

Au Gres Township Land Value Study
April 1, 2023 - March 31, 2025

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	
003-0-012-300-060-00	950 N COURT ST	12/18/2023	MLC	MULTI PARC	\$201,000	\$61,400	30.55	\$131,735	\$76,580	\$7,315	106.0	246.0	\$722	
003-0-014-100-025-00	1215 S NEARMAN RD	10/10/2023	WD	ARM'S LENC	\$78,000	\$37,400	47.95	\$91,921	(\$3,921)	\$10,000	100.0	200.0	(\$39)	
Totals:					\$279,000	\$98,800		\$223,656	\$72,659	\$17,315	206.0			
RES/AG PARCEL RATE					Sale. Ratio =>		35.41	Average						
					Std. Dev. =>		12.30	per FF=>				\$353		
									2025 FF RATE =>	\$100	2026 FF RATE =>	\$200		

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003-0-034-100-015-16	SWENSON RD	6/8/2023	WD	ARM'S LENC	\$60,000	\$30,100	50.17	\$58,810	\$60,000	\$58,810	135.0	200.0	\$444	
003-0-034-100-015-17	2840 SWENSON RD	4/19/2024	WD	ARM'S LENC	\$50,000	\$26,600	53.20	\$50,381	\$50,000	\$50,381	115.0	200.0	\$435	
Totals:					\$110,000	\$56,700		\$109,191	\$110,000	\$109,191	250.0			
RES/AG LAKEFRONT					Sale. Ratio =>		51.55	Average						
					Std. Dev. =>		2.14	per FF=>				\$440		
									2025 FF RATE =>	\$400	2026 FF RATE =>	\$440		

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003-0-035-400-006-03	LOLA LANE	2/6/2024	WD	ARM'S LENC	\$35,000	\$13,100	37.43	\$36,750	\$35,000	\$36,750	175.0	261.0	\$200	
003-0-035-400-006-04	LOLA LANE	3/28/2024	WD	ARM'S LENC	\$35,000	\$13,100	37.43	\$36,750	\$35,000	\$36,750	175.0	256.0	\$200	
003-0-035-400-006-11	LOLA LANE	2/2/2024	WD	ARM'S LENC	\$36,000	\$13,100	36.39	\$36,750	\$36,000	\$36,750	175.0	260.0	\$206	
003-0-035-400-006-13	LOLA LANE	2/2/2024	WD	ARM'S LENC	\$39,500	\$13,100	33.16	\$36,750	\$39,500	\$36,750	175.0	248.0	\$226	
003-0-035-400-010-09	2210 LOLA LANE	6/22/2023	WD	ARM'S LENC	\$279,000	\$107,400	38.49	\$255,565	\$50,385	\$26,950	128.3	303.0	\$393	
Totals:					\$424,500	\$159,800		\$402,565	\$195,885	\$173,950	828.3			
RES/AG CANAL RATE					Sale. Ratio =>		37.64	Average						
					Std. Dev. =>		2.05	per FF=>				\$236		
									2025 FF RATE =>	\$210	2026 FF RATE =>	\$210		

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003-2-A70-000-002-00	2445 BAY RIDGE DR	8/25/2023	WD	ARM'S LENC	\$190,000	\$88,000	46.32	\$198,565	\$56,955	\$65,520	109.2	218.0	\$522	
003-2-A70-000-003-00	2437 BAY RIDGE DR	10/18/2023	WD	ARM'S LENC	\$213,000	\$76,800	36.06	\$207,790	\$71,210	\$66,000	110.0	213.0	\$647	
003-2-A70-000-005-00	2415 BAY RIDGE DR	6/28/2024	WD	ARM'S LENC	\$359,000	\$148,000	41.23	\$286,099	\$116,850	\$60,000	100.0	213.0	\$1,169	
003-2-A70-000-020-00	2315 BAY RIDGE DR	8/21/2024	WD	ARM'S LENC	\$200,000	\$76,100	38.05	\$144,244	\$90,503	\$48,000	80.0	200.0	\$1,131	
Totals:					\$962,000	\$388,900		\$836,698	\$335,518	\$239,520	399.2			
AU GRES BOAT CLUB CANAL VIEW					Sale. Ratio =>		40.43	Average						
					Std. Dev. =>		4.47	per FF=>				\$840		
									2025 FF RATE =>	\$600	2026 FF RATE =>	\$840		

