08/19/23	WD	03-ARM'S LENGTH	\$20,000	\$12,500	62.50	\$35,000	\$20,000	\$35,000	200.0	379.0	\$100	
Totals:					\$220,000	\$117,500		\$279,850	\$3,150	\$63,000	360.0			
RESIDENTIAL SECTION 31 A					Sale. Ratio =>		53.41	Average						
					Std. Dev. =>		7.07	per FF=>		\$9				
					2024 FF RATE =>		\$175	2025 FF RATE =>		\$150				

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003-2-A70-000-037-00	2238 BAY RIDGE DR	05/16/23	WD	03-ARM'S LENGTH	\$352,000	\$159,200	45.23	\$383,392	\$68,608	\$100,000	100.0	176.0	\$686	
003-2-A70-000-060-00	2390 BAY RIDGE DR	05/27/22	WD	03-ARM'S LENGTH	\$227,000	\$76,400	33.66	\$257,757	\$69,243	\$100,000	100.0	218.0	\$692	
Totals:					\$579,000	\$235,600		\$641,149	\$137,851	\$200,000	200.0			
RESIDENTIAL AUGRES BOAT CLUB					Sale. Ratio =>		40.69	Average						
					Std. Dev. =>		8.18	per FF=>		\$689				
					2024 FF RATE =>		\$1,000	2025 FF RATE =>		\$900				

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003-2-A70-000-002-00	2445 BAY RIDGE DR	08/25/23	WD	03-ARM'S LENGTH	\$190,000	\$88,000	46.32	\$209,485	\$56,955	\$76,440	109.2	218.0	\$522	
003-2-A70-000-003-00	2437 BAY RIDGE DR	10/18/23	WD	03-ARM'S LENGTH	\$213,000	\$76,800	36.06	\$218,790	\$71,210	\$77,000	110.0	213.0	\$647	
Totals:					\$403,000	\$164,800		\$428,275	\$128,165	\$153,440	219.2			
RESIDENTIAL AUGRES BOAT CLUB					Sale. Ratio =>		40.89	Average						
					Std. Dev. =>		7.25	per FF=>		\$585				
					2024 FF RATE =>		\$700	2025 FF RATE =>		\$600				

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003-2-B50-000-007-01	3060 S POINT AU GRI	12/06/23	WD	03-ARM'S LENGTH	\$380,000	\$92,600	24.37	\$217,188	\$252,812	\$90,000	75.0	300.0	\$3,371	
Totals:					\$380,000	\$92,600		\$217,188	\$252,812	\$90,000	75.0			
RESIDENTIAL BOOTHES POINT - LK FT					Sale. Ratio =>		24.37	Average						
					Std. Dev. =>		7.25	per FF=>		\$3,371				
					2024 FF RATE =>		\$1,200	2025 FF RATE =>		\$1,200				

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003-2-B50-000-021-00	3275 S POINT AU GRI	11/11/23	WD	03-ARM'S LENGTH	\$115,000	\$36,300	31.57	\$84,807	\$45,586	\$15,393	102.6	144.3	\$444	
003-2-B50-000-058-01	S POINT AU GRES RE	01/25/24	WD	03-ARM'S LENGTH	\$7,500	\$10,400	138.67	\$25,477	\$7,500	\$22,500	150.0	150.0	\$50	
003-2-B50-000-065-00	3045 S POINT AU GRI	06/30/22	WD	03-ARM'S LENGTH	\$206,000	\$87,400	42.43	\$266,329	(\$37,829)	\$22,500	150.0	150.0	(\$252)	
003-2-B50-000-068-02	3015 S POINT AU GRI	02/04/23	LC	03-ARM'S LENGTH	\$65,000	\$37,100	57.08	\$94,102	(\$17,852)	\$11,250	75.0	150.0	(\$238)	
003-2-B50-000-070-01	S POINT AU GRES RE	02/19/24	QC	03-ARM'S LENGTH	\$25,000	\$11,800	47.20	\$27,256	\$8,994	\$11,250	75.0	160.0	\$120	
Totals:					\$418,500	\$183,000		\$497,971	\$6,399	\$82,893	552.6			
RESIDENTIAL BOOTHES POINT - BK LOT					Sale. Ratio =>		43.73	Average						
					Std. Dev. =>		43.07	per FF=>		\$12				
					2024 FF RATE =>		\$150	2025 FF RATE =>		\$150				

