

Charter Township of AuSable, Iosco County ECF 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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
020-015-100-001-50	3940 N US-23	07/28/20	WD	\$401,900	\$190,800	47.47	\$449,332	\$269,909	\$131,991	\$188,866	0.699	1,574	0003	RANCH
021-A20-000-021-00	2406 N US-23	09/28/20	WD	\$350,500	\$130,900	37.35	\$323,070	\$192,798	\$157,702	\$137,128	1.150	1,888	0003	RANCH
021-A20-000-045-01	2330 N US-23	12/16/20	WD	\$565,000	\$288,200	51.01	\$699,641	\$264,321	\$300,679	\$458,232	0.656	4,126	0003	2 STORY
021-A20-000-049-00**	2292 N US-23	09/09/21	WD	\$560,000	\$201,100	35.91	\$417,785	\$256,128	\$303,872	\$170,165	1.786	2,160	0003	RANCH
021-A30-000-033-00**	1982 AUSABLE POINT RD	01/01/21	WD	\$230,000	\$114,000	49.57	\$240,396	\$146,843	\$83,157	\$98,477	0.844	1,396	0003	RANCH
021-A60-000-002-00	4014 N US-23	04/09/21	WD	\$375,000	\$128,900	34.37	\$324,525	\$119,588	\$255,412	\$215,723	1.184	1,952	0003	RANCH
021-G10-000-009-00	3476 N US-23	09/27/21	WD	\$520,000	\$206,900	39.79	\$528,324	\$303,782	\$216,218	\$236,360	0.915	3,804	0003	RANCH
021-G20-000-013-10	3590 N US-23	09/03/20	WD	\$299,000	\$77,900	26.05	\$253,779	\$116,525	\$182,475	\$144,478	1.263	1,152	0003	RANCH
021-G20-000-015-00	3564 N US-23	04/29/21	WD	\$416,000	\$234,300	56.32	\$515,017	\$204,049	\$211,951	\$327,335	0.648	2,316	0003	RANCH
021-G30-000-012-50	3758 N US-23	07/23/21	WD	\$205,000	\$68,200	33.27	\$171,036	\$138,156	\$66,844	\$34,611	1.931	554	0003	RANCH
021-G30-000-016-00	3698 N US-23	08/26/20	WD	\$310,000	\$145,700	47.00	\$343,536	\$204,884	\$105,116	\$145,949	0.720	1,580	0003	CHALET
021-H30-001-005-00	2982 N US-23	09/04/20	WD	\$263,750	\$112,800	42.77	\$274,738	\$116,617	\$147,133	\$166,443	0.884	1,849	0003	RANCH
021-H30-001-028-00	2874 N US-23	09/03/21	WD	\$310,000	\$114,500	36.94	\$289,078	\$118,791	\$191,209	\$179,249	1.067	1,760	0003	BUNGALOW
021-H30-002-018-00	2760 N US-23	11/19/20	WD	\$195,000	\$68,200	34.97	\$168,984	\$107,496	\$87,504	\$64,724	1.352	976	0003	RANCH
021-H30-002-021-00	2744 N US-23	12/22/20	WD	\$254,900	\$80,600	31.62	\$204,970	\$108,374	\$146,526	\$101,680	1.441	1,195	0003	RANCH
021-H30-002-028-00	2728 N US-23	06/18/21	WD	\$245,900	\$82,900	33.71	\$225,749	\$106,155	\$139,745	\$125,888	1.110	1,344	0003	2 STORY
021-H30-002-032-00	2698 N US-23	09/04/20	WD	\$125,000	\$65,100	52.08	\$161,496	\$104,621	\$20,379	\$59,868	0.340	910	0003	RANCH
021-H30-002-043-00	2644 N US-23	09/25/20	WD	\$197,500	\$63,900	32.35	\$172,349	\$104,032	\$93,468	\$71,913	1.300	1,122	0003	RANCH
021-L50-001-006-00	3182 N US-23	03/05/21	WD	\$265,000	\$84,700	31.96	\$224,976	\$100,553	\$164,447	\$130,972	1.256	686	0003	RANCH
021-L50-001-008-00	3178 N US-23	09/03/21	WD	\$226,000	\$69,500	30.75	\$170,239	\$101,034	\$124,966	\$72,847	1.715	968	0003	RANCH
021-L50-002-004-00	3144 N US-23	05/21/21	WD	\$319,900	\$125,500	39.23	\$321,559	\$143,217	\$176,683	\$187,728	0.941	1,400	0003	RANCH
021-L50-002-012-00	3102 N US-23	10/22/21	WD	\$315,000	\$72,900	23.14	\$264,908	\$132,789	\$182,211	\$139,073	1.310	1,558	0003	RANCH
RESIDENTIAL		Totals:		\$6,950,350	\$2,727,500		\$6,745,487		\$3,489,688	\$3,457,711				
					Sale. Ratio =>		39.24			E.C.F. =>				1.009
LAKE HURON	**MULT PARCEL				Std. Dev. =>		8.79			Ave. E.C.F. =>				1.114
								2022 ECF =>	0.95	2023 ECF =>	1.000			