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003-2-A70-000-037-00	2238 BAY RIDGE DR	5/16/2023	WD	ARM'S LENC	\$352,000	\$159,200	45.23	\$373,392	\$84,379	\$90,000	100.0	176.0	\$844	
003-2-A70-000-044-00	2274 BAY RIDGE DR	8/16/2024	WD	ARM'S LENC	\$375,000	\$158,500	42.27	\$306,999	\$140,452	\$90,000	100.0	218.0	\$1,405	
Totals:					\$727,000	\$317,700		\$680,391	\$224,831	\$180,000	200.0			
AU GRES BOAT CLUB LAKE VIEW					Sale. Ratio =>		43.70	Average						
					Std. Dev. =>		2.09	per FF=>				\$1,124		
									2025 FF RATE =>	\$900	2026 FF RATE =>	\$1,100		

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003-1-031-000-010-00	RUMSEY RD	8/19/2023	WD	ARM'S LENC	\$20,000	\$12,500	62.50	\$30,000	\$20,000	\$30,000	200.0	379.0	\$100	
003-2-B50-000-021-00	3275 S POINT AU GRES RD	11/11/2023	WD	ARM'S LENC	\$115,000	\$36,300	31.57	\$84,509	\$45,586	\$15,095	100.6	144.3	\$453	
003-2-B50-000-060-00	S POINT AU GRES RD	6/28/2024	WD	ARM'S LENC	\$6,250	\$5,600	89.60	\$11,250	\$6,250	\$11,250	75.0	150.0	\$83	
003-2-B50-000-070-01	S POINT AU GRES RD	2/19/2024	QC	ARM'S LENC	\$25,000	\$11,800	47.20	\$27,625	\$8,994	\$11,619	77.5	160.0	\$116	
Totals:					\$166,250	\$66,200		\$153,384	\$80,830	\$67,964	453.1			
BOOTHS POINT/SEC 31 A BACK LOT					Sale. Ratio =>		39.82			Average				
					Std. Dev. =>		24.72			per FF=>		\$178		
									2025 FF RATE =>	\$150	2026 FF RATE =>	\$178		

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003-2-B50-000-007-01	3060 S POINT AU GRES RD	12/6/2023	WD	ARM'S LENC	\$380,000	\$92,600	24.37	\$217,188	\$252,812	\$90,000	75.0	300.0	\$3,371	
003-2-B50-000-026-00	3231 RUMSEY RD	12/20/2024	WD	ARM'S LENC	\$580,000	\$149,400	25.76	\$312,804	\$381,128	\$113,932	94.9	337.0	\$4,014	
Totals:					\$960,000	\$242,000		\$529,992	\$633,940	\$203,932	169.9			
BOOTHS POINT LAKEVIEW FRONT					Sale. Ratio =>		25.21			Average				
					Std. Dev. =>		0.98			per FF=>		\$3,730		
									2025 FF RATE =>	\$1,200	2026 FF RATE =>	\$2,000		