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003-2-G60-000-075-01	2370 GREEN DR	07/23/22	WD	03-ARM'S LENGTH	\$38,000	\$9,200	24.21	\$28,170	\$25,168	\$15,338	87.6	1203.0	\$287
Totals:					\$38,000	\$9,200		\$28,170	\$25,168	\$15,338	87.6		
RESIDENTIAL GREEN PLAT AUGRES SHORES							Sale. Ratio => 24.21			Average per FF=>			\$287
							Std. Dev. => #DIV/0!						\$200
2024 FF RATE =>									\$175	2025 FF RATE =>		\$200	

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003-2-O10-000-005-00	2030 GREEN DR	12/08/23	WD	03-ARM'S LENGTH	\$18,000	\$6,800	37.78	\$15,110	\$11,390	\$8,500	50.0	400.0	\$228
003-2-O10-000-006-00	2036 GREEN DR	12/06/23	WD	03-ARM'S LENGTH	\$72,000	\$23,400	32.50	\$50,863	\$29,637	\$8,500	50.0	400.0	\$593
Totals:					\$90,000	\$30,200		\$65,973	\$41,027	\$17,000	100.0		
RESIDENTIAL OAK PARK SHORES - BK LOT							Sale. Ratio => 33.56			Average per FF=>			\$410
							Std. Dev. => 3.73						\$200
2024 FF RATE =>									\$170	2025 FF RATE =>		\$200	

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003-2-O10-000-056-00	GREEN DR	11/09/22	WD	03-ARM'S LENGTH	\$25,333	\$6,300	24.87	\$31,310	\$14,119	\$20,096	50.2	308.0	\$281
003-2-O10-000-057-01	GREEN DR	11/19/22	WD	03-ARM'S LENGTH	\$50,667	\$24,400	48.16	\$40,192	\$50,667	\$40,192	100.5	308.0	\$504
Totals:					\$76,000	\$30,700		\$71,502	\$64,786	\$60,288	150.7		
RESIDENTIAL OAK PARK SHORES - LK VW							Sale. Ratio => 40.39			Average per FF=>			\$430
							Std. Dev. => 16.47						\$430
2024 FF RATE =>									\$400	2025 FF RATE =>		\$430	

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003-2-O52-000-025-00	2775 RUMSEY RD	09/23/22	WD	03-ARM'S LENGTH	\$360,000	\$100,800	28.00	\$282,160	\$243,405	\$165,565	110.4	235.1	\$2,205
003-2-O52-000-027-02	RUMSEY RD	07/28/22	WD	19-MULTI PARCEL A	\$330,000	\$96,400	29.21	\$208,702	\$330,000	\$208,702	160.5	515.0	\$2,056
003-2-O53-000-041-00	2645 RUMSEY RD	08/12/22	WD	03-ARM'S LENGTH	\$595,000	\$168,200	28.27	\$445,419	\$311,201	\$161,620	107.7	310.6	\$2,888
Totals:					\$1,285,000	\$365,400		\$936,281	\$884,606	\$535,887	378.7		
RESIDENTIAL OAK RIDGE SUB							Sale. Ratio => 28.44			Average per FF=>			\$2,336
							Std. Dev. => 0.64						\$1,500
2024 FF RATE =>									\$1,500	2025 FF RATE =>		\$1,500	

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003-2-O65-000-003-00	BOOTH RD	11/14/22	WD	03-ARM'S LENGTH	\$65,000	\$55,000	84.62	\$193,595	\$65,000	\$193,595	112.0	443.5	\$580
003-2-O65-000-004-00	BOOTH RD	06/07/23	WD	03-ARM'S LENGTH	\$70,000	\$65,000	92.86	\$193,595	\$70,000	\$193,595	112.0	419.0	\$625
003-2-O65-000-007-00	2740 BOOTH RD	09/05/23	WD	03-ARM'S LENGTH	\$335,000	\$190,900	56.99	\$525,260	\$103,335	\$193,595	112.0	367.6	\$923
Totals:					\$470,000	\$310,900		\$912,450	\$238,335	\$580,785	336.0		
RESIDENTIAL OAK WOODS HEIGHTS CONDO							Sale. Ratio => 66.15			Average per FF=>			\$709
							Std. Dev. => 18.79						\$700
2024 FF RATE =>									\$1,500	2025 FF RATE =>		\$700	