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
021-H50-000-001-00	4390 N US-23	10/06/21	WD	\$82,500	\$33,300	40.36	\$69,701	\$28,000	\$54,500	\$63,183	0.863	616	0006	HURON SANDS 1BR
021-H50-000-008-00	4390 N US-23	08/10/21	WD	\$87,500	\$33,800	38.63	\$70,736	\$28,000	\$59,500	\$64,752	0.919	616	0006	HURON SANDS 1BR
021-H50-000-009-00	4380 N US-23	05/19/21	WD	\$69,400	\$33,900	48.85	\$70,946	\$28,000	\$41,400	\$65,070	0.636	616	0006	HURON SANDS 1BR
021-H50-000-010-00	4380 N US-23	04/26/21	WD	\$70,900	\$34,500	48.66	\$72,258	\$28,000	\$42,900	\$67,058	0.640	638	0006	HURON SANDS 1BR
021-H50-000-011-00	4380 N US-23	11/10/21	WD	\$79,900	\$37,700	47.18	\$78,899	\$28,000	\$51,900	\$77,120	0.673	638	0006	HURON SANDS 1BR
021-H50-000-014-00	4380 N US-23	02/09/22	WD	\$89,000	\$37,700	42.36	\$78,899	\$28,000	\$61,000	\$77,120	0.791	638	0006	HURON SANDS 1BR
021-H50-000-022-00	4370 N US-23	08/03/20	WD	\$64,500	\$35,100	54.42	\$72,049	\$28,000	\$36,500	\$66,741	0.547	638	0006	HURON SANDS 1BR
021-H50-000-030-00	4360 N US-23	12/30/20	WD	\$67,000	\$35,100	52.39	\$72,049	\$28,000	\$39,000	\$66,741	0.584	638	0006	HURON SANDS 1BR
021-H50-000-031-00	4360 N US-23	11/06/20	WD	\$78,000	\$38,400	49.23	\$78,899	\$28,000	\$50,000	\$77,120	0.648	638	0006	HURON SANDS 1BR
021-H50-000-034-00	4350 N US-23	12/15/20	WD	\$69,000	\$35,200	51.01	\$72,258	\$28,000	\$41,000	\$67,058	0.611	638	0006	HURON SANDS 1BR
021-H50-000-042-00	4340 N US-23	07/23/20	WD	\$65,000	\$38,500	59.23	\$79,108	\$28,000	\$37,000	\$77,436	0.478	638	0006	HURON SANDS 1BR
021-H50-000-055-00	4330 N US-23	11/16/20	WD	\$71,500	\$35,100	49.09	\$72,049	\$28,000	\$43,500	\$66,741	0.652	638	0006	HURON SANDS 1BR
021-H50-000-058-00	4320 N US-23	09/07/21	WD	\$73,000	\$37,700	51.64	\$79,108	\$28,000	\$45,000	\$77,436	0.581	638	0006	HURON SANDS 1BR
RESIDENTIAL		Totals:		\$967,200	\$466,000		\$966,959		\$603,200	\$913,574				
					Sale. Ratio =>		48.18			E.C.F. =>				0.660
HURON SANDS CONDO 1BR					Std. Dev. =>		5.67			Ave. E.C.F. =>				0.663
								2022 ECF =>	0.66	2023 ECF =>	0.660			

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021-H50-000-033-00	4350 N US-23	11/05/21	WD	\$97,000	\$40,900	42.16	\$102,509	\$28,000	\$69,000	\$87,658	0.787	728	0006	HURON SANDS 2BR
021-H50-000-049-00	4330 N US-23	08/14/20	WD	\$110,000	\$45,400	41.27	\$112,202	\$28,000	\$82,000	\$99,061	0.828	728	0006	HURON SANDS 2BR
021-H50-000-068-00	4310 N US-23	01/21/21	WD	\$105,000	\$45,400	43.24	\$112,202	\$28,000	\$77,000	\$99,061	0.777	728	0006	HURON SANDS 2BR
021-H50-000-070-00	4310 N US-23	09/21/20	WD	\$95,000	\$45,400	47.79	\$112,202	\$28,000	\$67,000	\$99,061	0.676	728	0006	HURON SANDS 2BR
RESIDENTIAL				Totals:	\$407,000	\$177,100	\$439,115		\$295,000	\$384,841				
						Sale. Ratio =>	43.51			E.C.F. =>	0.767			
HURON SANDS CONSO 2BR						Std. Dev. =>	2.90			Ave. E.C.F. =>	0.767			
									2022 ECF =>	0.85	2023 ECF =>	0.760		