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	
003-2-O10-000-001-01	2012 GREEN DR	4/30/2024	WD	ARM'S LENC	\$305,000	\$73,200	24.00	\$202,370	\$74,668	\$23,290	116.5	400.0	\$641	
003-2-O10-000-005-00	2030 GREEN DR	12/8/2023	WD	ARM'S LENC	\$18,000	\$6,800	37.78	\$16,610	\$11,390	\$10,000	50.0	400.0	\$228	
003-2-O10-000-006-00	2036 GREEN DR	12/6/2023	WD	ARM'S LENC	\$72,000	\$23,400	32.50	\$52,363	\$29,637	\$10,000	50.0	400.0	\$593	
003-2-O10-000-007-01	2042 GREEN DR	3/4/2025	WD	ARM'S LENC	\$147,500	\$41,500	28.14	\$107,249	\$60,251	\$20,000	100.0	400.0	\$603	
003-2-O10-000-037-00	2166 GREEN DR	6/20/2024	WD	ARM'S LENC	\$6,000	\$4,300	71.67	\$10,148	\$6,000	\$10,148	50.7	401.7	\$118	
Totals:					\$548,500	\$149,200		\$388,740	\$181,946	\$73,438	367.2			
OAKPARK SHORES BACK LOT					Sale. Ratio =>		27.20			Average				
					Std. Dev. =>		19.06			per FF=>		\$496		
									2025 FF RATE =>	\$200	2026 FF RATE =>	\$300		

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003-2-O50-000-004-00	2971 RUMSEY RD	8/1/2024	WD	ARM'S LENC	\$520,000	\$197,300	37.94	\$407,406	\$265,359	\$152,765	101.8	299.5	\$2,606	
003-2-O50-000-014-02	2865 RUMSEY RD	7/19/2024	WD	ARM'S LENC	\$560,000	\$194,700	34.77	\$424,805	\$288,610	\$153,415	102.3	263.5	\$2,822	
003-2-O51-000-019-00	RUMSEY RD	8/2/2024	WD	ARM'S LENC	\$60,000	\$52,600	87.67	\$121,325	\$60,000	\$121,325	80.9	258.7	\$742	
003-2-O53-000-032-00	2721 RUMSEY RD	7/29/2024	WD	MULT PARC	\$645,000	\$212,000	32.87	\$536,074	\$243,561	\$134,635	160.4	788.8	\$1,518	
003-2-P60-000-009-00	2569 RUMSEY RD	7/29/2024	WD	ARM'S LENC	\$392,000	\$138,600	35.36	\$288,515	\$254,835	\$151,350	100.9	302.1	\$2,526	
Totals:					\$2,177,000	\$795,200		\$1,778,125	\$1,112,365	\$713,490	546.3			
OAK RIDGE/POINT AU GRES LAKEVIEW FRONT					Sale. Ratio =>		36.53			Average				
					Std. Dev. =>		26.32			per FF=>		\$2,036		
									2025 FF RATE =>	\$1,500	2026 FF RATE =>	\$2,000		

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003-2-O65-000-004-00	BOOTH RD	6/7/2023	WD	ARM'S LENC	\$70,000	\$65,000	92.86	\$90,344	\$70,000	\$90,344	112.0	419.0	\$625	
Totals:					\$70,000	\$65,000		\$90,344	\$70,000	\$90,344	112.0			
OAKWOOD HEIGHTS CONDO LAKEVIEW FRONT					Sale. Ratio =>		92.86			Average				
					Std. Dev. =>		#DIV/0!			per FF=>		\$625		
									2025 FF RATE =>	\$700	2026 FF RATE =>	\$625		

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003-2-S10-000-001-01	3309 S POINT AU GRES RD	10/4/2024	WD	ARM'S LENC	\$434,900	\$133,000	30.58	\$391,765	\$268,477	\$225,342	125.2	86.0	\$2,145	
003-2-S10-000-004-00	3317 S POINT AU GRES RD	7/19/2024	WD	ARM'S LENC	\$397,300	\$162,100	40.80	\$332,442	\$184,990	\$120,132	66.7	108.0	\$2,772	
Totals:					\$832,200	\$295,100		\$724,207	\$453,467	\$345,474	191.9			
SAGINAW BAY SHORES LAKEVIEW FRONT					Sale. Ratio =>		35.46	Average						
					Std. Dev. =>		7.23	per FF=>		\$2,363				
									2025 FF RATE =>	\$1,800	2026 FF RATE =>	\$2,000		