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003-2-P60-000-006-01	2515 RUMSEY RD	06/29/22	WD	03-ARM'S LENGTH	\$650,000	\$197,500	30.38	\$733,930	\$188,410	\$272,340	151.3	310.0	\$1,245
Totals:					\$650,000	\$197,500		\$733,930	\$188,410	\$272,340	151.3		
RESIDENTIAL POINT AU GRES RESORT SUB						Sale. Ratio =>	30.38		Average per FF=>		\$1,245		
						Std. Dev. =>	#DIV/0!						
									2024 FF RATE =>	\$1,800	2025 FF RATE =>	\$1,500	

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003-2-S30-000-049-02	2854 BOOTH RD	09/28/22	MLC	03-ARM'S LENGTH	\$175,000	\$113,600	64.91	\$388,800	\$15,488	\$229,288	229.3	357.6	\$68
Totals:					\$175,000	\$113,600		\$388,800	\$15,488	\$229,288	229.3		
RESIDENTIAL SEVEN SEASONS ESTATES						Sale. Ratio =>	64.91		Average per FF=>		\$68		
									2024 FF RATE =>	\$1,000	2025 FF RATE =>	\$800	

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003-0-012-300-060-00	950 N COURT ST	12/18/2023	MLC	19-MULTI PARCEL A	\$201,000	\$61,400	30.55	\$131,735	\$76,580	\$7,315	106.0	246.0	\$722
003-0-012-300-080-00	910 N COURT ST	03/15/2023	WD	03-ARM'S LENGTH	\$161,000	\$46,700	29.01	\$114,649	\$52,471	\$6,120	106.0	279.0	\$495
Totals:					\$362,000	\$108,100		\$246,384	\$129,051	\$13,435	212.0		
001. AUGRES RES FF * VACANT						Sale. Ratio =>	29.86		Average per FF=>		\$609		
						Std. Dev. =>	1.09						
									2024 FF RATE =>	Priced as acreage	2025 FF RATE =>	\$100	

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003-0-034-100-015-12*	SWENSON RD	05/22/2023	WD	03-ARM'S LENGTH	\$9,000	\$24,200	268.89	\$49,716	\$9,000	\$49,716	108.0	200.0	\$83
003-0-034-100-015-16*	SWENSON RD	06/08/2023	WD	03-ARM'S LENGTH	\$60,000	\$30,100	50.17	\$61,800	\$60,000	\$61,800	135.0	200.0	\$444
Totals:					\$69,000	\$54,300		\$111,516	\$69,000	\$111,516	243.0		
001. AUGRES RES FF * VACANT						Sale. Ratio =>	78.70		Average per FF=>		\$284		
						Std. Dev. =>	154.66						
									2024 FF RATE =>	\$400	2025 FF RATE =>	\$400	

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003-0-035-400-006-03*	LOLA LANE	02/06/2024	WD	03-ARM'S LENGTH	\$35,000	\$13,100	37.43	\$35,000	\$35,000	\$35,000	175.0	261.0	\$200
003-0-035-400-006-04*	LOLA LANE	03/28/2024	WD	03-ARM'S LENGTH	\$35,000	\$13,100	37.43	\$35,000	\$35,000	\$35,000	175.0	256.0	\$200
003-0-035-400-006-06	2632 LOLA LANE	08/08/2022	WD	03-ARM'S LENGTH	\$29,000	\$6,400	22.07	\$44,123	\$18,929	\$34,052	170.3	256.0	\$111
003-0-035-400-006-11*	LOLA LANE	02/02/2024	WD	03-ARM'S LENGTH	\$36,000	\$13,100	36.39	\$35,000	\$36,000	\$35,000	175.0	260.0	\$206
003-0-035-400-006-13*	LOLA LANE	02/02/2024	WD	03-ARM'S LENGTH	\$39,500	\$13,100	33.16	\$35,000	\$39,500	\$35,000	175.0	248.0	\$226
003-0-035-400-010-07	2200 LOLA LANE	11/04/2022	WD	03-ARM'S LENGTH	\$380,000	\$125,300	32.97	\$320,942	\$86,517	\$27,459	137.3	298.0	\$630
003-0-035-400-010-09	2210 LOLA LANE	06/22/2023	WD	03-ARM'S LENGTH	\$279,000	\$107,400	38.49	\$236,321	\$68,346	\$25,667	128.3	303.0	\$533
Totals:					\$880,500	\$297,100		\$908,204	\$366,292	\$256,978	1,284.9		
001. AUGRES RES FF CANAL FRONTAGE						Sale. Ratio =>	33.74		Average per FF=>		\$285		
*VACANT						Std. Dev. =>	9.41						
									2024 FF RATE =>	\$200	2025 FF RATE =>	\$210	