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021-S20-000-020-07	291 CHRYSLER	09/17/20	WD	\$143,000	\$79,600	55.66	\$174,022	\$68,000	\$75,000	\$171,003	0.439	1,368	0006B	TWNHSE, INTR
021-S20-000-020-19	271 CHRYSLER	10/27/20	WD	\$170,000	\$79,600	46.82	\$174,022	\$68,000	\$102,000	\$171,003	0.596	1,368	0006B	TWNHSE, INTR
021-S20-000-020-20	271 CHRYSLER	10/02/20	WD	\$187,500	\$79,600	42.45	\$174,022	\$68,000	\$119,500	\$171,003	0.699	1,368	0006B	TWNHSE, END
021-S20-000-020-23	261 CHRYSLER	08/20/20	WD	\$163,000	\$79,600	48.83	\$172,208	\$68,000	\$95,000	\$168,077	0.565	1,368	0006B	TWNHSE, END
021-S20-000-020-31	241 CHRYSLER	08/03/21	WD	\$219,900	\$78,100	35.52	\$174,022	\$68,000	\$151,900	\$171,003	0.888	1,368	0006B	TWNHSE, END
RESIDENTIAL				Totals:	\$883,400	\$396,500	\$868,296		\$543,400	\$852,090				
						Sale. Ratio =>	44.88			E.C.F. =>	0.638			
SURF N SANDS						Std. Dev. =>	7.49			Ave. E.C.F. =>	0.637			
									2022 ECF =>	0.62	2023 ECF =>	0.630		

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021-G30-000-012-19	3746 N US-23	11/13/20	WD	\$205,000	\$84,700	41.32	\$214,232	\$68,000	\$137,000	\$178,332	0.768	1,368	0006S	TWNHSE, INTR
021-G30-000-012-22	3750 N US-23	09/02/20	WD	\$200,000	\$84,700	42.35	\$214,232	\$68,000	\$132,000	\$178,332	0.740	1,368	0006S	TWNHSE, INTR
021-G30-000-012-25	3750 N US-23	08/25/20	WD	\$210,000	\$84,700	40.33	\$214,232	\$68,000	\$142,000	\$178,332	0.796	1,368	0006S	TWNHSE, END
021-G30-000-012-30	3754 N US-23	05/26/21	WD	\$237,500	\$89,300	37.60	\$214,232	\$68,000	\$169,500	\$178,332	0.950	1,368	0006S	TWNHSE, END
RESIDENTIAL				Totals:	\$852,500	\$343,400	\$856,928		\$580,500	\$713,327				
						Sale. Ratio =>	40.28			E.C.F. =>	0.814			
SURF N SANDS II						Std. Dev. =>	2.04			Ave. E.C.F. =>	0.814			
									2022 ECF =>	0.82	2023 ECF =>	0.810		

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021-L20-001-007-00	118 DIVISION ST	11/20/20	WD	\$110,000	\$32,900	29.91	\$92,247	\$9,230	\$100,770	\$87,386	1.153	1,064	0002	RANCH
021-L20-004-000-50	211 E LAKE ST	10/22/20	WD	\$51,200	\$19,300	37.70	\$48,946	\$6,470	\$44,730	\$44,712	1.000	720	0002	RANCH
021-S30-000-001-20	305 COURT PARK	09/15/21	WD	\$367,300	\$93,200	25.37	\$247,407	\$112,200	\$255,100	\$157,115	1.624	1,344	0002	RANCH
021-S30-000-008-00	222 S LAKE ST	10/16/20	WD	\$187,500	\$83,600	44.59	\$208,330	\$16,681	\$170,819	\$201,736	0.847	3,001	0002	1.5 STY
RESIDENTIAL				Totals:	\$716,000	\$229,000	\$596,930		\$571,419	\$490,948				
						Sale. Ratio =>	31.98			E.C.F. =>	1.164			
VILLAGE-EAST						Std. Dev. =>	8.49			Ave. E.C.F. =>	1.156			
									2022 ECF =>	0.95	2023 ECF =>	0.970		

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021-A30-000-058-50**	4562 HILLTOP ST	04/20/21	WD	\$260,000	\$71,000	27.31	\$140,340	\$26,231	\$233,769	\$172,892	1.352	2,159	0003B	CHALET
021-A30-000-121-00**	2096 N US-23	08/10/20	WD	\$82,000	\$29,700	36.22	\$58,260	\$25,653	\$56,347	\$51,757	1.089	1,104	0003B	RANCH
021-A30-000-129-00	2062 N US-23	08/25/21	WD	\$325,000	\$93,300	28.71	\$292,506	\$93,446	\$231,554	\$284,371	0.814	1,992	0003B	2 STORY
021-A50-000-056-00	4454 E POINT RD	06/24/21	WD	\$125,000	\$35,500	28.40	\$96,167	\$27,229	\$97,771	\$98,483	0.993	1,520	0003B	RANCH
RESIDENTIAL		Totals:		\$792,000	\$229,500		\$587,273		\$619,441	\$607,504				
					Sale. Ratio =>	28.98				E.C.F. =>	1.020			
RESORT NON LK FRT	**MULT PARCEL				Std. Dev. =>	4.08				Ave. E.C.F. =>	1.062			
							2022 ECF =>	0.70	2023 ECF =>	0.800				