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Sale Price	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	
003-2-S30-000-022-01	2796 BOOTH RD	2/28/2025	WD	ARM'S LENC	\$363,000	\$189,600	52.23	\$364,882	\$55,174	\$57,056	71.3	128.7	\$774	
Totals:					\$363,000	\$189,600		\$364,882	\$55,174	\$57,056	71.3			
SEVEN SEASONS LAKEVIEW FRONT					Sale. Ratio =>		52.23	Average						
					Std. Dev. =>		#DIV/0!	per FF=>		\$774				
									2025 FF RATE =>	\$800	2026 FF RATE =>	\$800		

RES ACERAGE RATES

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	Net Acres	Total Acres	Dollars/Acre
003-0-001-200-015-10	2631 THAUT RD	12/18/2023	WD	ARM'S LENC	\$67,000	\$29,700	44.33	\$66,481	\$6,735	\$6,216	1.00	1.00	\$6,735
003-0-007-400-020-00	S CRAWFORD RD	11/26/2024	WD	ARM'S LENC	\$6,000	\$4,800	80.00	\$5,920	\$6,000	\$5,920	1.00	1.00	\$6,000
003-0-023-400-005-23*	S SANTIAGO RD	7/27/2023	WD	ARM'S LENC	\$8,500	\$4,300	50.59	\$10,737	\$8,500	\$10,737	1.47	1.47	\$5,782
003-0-027-300-010-17*	1595 E GORDON RD	10/10/2023	WD	ARM'S LENC	\$30,000	\$11,600	38.67	\$24,826	\$14,704	\$9,530	1.50	1.50	\$9,803
003-0-023-200-040-10	JODWAY RD	10/1/2024	WD	ARM'S LENC	\$130,000	\$23,800	18.31	\$55,810	\$88,569	\$19,697	3.12	2.83	\$28,388
003-0-014-300-010-00	2172 E HURON RD	8/11/2023	WD	ARM'S LENC	\$375,000	\$100,500	26.80	\$243,907	\$138,735	\$24,665	3.61	3.61	\$38,431
003-0-023-400-010-01	1780 S SANTIAGO RD	11/27/2024	WD	ARM'S LENC	\$105,000	\$53,000	50.48	\$126,179	\$6,696	\$26,875	3.95	3.95	\$1,695
003-0-018-200-027-01*	1135 S M-65	11/6/2024	WD	ARM'S LENC	\$25,400	\$7,300	28.74	\$31,547	\$25,400	\$31,547	4.77	4.69	\$5,325
003-0-023-200-030-10	2101 JODWAY RD	6/9/2023	WD	ARM'S LENC	\$120,000	\$45,900	38.25	\$117,833	\$34,092	\$31,925	5.00	5.00	\$6,818
003-0-024-300-015-05	1941 S SANTIAGO RD	1/13/2025	WD	MULT PARC	\$310,000	\$106,000	34.19	\$212,229	\$114,711	\$16,940	5.18	5.00	\$22,145
003-0-024-300-015-05	1941 S SANTIAGO RD	6/1/2023	WD	MULT PARC	\$300,000	\$97,500	32.50	\$209,039	\$104,887	\$13,926	5.18	5.00	\$20,248
003-0-018-300-040-00*	E HURON RD	9/10/2024	WD	ARM'S LENC	\$32,500	\$7,500	23.08	\$33,881	\$32,500	\$33,881	5.77	5.77	\$5,633
003-0-014-200-030-10*	E HURON RD	2/7/2025	WD	ARM'S LENC	\$41,000	\$7,500	18.29	\$33,754	\$41,000	\$33,754	6.11	6.11	\$6,710
003-0-014-200-030-10*	E HURON RD	6/15/2023	WD	ARM'S LENC	\$28,000	\$6,400	22.86	\$33,754	\$28,000	\$33,754	6.11	6.11	\$4,583
003-0-018-200-035-01	1199 S HALE RD	8/14/2024	WD	ARM'S LENC	\$89,500	\$39,900	44.58	\$107,843	\$23,349	\$41,692	6.76	6.76	\$3,454
003-0-018-200-010-10	70 NOGGLE RD	11/3/2023	WD	ARM'S LENC	\$148,500	\$47,700	32.12	\$131,117	\$57,768	\$40,385	9.88	9.88	\$5,847
Totals:					\$1,816,400	\$593,400		\$1,444,857	\$731,646	\$381,444	70.41	69.68	
RESIDENTIAL 1-9.99 ACRES					Sale. Ratio =>		32.67	Average					
					Std. Dev. =>		19.18	per Net Acre=>		10,391.22			

