

Charter Township of AuSable, Iosco County Land Value Study
April 1, 2020 - March 31, 2022

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Front	Depth	Dollars/FF	Land Table
020-022-200-006-00	3358 N US-23	10/02/20	WD	\$600,000	\$267,600	44.60	\$564,299	\$282,634	\$246,933	159.3	184.0	\$1,774	RESORT
020-022-200-011-10	3310 N US-23	02/19/21	LC	\$180,000	\$99,100	55.06	\$221,099	\$124,814	\$165,913	87.3	236.0	\$1,429	RESORT
020-027-300-005-00	2500 N US-23	04/30/21	LC	\$425,000	\$160,100	37.67	\$330,048	\$269,648	\$174,696	107.3	145.0	\$2,512	RESORT
021-G10-000-004-00	3526 N US-23	12/07/21	WD	\$300,000	\$128,200	42.73	\$261,445	\$197,293	\$158,738	102.4	330.0	\$1,926	RESORT
021-G10-000-005-00	3510 N US-23	01/26/21	LC	\$305,000	\$203,000	66.56	\$410,538	\$208,017	\$313,555	202.3	314.0	\$1,028	RESORT
021-H40-001-001-00**	2530 N US-23	10/30/20	LC	\$450,000	\$203,600	45.24	\$398,730	\$269,211	\$217,941	136.2	170.0	\$1,976	RESORT
021-L50-002-010-00	3120 N US-23	12/20/21	WD	\$325,000	\$84,000	25.85	\$187,795	\$256,135	\$118,930	62.6	215.0	\$4,092	RESORT
021-L60-000-001-00	3268 N US-23	02/18/22	LC	\$500,000	\$214,100	42.82	\$423,144	\$363,165	\$286,309	205.2	143.0	\$1,769	RESORT
COMMERCIAL		Totals:		\$3,085,000	\$1,359,700		\$2,797,098	\$1,970,917	\$1,683,015	1,062.7			
						Sale. Ratio =>	44.07		Average				
LAKE HURON RESORTS	**MULT PARCEL					Std. Dev. =>	11.93		per FF=>			\$1,855	
								2022 FF RATE =>	\$ 1,550.00	2023 FF RATE =>	\$ 1,850.00		

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021-T10-000-014-00	738 S STATE ST	12/17/21	WD	\$85,000	\$97,600	114.82	\$130,870	\$85,000	\$128,502	188.0	437.0	\$452	RIVER
021-T10-000-015-00	734 S STATE ST	06/23/20	WD	\$80,000	\$68,200	85.25	\$99,811	\$80,000	\$93,563	144.0	385.0	\$556	RIVER
COMMERCIAL		Totals:		\$165,000	\$165,800		\$230,681	\$165,000	\$222,065	332.0			
						Sale. Ratio =>	100.48		Average				
RIVERFRONT						Std. Dev. =>	20.91		per FF=>			\$497	
								2022 FF RATE =>	\$500	2023 FF RATE =>	NC		

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021-S30-000-021-00	601 S STATE ST	06/24/20	WD	\$215,000	\$85,600	39.81	\$167,700	\$75,559	\$28,259	115.0	168.0	\$657	VILLAGE-EAST
COMMERCIAL		Totals:		\$215,000	\$85,600		\$167,700	\$75,559	\$28,259	115.0			
						Sale. Ratio =>	39.81		Average				
VILLAGE EAST									per FF=>			\$657	
								2022 RATE =>	\$120	2023 RATE =>	NC		

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021-A40-000-020-00	2099 N US-23	04/29/21	WD	\$295,000	\$138,700	47.02	\$305,639	\$32,256	\$42,895	360.0	293.0	\$90	FOREST
021-A40-000-063-00**	2051 N US-23	01/05/21	WD	\$38,000	\$23,900	62.89	\$47,404	\$23,595	\$32,999	254.0	1235.0	\$93	FOREST
021-L50-003-001-00**	3111 N US-23	03/16/21	WD	\$380,000	\$267,400	70.37	\$534,828	(\$108,198)	\$46,630	345.0	446.0	(\$278)	FOREST
COMMERCIAL		Totals:		\$713,000	\$430,000		\$887,871	(\$52,347)	\$122,524	1,021.0			
						Sale. Ratio =>	60.31		Average				
FOREST	**MULT PARCEL					Std. Dev. =>	11.93		per FF=>			(\$51.27)	
								2022 RATE =>	\$120	2023 RATE =>	NC		

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Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Land Table
020-009-100-006-20*	LAMROCK WAY	12/03/21	WD	\$20,000	\$9,000	45.00	\$18,000	\$20,000	\$18,000	2.25	\$8,889	N.W. AUSABLE
020-004-100-047-00	ADAMS & R.R.	12/10/20	WD	\$80,000	\$47,300	59.13	\$111,271	(\$19,851)	\$11,420	1.21	(\$16,406)	N.W. AUSABLE
021-M10-999-003-11**	4463 W INDUSTRIAL WAY	02/09/21	WD	\$125,000	\$37,900	30.32	\$74,182	\$64,748	\$13,930	1.00	\$65,073	N.W. AUSABLE
021-V10-999-001-00	413 SECOND ST	06/18/21	WD	\$120,000	\$48,700	40.58	\$86,086	\$87,996	\$54,082	0.87	\$101,729	N.W. AUSABLE
021-O30-000-011-00	4614 INDUSTRIAL ROW	10/18/21	WD	\$460,000	\$120,800	26.26	\$274,699	\$201,461	\$16,160	2.02	\$99,733	N.W. AUSABLE
021-R30-000-005-00	4356 RIVER RD	08/06/21	WD	\$95,000	\$26,800	28.21	\$55,905	\$65,723	\$26,628	3.17	\$20,733	N.W. AUSABLE

COMMERCIAL/INDUST				Totals:									
				\$1,025,000	\$296,500		\$620,143	\$420,077	\$140,220	10.52			
						Sale. Ratio =>	67.74			Average			
NW AUSABLE						Std. Dev. =>	12.60			per Net Acre=>	39,931.27		

INDUST/COM RATES											
ACREAGE	2022 RATE	2023 RATE	ACREAGE	2022 RATE	2023 RATE	ACREAGE	2022 RATE	2023 RATE	ACREAGE	2022 RATE	2023 RATE
1	\$ 11,000	\$ 11,000	3	\$ 4,500	\$ 8,800	10	\$ 2,000	\$ 8,800	30	\$ 1,600	\$ 6,500
1.5	\$ 8,000	\$ 8,800	4	\$ 3,500	\$ 8,800	15	\$ 1,900	\$ 8,000	40	\$ 1,500	\$ 6,000
2	\$ 6,250	\$ 8,800	5	\$ 3,000	\$ 8,800	20	\$ 1,800	\$ 7,500	50	\$ 1,350	\$ 5,500
2.5	\$ 5,250	\$ 8,800	7	\$ 2,206	\$ 8,800	25	\$ 1,700	\$ 7,000	100	\$ 1,000	\$ 5,000