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021-R20-000-035-00	4089 MCNALL DR	10/14/20	WD	\$150,000	\$57,300	38.20	\$151,428	\$15,016	\$134,984	\$194,874	0.693	1,660	0005	RANCH
021-R20-000-035-00	4089 MCNALL DR	07/23/21	WD	\$212,000	\$61,300	28.92	\$151,428	\$15,016	\$196,984	\$194,874	1.011	1,660	0005	RANCH
021-S50-000-002-00	4136 RIVER RD	12/08/20	WD	\$98,000	\$26,800	27.35	\$93,626	\$16,252	\$81,748	\$110,534	0.740	1,128	0005	RANCH
021-S50-000-006-00	4164 RIVER RD	04/09/20	WD	\$64,900	\$24,600	37.90	\$73,382	\$20,675	\$44,225	\$75,296	0.587	960	0005	RANCH
021-S50-000-007-00	4172 RIVER RD	12/30/20	WD	\$118,000	\$31,800	26.95	\$112,261	\$19,052	\$98,948	\$133,156	0.743	1,840	0005	RANCH
021-S50-000-032-00	4955 MELODY LN	07/31/20	WD	\$125,000	\$50,200	40.16	\$135,754	\$11,113	\$113,887	\$178,059	0.640	1,576	0005	RANCH
021-S50-000-046-00	4938 HARMONY DR	01/18/21	WD	\$135,000	\$42,600	31.56	\$135,252	\$14,653	\$120,347	\$172,284	0.699	1,200	0005	RANCH
021-S50-000-061-00	4907 HARMONY DR	10/23/20	WD	\$103,000	\$43,600	42.33	\$119,637	\$28,242	\$74,758	\$130,564	0.573	1,452	0005	RANCH
021-S50-000-063-00	4166 SONNET AVE	02/28/22	WD	\$127,000	\$46,000	36.22	\$113,946	\$22,505	\$104,495	\$130,630	0.800	1,186	0005	RANCH
RESIDENTIAL		Totals:		\$1,132,900	\$384,200		\$1,086,714		\$970,376	\$1,320,271				
					Sale. Ratio =>	33.91				E.C.F. =>	0.735			
NW AUSABLE					Std. Dev. =>	5.80				Ave. E.C.F. =>	0.720			
							2022 ECF =>	0.70	2023 ECF =>	0.720				

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020-017-100-001-00**	3985 GRASS LAKE RD	09/27/21	WD	\$290,000	\$126,700	43.69	\$260,408	\$158,524	\$131,476	\$154,370	0.852	1,440	0004	RANCH
020-018-300-001-00	3700 KEISER TRAIL	01/28/22	WD	\$359,900	\$123,100	34.20	\$297,541	\$160,221	\$199,679	\$196,171	1.018	1,820	0004	RANCH
020-021-400-001-43**	4336 W EAGLE DR	02/10/22	WD	\$160,000	\$79,900	49.94	\$192,758	\$16,239	\$143,761	\$252,170	0.570	1,904	0004	MANUFACTURED
020-022-200-005-60**	3475 N US-23	03/16/21	WD	\$100,000	\$39,500	39.50	\$82,265	\$51,538	\$48,462	\$46,556	1.041	450	0004	RANCH
021-A20-000-014-10	2417 N US-23	02/17/22	WD	\$230,000	\$74,200	32.26	\$208,186	\$77,677	\$152,323	\$186,441	0.817	1,854	0004	RANCH
021-A70-000-004-00	3667 FOREST RD	02/21/22	WD	\$140,000	\$48,200	34.43	\$122,801	\$16,337	\$123,663	\$152,091	0.813	1,280	0004	MANUFACTURED
021-B30-000-015-00	3664 ROLLIN HILL CT	01/27/21	WD	\$240,000	\$84,400	35.17	\$233,050	\$14,997	\$225,003	\$311,504	0.722	1,810	0004A	RANCH
021-F10-000-006-00	3710 FOREST RD	11/18/20	WD	\$132,500	\$55,100	41.58	\$145,965	\$14,284	\$118,216	\$188,116	0.628	1,596	0004	COLONIAL
021-H30-005-005-00	2825 N US-23	05/25/21	WD	\$79,900	\$28,600	35.79	\$80,679	\$18,000	\$61,900	\$89,541	0.691	1,350	0004	RANCH
021-H30-005-013-10	2793 N US-23	03/25/22	WD	\$115,000	\$52,000	45.22	\$152,958	\$42,667	\$72,333	\$157,559	0.459	1,188	0004	RANCH
021-L30-000-012-00	3749 N US-23	03/14/22	WD	\$74,000	\$31,100	42.03	\$79,726	\$14,342	\$59,658	\$93,406	0.639	1,259	0004	RANCH
021-L40-000-008-00	3629 N US-23	12/30/21	WD	\$195,000	\$58,000	29.74	\$165,697	\$25,695	\$169,305	\$200,003	0.847	1,764	0004	RANCH
021-L40-000-010-01	3619 N US-23	10/26/20	WD	\$145,000	\$60,800	41.93	\$174,827	\$45,827	\$99,173	\$184,286	0.538	2,396	0004	RANCH
021-L40-000-012-00	3605 N US-23	03/08/22	WD	\$170,000	\$69,400	40.82	\$180,643	\$34,994	\$135,006	\$208,070	0.649	1,680	0004	CHALET
021-L40-000-018-00	3535 N US-23	07/01/20	WD	\$90,000	\$43,100	47.89	\$125,201	\$41,650	\$48,350	\$119,359	0.405	1,497	0004	RANCH
021-T30-000-016-00	3921 FOREST RD	10/08/21	WD	\$164,000	\$51,700	31.52	\$131,515	\$17,295	\$146,705	\$163,171	0.899	1,656	0004	1.5 STY
RESIDENTIAL		Totals:		\$2,685,300	\$1,025,800		\$2,634,220		\$1,935,013	\$2,702,814				
					Sale. Ratio =>	38.20				E.C.F. =>	0.716			
FOREST	**MULT PARCEL				Std. Dev. =>	6.02				Ave. E.C.F. =>	0.724			
							2022 ECF =>	0.70	2023 ECF =>	0.720				