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003-0-007-300-005-05	231 NOGGLE RD	3/5/2025	WD	ARM'S LENC	\$120,000	\$49,600	41.33	\$120,801	\$37,754	\$38,555	10.00	10.00	\$3,775
003-0-014-200-015-00	2100 NOGGLE RD	3/1/2024	WD	ARM'S LENC	\$275,000	\$73,100	26.58	\$181,364	\$129,669	\$36,033	10.00	10.00	\$12,967
003-0-017-300-015-05	514 E HURON RD	11/27/2024	WD	MULT PARC	\$265,000	\$78,500	29.62	\$166,466	\$122,367	\$23,833	10.00	10.00	\$12,237
003-0-018-100-010-25*	E HURON RD	6/22/2023	WD	ARM'S LENC	\$38,000	\$10,300	27.11	\$34,000	\$38,000	\$34,000	10.00	10.00	\$3,800
003-0-027-200-005-20*	MANOR RD	7/24/2024	WD	ARM'S LENC	\$21,000	\$12,600	60.00	\$34,000	\$21,000	\$34,000	10.00	10.00	\$2,100
003-0-014-200-030-00*	E HURON RD	5/26/2023	WD	MULT PARC	\$60,000	\$15,200	25.33	\$30,338	\$60,000	\$30,338	14.90	11.69	\$4,027
003-0-016-400-010-01*	E HURON RD	7/3/2023	WD	ARM'S LENC	\$59,500	\$54,500	91.60	\$58,680	\$59,500	\$58,680	18.33	19.45	\$3,246
003-0-002-400-015-00	2310 THAUT RD	6/25/2024	WD	ARM'S LENC	\$195,000	\$91,400	46.87	\$200,188	\$83,539	\$86,400	40.00	40.00	\$2,088
003-0-030-400-020-00*	DUSTY TRAIL	11/13/2023	WD	ARM'S LENC	\$80,000	\$34,300	42.88	\$88,000	\$80,000	\$88,000	40.00	40.00	\$2,000
Totals:					\$1,113,500	\$419,500		\$913,837	\$631,829	\$429,839	163.23	161.14	
RESIDENTIAL 10-99.99 ACRES					Sale. Ratio =>		37.67	Average					
					Std. Dev. =>		24.72	per Net Acre=>		3,870.72			

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003-0-015-100-010-00	1995 E HURON RD	1/3/2025	WD	MULT PARC	\$315,000	\$132,000	41.90	\$263,945	\$260,302	\$209,247	110.32	101.90	\$2,360
003-0-004-200-020-00*	BESSINGER RD	7/26/2023	WD	MULT PARC	\$267,000	\$102,900	38.54	\$240,000	\$267,000	\$240,000	120.00	40.00	\$2,225
Totals:					\$582,000	\$234,900		\$503,945	\$527,302	\$449,247	230.32	141.90	
					Sale. Ratio =>		40.36			Average			
					Std. Dev. =>		2.38			per Net Acre=>		2,289.43	