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003-0-015-400-010-10	1892 E HURON RD	09/15/2022	WD	03-ARM'S LENGTH	\$106,000	\$39,700	37.45	\$98,091	\$19,909	\$12,000	1.00	\$19,909	AUGRES RES & AG
003-0-023-300-025-00	2121 MANOR RD	05/15/2023	WD	03-ARM'S LENGTH	\$60,000	\$35,900	59.83	\$76,137	(\$1,637)	\$14,500	1.00	(\$1,637)	AUGRES RES & AG
003-0-023-300-025-00	2121 MANOR RD	05/15/2023	WD	03-ARM'S LENGTH	\$60,000	\$35,900	59.83	\$76,137	(\$1,637)	\$14,500	1.00	(\$1,637)	AUGRES RES & AG
003-0-035-400-005-01	2822 S SANTIAGO RD	04/12/2022	WD	03-ARM'S LENGTH	\$55,000	\$35,600	64.73	\$61,963	\$3,417	\$10,380	1.11	\$3,078	AUGRES RES & AG
003-0-014-200-025-12	2111 E HURON RD	02/09/2024	WD	03-ARM'S LENGTH	\$170,000	\$77,500	45.59	\$168,738	\$13,262	\$12,000	1.36	\$9,751	AUGRES RES & AG
003-0-023-400-005-23*	S SANTIAGO RD	07/27/2023	WD	03-ARM'S LENGTH	\$8,500	\$4,300	50.59	\$8,710	\$8,500	\$8,710	1.47	\$5,782	AUGRES RES & AG
003-0-027-300-010-17	1595 E GORDON RD	10/10/2023	WD	03-ARM'S LENGTH	\$30,000	\$11,600	38.67	\$25,196	\$14,704	\$9,900	1.50	\$9,803	AUGRES RES & AG
003-0-014-300-010-00	2172 E HURON RD	08/11/2023	WD	03-ARM'S LENGTH	\$375,000	\$100,500	26.80	\$220,532	\$167,688	\$13,220	3.61	\$46,451	AUGRES RES & AG
003-0-015-400-005-01	1996 E HURON RD	08/25/2022	WD	03-ARM'S LENGTH	\$70,000	\$33,800	48.29	\$86,272	(\$4,170)	\$12,102	3.94	(\$1,059)	AUGRES RES & AG
003-0-010-300-010-10	SHENFIELD RD	05/18/2023	WD	21-NOT USED/OTHE	\$25,000	\$28,100	112.40	\$58,396	(\$18,926)	\$14,470	4.99	(\$3,793)	AUGRES RES & AG
003-0-023-200-030-10	2101 JODWAY RD	06/09/2023	WD	03-ARM'S LENGTH	\$120,000	\$45,900	38.25	\$100,658	\$34,092	\$14,750	5.00	\$6,818	AUGRES RES & AG
003-0-024-300-015-05	1941 S SANTIAGO RD	06/01/2023	WD	19-MULTI PARCEL A	\$300,000	\$97,500	32.50	\$209,039	\$104,887	\$13,926	5.18	\$20,248	AUGRES RES & AG
003-0-018-300-025-00	160 E HURON RD	12/30/2022	WD	03-ARM'S LENGTH	\$80,000	\$55,000	68.75	\$138,484	(\$43,424)	\$15,060	5.60	(\$7,754)	AUGRES RES & AG
003-0-014-200-030-10*	E HURON RD	06/15/2023	WD	03-ARM'S LENGTH	\$28,000	\$6,400	22.86	\$15,060	\$28,000	\$15,060	6.11	\$4,583	AUGRES RES & AG
003-0-018-200-010-10	70 NOGGLE RD	11/03/2023	WD	03-ARM'S LENGTH	\$148,500	\$47,700	32.12	\$104,612	\$65,225	\$21,337	9.88	\$6,602	AUGRES RES & AG

Totals: \$1,636,000 \$655,400 \$1,448,025 \$389,890 \$119,925 52.75

RESIDENTIAL							Sale. Ratio =>	40.06				Average	
0-9.99 ACRES	*VACANT						Std. Dev. =>	22.35				per Net Acre=>	7,391.56