Charter Township of AuSable, Iosco County ECF 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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
020-003-300-006-00	700 CHEVALIER ST	09/02/20	WD	\$81,480	\$34,300	42.10	\$102,153	\$18,418	\$63,062	\$119,621	0.527	1,228	0001	RANCH
020-003-300-026-00	341 MILL ST	07/29/21	WD	\$126,000	\$46,300	36.75	\$120,868	\$51,918	\$74,082	\$98,500	0.752	1,183	0001	RANCH
020-004-100-005-00	401 W MILL ST	07/24/20	WD	\$119,000	\$51,000	42.86	\$143,220	\$34,608	\$84,392	\$155,160	0.544	1,512	0001	RANCH
020-004-100-008-00	414 MILL ST	06/23/21	WD	\$279,000	\$55,600	19.93	\$135,077	\$41,647	\$237,353	\$133,471	1.778	1,274	0001	1.5 STY
020-004-100-014-00	411 MILL ST	10/15/21	WD	\$84,000	\$34,800	41.43	\$82,686	\$28,705	\$55,295	\$77,116	0.717	910	0001	RANCH
020-004-100-021-00	429 CHESTER ST	12/18/20	WD	\$135,000	\$30,100	22.30	\$101,525	\$28,444	\$106,556	\$104,401	1.021	960	0001	RANCH
020-004-100-075-00	351 W MILL ST	05/24/21	WD	\$107,000	\$41,600	38.88	\$93,410	\$15,006	\$91,994	\$112,006	0.821	1,152	0001	RANCH
021-A10-000-135-00	4561 FRANKLIN ST	11/08/21	WD	\$135,000	\$41,600	30.81	\$109,260	\$17,629	\$117,371	\$130,901	0.897	960	0001	RANCH
021-A10-000-164-00	819 FRANKLIN ST	03/08/21	WD	\$106,500	\$32,400	30.42	\$93,755	\$17,325	\$89,175	\$109,186	0.817	1,520	0001	RANCH
021-A10-000-166-10	795 FRANKLIN ST	10/20/20	WD	\$122,500	\$41,900	34.20	\$114,425	\$13,293	\$109,207	\$144,474	0.756	1,152	0001	CHALET
021-A10-000-203-00	4672 NORWAY ST	03/23/22	WD	\$135,000	\$44,800	33.19	\$123,894	\$33,691	\$101,309	\$128,861	0.786	1,566	0001	CHALET
021-B10-000-001-00**	4489 JOHNSON RD	10/09/20	LC	\$100,000	\$56,800	56.80	\$110,230	\$44,186	\$55,814	\$106,523	0.524	1,554	0001	RANCH
021-B20-000-044-00	4085 LESTER ST	11/19/21	WD	\$105,000	\$48,100	45.81	\$112,346	\$15,894	\$89,106	\$137,789	0.647	1,728	0001	COLONIAL
021-C30-000-016-00	3991 N US-23	07/07/20	LC	\$30,000	\$23,100	77.00	\$47,764	\$10,768	\$19,232	\$52,851	0.364	660	0001	RANCH
021-C30-000-035-00	4708 MACKENZIE RD	03/06/22	LC	\$60,000	\$40,700	67.83	\$94,670	\$13,630	\$46,370	\$115,771	0.401	1,304	0001	RANCH
021-C30-000-044-00	4767 JOHNSON RD	10/12/20	WD	\$66,000	\$26,100	39.55	\$66,048	\$8,137	\$57,863	\$82,730	0.699	900	0001	RANCH
021-D10-000-002-00	104 N HARBOR ST	08/28/20	WD	\$77,000	\$31,300	40.65	\$70,561	\$34,661	\$42,339	\$51,286	0.826	786	0001	RANCH
021-D10-000-005-00	105 N HARBOR	08/03/20	WD	\$33,500	\$11,300	33.73	\$28,747	\$4,349	\$29,151	\$34,854	0.836	528	0001	RANCH
021-D10-000-007-00**	106 MILL ST	05/07/21	WD	\$30,000	\$20,800	69.33	\$41,104	\$10,508	\$19,492	\$44,994	0.433	825	0001	
021-D10-000-022-25	146 SIXTH ST	11/13/20	WD	\$165,000	\$50,600	30.67	\$153,188	\$50,072	\$114,928	\$147,309	0.780	1,115	0001	BI-LEVEL
021-J30-002-018-00	615 HARBOR ST	03/22/21	WD	\$189,100	\$92,600	48.97	\$204,686	\$115,248	\$73,852	\$127,769	0.578	1,448	0001	RANCH
021-L10-001-004-00	313 HARBOR ST	11/13/20	WD	\$80,000	\$38,500	48.13	\$84,548	\$63,115	\$16,885	\$30,619	0.551	600	0001	RANCH
021-L10-001-026-00**	115 HARBOR ST	08/28/20	WD	\$95,000	\$46,700	49.16	\$95,018	\$53,704	\$41,296	\$66,635	0.620	672	0001	RANCH
021-L10-001-031-00	101 HARBOR ST	09/21/21	WD	\$120,000	\$38,900	32.42	\$86,233	\$26,628	\$93,372	\$85,150	1.097	864	0001	RANCH
021-L11-006-006-00	201 SECOND ST	11/22/21	WD	\$100,000	\$16,300	16.30	\$49,178	\$4,659	\$95,341	\$63,599	1.499	1,060	0001A	1.5 STY
021-L11-011-009-00	414 OLD US-23	10/14/21	WD	\$58,000	\$26,000	44.83	\$61,257	\$15,307	\$42,693	\$65,643	0.650	1,056	0001A	RANCH
021-L11-014-001-00	314 FOURTH ST	02/24/22	WD	\$42,000	\$11,100	26.43	\$27,242	\$3,909	\$38,091	\$33,333	1.143	635	0001A	RANCH
021-L11-014-011-00	311 FIFTH ST	12/09/20	WD	\$80,000	\$44,100	55.13	\$111,272	\$29,011	\$50,989	\$117,516	0.434	2,695	0001	RANCH
021-P10-002-003-10**	332 HARBOR ST	07/10/20	WD	\$162,000	\$62,300	38.46	\$120,802	\$33,455	\$128,545	\$140,882	0.912	1,248	0001A	RANCH
021-P10-005-002-00	320 THIRD ST	07/01/21	WD	\$104,000	\$40,900	39.33	\$97,043	\$20,784	\$83,216	\$108,941	0.764	960	0001A	RANCH
021-P10-007-001-00	400 FOURTH ST	12/10/21	WD	\$110,000	\$31,000	28.18	\$75,092	\$5,429	\$104,571	\$99,519	1.051	864	0001A	RANCH
021-P10-011-001-00**	404 HARBOR ST	07/28/20	WD	\$178,000	\$69,300	38.93	\$134,693	\$32,900	\$145,100	\$164,182	0.884	1,400	0001A	RANCH
021-P10-011-003-50**	399 FIRST ST	12/08/20	WD	\$49,900	\$29,700	59.52	\$61,035	\$15,082	\$34,818	\$69,626	0.500	864	0001A	GARAGE
021-S10-002-005-00	427 THIRD ST	10/06/21	WD	\$55,000	\$27,600	50.18	\$65,619	\$12,630	\$42,370	\$75,699	0.560	1,046	0001A	RANCH
021-S10-003-002-00	409 SECOND ST	12/17/21	WD	\$71,000	\$20,400	28.73	\$50,970	\$12,583	\$58,417	\$54,839	1.065	768	0001A	RANCH
021-S10-006-008-00	513 FIRST ST	10/25/21	WD	\$65,000	\$18,000	27.69	\$42,463	\$7,037	\$57,963	\$50,609	1.145	768	0001A	RANCH
021-S10-008-015-00	112 STOCKMAN ST	10/14/21	WD	\$60,800	\$31,300	51.48	\$76,693	\$12,345	\$48,455	\$91,926	0.527	1,428	0001A	1.5 STY
021-S10-008-017-00	108 STOCKMAN ST	09/30/21	WD	\$57,000	\$25,800	45.26	\$62,030	\$6,785	\$50,215	\$78,921	0.636	864	0001A	RANCH
021-S10-010-005-00	300 SW STATE ST	09/04/20	WD	\$81,500	\$23,500	28.83	\$63,878	\$15,332	\$66,168	\$69,351	0.954	864	0001A	RANCH
021-S10-015-007-00	241 SMITH ST	09/15/20	WD	\$52,500	\$26,600	50.67	\$65,713	\$10,132	\$42,368	\$79,401	0.534	1,126	0001A	RANCH
021-S40-000-014-00**	726 FOREST RD	09/02/21	LC	\$139,000	\$54,800	39.42	\$108,499	\$48,730	\$90,270	\$87,896	1.027	1,168	0001	RANCH
021-S40-999-001-60	4143 FOREST RD	01/13/22	WD	\$115,000	\$48,900	42.52	\$114,152	\$11,634	\$103,366	\$146,454	0.706	1,698	0001	RANCH
021-T10-000-016-10	714 S STATE ST	06/14/21	WD	\$489,000	\$113,300	23.17	\$339,937	\$93,133	\$395,867	\$352,577	1.123	2,285	0001	RANCH
021-T20-000-036-00	4242 MAPLE RD	04/06/20	WD	\$58,500	\$32,000	54.70	\$81,267	\$10,090	\$48,410	\$101,681	0.476	1,056	0001	RANCH