RESIDENTIAL
100+

*VACANT

RESIDENTIAL

ACREAGE	2026 RATE	2025 RATE	ACREAGE	2026 RATE	2025 RATE	ACREAGE	2026 RATE	2025 RATE	ACREAGE	2026 RATE	2025 RATE
1	\$ 10,300	\$ 7,400	3	\$ 8,500	\$ 6,900	10	\$ 3,800	\$ 3,400	30	\$ 2,500	\$ 2,400
1.5	\$ 10,000	\$ 7,300	4	\$ 8,000	\$ 6,800	15	\$ 3,600	\$ 3,200	40	\$ 2,300	\$ 2,200
2	\$ 9,500	\$ 7,200	5	\$ 7,500	\$ 6,700	20	\$ 3,400	\$ 3,000	50	\$ 2,200	\$ 2,100
2.5	\$ 9,000	\$ 7,100	7	\$ 7,000	\$ 6,600	25	\$ 3,200	\$ 3,100	100	\$ 2,200	\$ 2,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page
003-0-012-100-015-10	N COURT ST	3/17/2023	\$60,000						\$60,000	20.00	\$3,000	202303294
003-0-012-100-015-20	N COURT ST	10/19/2023	\$64,620	WD	ARM'S LENGTH	\$64,620	\$39,000	60.35	\$64,620	20.00	\$3,231	202303774
003-0-012-400-010-00	N COURT ST	8/15/2024	\$60,000	WD	ARM'S LENGTH	\$60,000	\$39,000	65.00	\$60,000	20.00	\$3,000	202402809
003-0-027-400-010-00	DREYER RD	2/28/2025	\$120,000	WD	ARM'S LENGTH	\$120,000	\$116,000	96.67	\$120,000	60.00	\$2,000	202500643
006-0-010-300-020-05	4461 JOHNSFIELD RD	10/16/2023	\$143,560	WD	ARM'S LENGTH	\$143,560	\$95,000	66.17	\$143,560	35.88	\$4,001	202303621
006-0-030-100-010-01	BOURDEAU RD	12/21/2023	\$150,000	WD	ARM'S LENGTH	\$150,000	\$49,200	32.80	\$150,000	26.52	\$5,657	202400183
002-0-020-100-040-00	2234 STERLING RD	01/04/24	\$1,067,000	WD	MULT PARCEL	\$1,067,000	\$268,500	25.16	\$932,876	194.10	\$4,806	202400107
002-0-026-300-025-00	HICKORY ISLAND RD	08/25/23	\$104,000	WD	RELATED ENTITY	\$104,000	\$44,900	43.17	\$104,000	40.00	\$2,600	202302960
004-0-024-200-015-00	1221 REED RD	02/14/24	\$100,000	WD	ARM'S LENGTH	\$100,000	\$42,000	42.00	\$100,000	40.00	\$2,500	202400369
007-0-027-200-005-01	W CONNERS RD	10/30/23	\$100,000	WD	ARM'S LENGTH	\$100,000	\$36,000	36.00	\$100,000	40.00	\$2,500	202303787
002-0-027-300-005-10	WYATT RD	06/30/23	\$240,000	WD	ARM'S LENGTH	\$240,000	\$125,600	52.33	\$240,000	96.62	\$2,484	202302416
Totals:			\$2,209,180			\$2,149,180	\$855,200		\$2,075,056	593.12		

AGRICULTRUAL

Sale. Ratio =>		39.79	Average		
Std. Dev. =>		20.97	per Net Acre=>		
			3,498.57		
		2025 RATE P/A	\$3,500	2026 RATE P/A	\$3,500