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003-0-014-200-015-00	2100 NOGGLE RD	03/01/2024	WD	03-ARM'S LENGTH	\$275,000	\$73,100	26.58	\$160,368	\$138,465	\$23,833	10.00	\$13,847	AUGRES RES & AG
003-0-018-100-010-25*	E HURON RD	06/22/2023	WD	03-ARM'S LENGTH	\$38,000	\$10,300	27.11	\$25,000	\$38,000	\$25,000	10.00	\$3,800	AUGRES RES & AG
003-0-030-200-020-00*	S HALE RD	03/16/2023	WD	03-ARM'S LENGTH	\$35,000	\$9,900	28.29	\$24,603	\$35,000	\$24,603	10.00	\$3,500	AUGRES RES & AG
003-0-014-300-045-15*	SWENSON RD	12/12/2023	WD	03-ARM'S LENGTH	\$20,500	\$10,000	48.78	\$11,340	\$20,500	\$11,340	14.58	\$1,406	AUGRES RES & AG
003-0-014-200-030-15*	E HURON RD	05/26/2023	WD	19-MULTI PARCEL A	\$60,000	\$15,200	25.33	\$30,338	\$60,000	\$30,338	14.90	\$4,027	AUGRES RES & AG
003-0-016-400-010-01*	E HURON RD	07/03/2023	WD	03-ARM'S LENGTH	\$59,500	\$54,500	91.60	\$69,332	\$59,500	\$69,332	18.33	\$3,246	AUGRES RES & AG
003-0-017-400-015-10*	E HURON RD	09/27/2022	QC	03-ARM'S LENGTH	\$30,000	\$17,100	57.00	\$37,720	\$30,000	\$37,720	20.00	\$1,500	AUGRES RES & AG
003-0-008-100-020-00*	LENTNER RD	12/15/2022	WD	03-ARM'S LENGTH	\$35,000	\$19,500	55.71	\$43,400	\$35,000	\$43,400	22.45	\$1,559	AUGRES RES & AG

Totals: \$553,000 \$209,600 \$402,101 \$416,465 \$265,566 120.26

RESIDENTIAL							Sale. Ratio =>	37.90				Average	
10-29.99 ACRES	*VACANT						Std. Dev. =>	23.21				per Net Acre=>	3,462.95

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003-0-014-300-005-01	1286 S NEARMAN RD	08/11/2023	MLC	03-ARM'S LENGTH	\$300,000	\$84,400	28.13	\$177,366	\$186,914	\$64,280	35.93	\$5,202	AUGRES RES & AG
003-0-018-200-075-00	151 E HURON RD	09/07/2022	WD	03-ARM'S LENGTH	\$165,000	\$53,400	32.36	\$134,608	\$93,552	\$63,160	37.69	\$2,482	AUGRES RES & AG
003-0-007-200-025-01*	NOLBOCK RD	03/22/2023	WD	19-MULTI PARCEL A	\$92,500	\$49,400	53.41	\$106,169	\$57,507	\$71,176	40.00	\$1,438	AUGRES RES & AG
003-0-015-100-005-00*	SWENSON RD	01/17/2024	WD	13-GOVERNMENT	\$80,000	\$38,000	47.50	\$76,000	\$80,000	\$76,000	40.00	\$2,000	AUGRES RES & AG
003-0-030-400-020-00*	DUSTY TRAIL	11/13/2023	WD	03-ARM'S LENGTH	\$80,000	\$34,300	42.88	\$80,000	\$80,000	\$80,000	40.00	\$2,000	AUGRES RES & AG
003-0-004-400-015-00*	SHENFIELD RD	02/17/2023	WD	19-MULTI PARCEL A	\$156,000	\$52,100	33.40	\$105,399	\$156,000	\$105,399	60.19	\$2,592	AUGRES RES & AG
003-0-004-300-010-00*	SHENFIELD RD	07/26/2023	WD	19-MULTI PARCEL A	\$267,000	\$102,900	38.54	\$240,000	\$267,000	\$240,000	120.00	\$2,225	AUGRES RES & AG

Totals: \$1,140,500 \$414,500 \$919,542 \$920,973 \$700,015 373.81

RESIDENTIAL							Sale. Ratio =>	36.34				Average	
30+ ACRES	*VACANT						Std. Dev. =>	9.01				per Net Acre=>	2,463.75