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Charter Township of AuSable, Iosco County ECF 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 + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
021-V10-012-000-50	382 SMITH ST	10/09/20	WD	\$27,000	\$15,100	55.93	\$43,586	\$13,410	\$13,590	\$43,109	0.315	900	0001A	RANCH
021-V10-013-002-00	320 SMITH ST	05/28/21	WD	\$92,700	\$20,200	21.79	\$74,819	\$9,314	\$83,386	\$93,579	0.891	874	0001A	RANCH
021-V10-016-002-00	916 MAYBERRY ST	11/02/21	LC	\$45,000	\$27,200	60.44	\$64,678	\$13,191	\$31,809	\$73,553	0.432	1,152	0001A	RANCH
021-V10-016-005-00	919 FARNSWORTH ST	04/05/21	WD	\$60,000	\$20,900	34.83	\$51,410	\$5,669	\$54,331	\$65,344	0.831	864	0001A	RANCH
021-W10-016-001-00	902 O'TOOLE AVE	12/08/21	WD	\$110,000	\$42,400	38.55	\$105,990	\$13,470	\$96,530	\$132,171	0.730	1,056	0001A	RANCH
RESIDENTIAL				Totals:	\$5,043,980	\$1,858,600		\$4,564,734	\$3,836,375	\$4,858,328				
						Sale. Ratio =>	36.85			E.C.F. =>	0.790			
VILLAGE WEST	**MULT PARCEL					Std. Dev. =>	13.32			Ave. E.C.F. =>	0.767			
									2022 ECF =>	0.70	2023 ECF =>	0.760		

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021-A16-000-001-00**	FIGHTING FISH DR	04/20/21	WD	\$40,000	\$7,400	18.50	\$14,884	\$14,277	\$25,723	\$1,445	17.798	0	0007	MANUFACTURED
021-A16-000-010-00**	FIGHTING FISH DR	07/08/21	QC	\$23,000	\$10,800	46.96	\$22,251	\$18,000	\$5,000	\$10,121	0.494	0	0007	RANCH
021-A16-000-037-00	FIGHTING FISH DR	03/26/21	WD	\$38,000	\$8,300	21.84	\$22,079	\$18,645	\$19,355	\$8,176	2.367	0	0007	MANUFACTURED
021-A16-000-048-00	FIGHTING FISH DR	05/24/21	WD	\$52,500	\$6,700	12.76	\$15,996	\$15,149	\$37,351	\$2,017	18.521	0	0007	MANUFACTURED
021-A16-000-061-00	BROWN TROUT DR	06/26/20	WD	\$35,000	\$8,800	25.14	\$23,751	\$18,763	\$16,237	\$11,876	1.367	0	0007	MANUFACTURED
021-A16-000-065-00	BROWN TROUT DR	06/22/21	WD	\$36,000	\$8,700	24.17	\$20,500	\$17,641	\$18,359	\$6,807	2.697	0	0007	MANUFACTURED
021-A16-000-086-00	BROWN TROUT DR	08/26/20	WD	\$17,600	\$6,100	34.66	\$16,630	\$15,750	\$1,850	\$2,095	0.883	0	0007	MANUFACTURED
021-A16-000-087-00**	BROWN TROUT DR	08/10/21	WD	\$40,000	\$10,500	26.25	\$20,845	\$16,613	\$23,387	\$10,076	2.321	0	0007	MANUFACTURED
021-A16-000-088-00	BROWN TROUT DR	04/19/21	WD	\$15,000	\$7,800	52.00	\$18,403	\$17,634	(\$2,634)	\$1,831	(1.439)	0	0007	MANUFACTURED
021-A16-000-098-00	BROWN TROUT DR	08/21/20	WD	\$21,000	\$14,100	67.14	\$28,191	\$25,811	(\$4,811)	\$5,950	(0.809)	0	0007	MANUFACTURED
021-A16-000-099-00	STEELHEAD RUN	11/20/20	WD	\$33,000	\$7,600	23.03	\$20,064	\$16,667	\$16,333	\$8,088	2.019	0	0007	MANUFACTURED
021-A16-000-100-00	STEELHEAD RUN	09/01/20	WD	\$20,500	\$5,800	28.29	\$15,991	\$15,180	\$5,320	\$1,931	2.755	0	0007	MANUFACTURED
021-A16-000-101-00	STEELHEAD RUN	05/25/21	QC	\$25,000	\$6,900	27.60	\$16,438	\$15,531	\$9,469	\$2,160	4.385	0	0007	MANUFACTURED
021-A16-000-105-00	STEELHEAD RUN	06/21/21	WD	\$12,000	\$7,100	59.17	\$16,867	\$16,867	(\$4,867)	\$0	#DIV/0!	0	0007	RANCH
021-A16-000-111-00	111 LAKE TROUT	09/30/20	WD	\$77,000	\$13,500	17.53	\$42,581	\$41,400	\$35,600	\$2,812	12.660	0	0007	MANUFACTURED
021-A16-000-115-00	STEELHEAD RUN	05/27/21	WD	\$26,000	\$7,900	30.38	\$18,579	\$16,500	\$9,500	\$4,950	1.919	0	0007	MANUFACTURED
021-A16-000-128-00	STEELHEAD RUN	04/23/21	WD	\$12,500	\$7,100	56.80	\$17,002	\$16,400	(\$3,900)	\$1,433	(2.721)	0	0007	MANUFACTURED
021-A16-000-142-00	LAKE TROUT DR	06/05/20	WD	\$20,000	\$6,600	33.00	\$18,128	\$17,494	\$2,506	\$1,510	1.660	0	0007	MANUFACTURED
021-A16-000-146-00**	LAKE TROUT DR	09/11/21	WD	\$68,000	\$8,900	13.09	\$17,661	\$14,400	\$53,600	\$7,764	6.903	0	0007	MANUFACTURED
RESIDENTIAL				Totals:	\$612,100	\$160,600		\$386,841	\$263,378	\$91,043				
CAMPGRNDS & MARINA						Sale. Ratio =>	26.24			E.C.F. =>	2.893			
**MULT PARCEL						Std. Dev. =>	16.15			Ave. E.C.F. =>	#DIV/0!			
									2022 ECF =>	0.42	2023 ECF =>	0.440		