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

RESIDENTIAL ACREAGE RATES

ACRES	2025 RATE	2024 RATE	ACRES	2025 RATE	2024 RATE	ACRES	2025 RATE	2024 RATE	ACRES	2025 RATE	2024 RATE
1	\$ 7,400	\$ 12,000	3	\$ 6,900	\$ 4,000	10	\$ 3,400	\$ 2,500	30	\$ 2,400	\$ 2,000
1.5	\$ 7,300	\$ 5,666	4	\$ 6,800	\$ 3,500	15	\$ 3,200	\$ 2,000	40	\$ 2,200	\$ 2,000
2	\$ 7,200	\$ 4,750	5	\$ 6,700	\$ 5,000	20	\$ 3,000	\$ 2,000	50	\$ 2,100	\$ 2,000
2.5	\$ 7,100	\$ 4,400	7	\$ 6,600	\$ 2,451	25	\$ 3,100	\$ 2,000	100	\$ 2,000	\$ 2,000

Parcel Number	Street Address	Sale Date	Sale Price	Liber/Page	Land Residual	Total Acres	Tillable Acres	Dollars/PA
003-0-012-100-015-10	N COURT ST	3/17/2023	\$60,000	202303294	\$56,983	20.000	16.693	\$3,414
003-0-012-100-015-20	N COURT ST	10/19/2023	\$64,620	202303774	\$64,620	21.543	21.025	\$3,073
003-0-012-100-020-01	S MACKINAW RD	1/22/2024	\$160,000	202400177	\$70,822	83.700	31.689	\$2,235
006-0-003-100-030-05	4476 TOWNLINE	3/8/2023	\$53,010	202300760	\$53,010	17.059	16.942	\$3,129
006-0-010-300-020-05	4461 JOHNFIELD RD	10/16/2023	\$143,560	202303621	\$143,560	35.885	33.663	\$4,265
006-0-016-100-015-00	DUPRIE RD	10/7/2022	\$152,000	202203547	\$147,315	38.209	33.882	\$4,348
009-0-004-200-010-00	BESSINGER RD	12/1/2022	\$280,000	202203987	\$271,840	76.384	69.500	\$3,911
010-0-012-200-005-01	PINE RIVER RD	5/5/2022	\$140,000	202201753	\$57,996	67.800	24.411	\$2,376

AGRICULTURAL COUNTY WIDE STUDY

Average per Net Acre=>		3,495
2024 P/A =>	\$4,000	2025 P/A => \$3,500

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Time Adjust	Adj. Sale \$	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location
020-0-001-000-015-00	537 N COURT ST	08/02/22	\$375,000	WD		\$375,000	\$333,490	\$41,510	1.72	1.72	\$24,134	202202850	CITY OF AUGRES
002-0-030-100-020-00	2515 W HURON RD	11/28/22	\$135,000	WD		\$128,000	\$85,773	\$42,227	2.00	2.00	\$21,114	202203964	ARENAC TWP
012-0-013-100-015-01	N HURON RD	11/17/22	\$73,900	WD		\$73,900		\$72,900	2.62	2.62	\$27,824	202203871	WHITNEY TWP
Totals:			\$943,900			\$936,900		\$156,637	6.34	9.30			

0-2.99 ACRES COMM/INDUST

Average per Net Acre=>		24,706.15
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Time Adjust	Adj. Sale \$	Bld Impr	Land Residual	Net Acres	Total Acres	Dollars/Acre	Liber/Page	Location
010-0-012-200-035-00	3655 EAST CITY LIM	04/29/22	\$80,000	WD		\$80,000	\$40,904	\$39,096	4.50	4.50	\$8,688	202201697	STANDISH TWP
006-0-014-300-002-00	4315 Henderson Rd	01/17/23	\$100,000	WD		\$100,000	\$36,345	\$63,655	9.54	9.54	\$6,672	202300208	LINCOLN TWP
003-0-027-200-050-20	MANOR RD	12/01/22	\$75,000	LC		\$75,000		\$75,000	10.00	10.00	\$7,500	202203977	AUGRES TWP
Totals:			\$255,000			\$255,000		\$177,751	24.04	24.04			

3+ ACRES COMM/INDUST

Average per Net Acre=>		7,393.97
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COMMERCIAL

ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024	ACRES	2025	2024
1	\$24,700	\$14,500	3	\$7,400	\$14,833	10	\$7,300	\$8,450	30	\$6,000	7,816
1.5	\$24,700	\$16,333	4	\$7,400	\$11,125	15	\$7,200	\$6,966	40	\$5,000	6,737
2	\$22,000	\$14,750	5	\$7,400	\$11,900	20	\$7,100	\$6,725	50	\$4,000	5,690
2.5	\$22,000	\$8,600	7	\$7,400	\$9,928	25	\$7,000	\$7,380	100	\$4,000	3,945