Charter Township of AuSable, Iosco County ECF Study
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020-022-200-006-00	3358 N US-23	10/02/20	WD	\$600,000	\$267,600	44.60	\$612,093	\$302,687	\$297,313	\$442,009	0.673	7,429	0008	RANCH
020-022-200-011-10	3310 N US-23	02/19/21	LC	\$180,000	\$99,100	55.06	\$216,733	\$184,684	(\$4,684)	\$45,784	(0.102)	853	0008	RANCH
020-027-300-005-00	2500 N US-23	04/30/21	LC	\$425,000	\$160,100	37.67	\$363,860	\$211,178	\$213,822	\$218,117	0.980	2,928	0008	RANCH
021-G10-000-004-00	3526 N US-23	12/07/21	WD	\$300,000	\$128,200	42.73	\$292,168	\$206,588	\$93,412	\$122,257	0.764	2,456	0008	RANCH
021-H40-001-001-00**	2530 N US-23	10/30/20	LC	\$450,000	\$203,600	45.24	\$398,730	\$228,658	\$221,342	\$226,763	0.976	4,380	0008	RANCH
021-L50-002-010-00	3120 N US-23	12/20/21	WD	\$325,000	\$84,000	25.85	\$184,665	\$115,800	\$209,200	\$98,379	2.126	1,440	0008	RANCH
021-L60-000-001-00	3268 N US-23	02/18/22	LC	\$500,000	\$214,100	42.82	\$478,559	\$343,022	\$156,978	\$193,624	0.811	5,019	0008	RANCH

COMMERCIAL	Totals:	\$2,780,000	\$1,156,700	\$2,546,808	\$1,187,383	\$1,346,933	
			Sale. Ratio =>	41.61	E.C.F. =>	0.882	
WATERFRONT RESORT **MULT PARCEL			Std. Dev. =>	8.84	Ave. E.C.F. =>	0.890	
				2022 ECF =>	0.70	2023 ECF =>	0.890

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020-022-200-006-00	3358 N US-23	10/02/20	WD	\$600,000	\$267,600	44.60	\$612,093	\$302,687	\$297,313	\$442,009	0.673	7,429	0008	RANCH
020-022-200-011-10	3310 N US-23	02/19/21	LC	\$180,000	\$99,100	55.06	\$216,733	\$184,684	(\$4,684)	\$45,784	(0.102)	853	0008	RANCH
020-027-300-005-00	2500 N US-23	04/30/21	LC	\$425,000	\$160,100	37.67	\$363,860	\$211,178	\$213,822	\$218,117	0.980	2,928	0008	RANCH
021-G10-000-004-00	3526 N US-23	12/07/21	WD	\$300,000	\$128,200	42.73	\$292,168	\$206,588	\$93,412	\$122,257	0.764	2,456	0008	RANCH
021-H40-001-001-00**	2530 N US-23	10/30/20	LC	\$450,000	\$203,600	45.24	\$398,730	\$228,658	\$221,342	\$226,763	0.976	4,380	0008	RANCH
021-L50-002-010-00	3120 N US-23	03/16/21	WD	\$20,000	\$85,800	429.00	\$184,665	\$115,800	(\$95,800)	\$98,379	(0.974)	1,440	0008	RANCH
021-L50-002-010-00	3120 N US-23	12/20/21	WD	\$325,000	\$84,000	25.85	\$184,665	\$115,800	\$209,200	\$98,379	2.126	1,440	0008	RANCH
021-L60-000-001-00	3268 N US-23	02/18/22	LC	\$500,000	\$214,100	42.82	\$478,559	\$343,022	\$156,978	\$193,624	0.811	5,019	0008	RANCH

COMMERCIAL/INDUST	Totals:	\$2,800,000	\$1,242,500	\$2,731,473	\$1,091,583	\$1,445,311		
			Sale. Ratio =>	44.38	E.C.F. =>	0.755		
C&I **MULT PARCEL			Std. Dev. =>	137.07	Ave. E.C.F. =>	0.657		
				COMMERCIAL	2022 ECF =>	0.60	2023 ECF =>	0.640
				INDUSTRIAL	2022 ECF =>	0.56	2023 ECF =>	0.520