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
040-3-200-000-137-00	206 E CEDAR ST	03/12/24	WD	ARM'S LENC	\$92,500	\$33,400	36.11	\$23,022	\$27,648	0.19	0.19	\$118,670	202400601
005-1-000-000-335-01	112 MAIN ST	05/19/23	WD	ARM'S LENC	\$140,000	\$51,600	36.86	\$10,002	\$12,254	0.36	0.36	\$27,554	202302031
020-0-009-000-005-00	149 W HURON RD	09/26/23	WD	ARM'S LENC	\$150,000	\$55,200	36.80	\$32,773	\$36,973	0.41	0.41	\$80,326	202303390
003-2-M50-000-003-00	2470 E HURON RD	08/11/23	WD	ARM'S LENC	\$35,000	\$33,500	95.71	\$35,000	\$34,100	0.42	0.42	\$82,938	202303703
040-2-000-000-075-00	201 N MAIN ST	05/15/23	WD	MULT PARC	\$725,000	\$183,500	25.31	\$366,190	\$63,277	0.60	0.45	\$613,384	202301862
005-1-000-000-010-05	E MAIN	11/09/23	WD	ARM'S LENC	\$170,000	\$58,800	34.59	\$18,813	\$19,087	0.49	0.49	\$38,790	202303915
040-3-400-000-213-00	402 S MAIN ST	02/28/24	WD	ARM'S LENC	\$335,000	\$140,200	41.85	\$28,393	\$40,521	0.51	0.51	\$55,239	202400572
020-0-006-000-007-00	400 W HURON RD	08/12/24	WD	ARM'S LENC	\$120,000	\$51,300	42.75	\$39,257	\$40,960	0.53	0.53	\$74,350	202402480
020-0-013-000-120-05	110 E HURON RD	06/24/24	WD	ARM'S LENC	\$160,000	\$75,800	47.38	\$35,110	\$42,277	0.57	0.57	\$61,596	202402091
040-6-011-300-060-00	3768 S HURON RD	03/14/25	LC	MULT PARC	\$450,000	\$145,300	32.29	\$83,608	\$91,971	1.45	0.91	\$57,860	202500897
040-6-011-300-046-23	3800 S HURON RD	08/23/24	WD	ARM'S LENC	\$160,000	\$73,800	46.13	\$62,946	\$54,165	1.08	1.08	\$58,446	202402625
040-6-011-300-135-22	3943 S HURON RD	08/30/23	CD	ARM'S LENC	\$830,000	\$192,800	23.23	\$401,825	\$72,672	2.30	2.30	\$175,011	202303121
009-0-018-100-040-01	3468 E HURON RD	08/24/23	WD	ARM'S LENC	\$425,000	\$110,300	25.95	\$142,309	\$39,692	2.70	2.70	\$52,707	202303081
030-0-015-300-130-06	W HURON	09/20/24	WD	ARM'S LENC	\$40,000	\$7,624	19.06	\$40,000	\$49,400	4.00	4.00	\$10,000	202402994

Au Gres Township Land Value Study
April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
010-0-012-200-035-00	3655 E CITY LIMITS RD	10/25/23	LC	ARM'S LENC	\$275,000	\$38,200	13.89	\$152,014	\$50,844	4.50	4.50	\$33,781	202303720
004-0-014-300-015-19	3890 BERRY RD	11/01/24	WD	ARM'S LENC	\$620,000	\$306,100	49.37	\$123,372	\$52,587	5.00	5.00	\$24,674	202403487
030-0-015-300-110-10	726 W HURON	07/03/24	WD	ARM'S LENC	\$135,000	\$36,200	26.81	\$81,840	\$94,917	5.43	5.43	\$15,077	202402147
040-3-000-000-826-20	529 S MAIN ST	05/24/24	WD	ARM'S LENC	\$3,100,000	\$1,279,900	41.29	\$248,303	\$118,852	8.20	8.20	\$30,285	202401926
003-0-027-200-005-20	MANOR RD	07/24/24	WD	ARM'S LENC	\$21,000	\$12,600	60.00	\$21,000	\$74,680	20.80	10.40	\$1,010	202402378
002-0-012-100-005-01	538 S M-65	01/10/25	WD	ARM'S LENC	\$205,000	\$67,700	33.02	\$146,323	\$107,134	23.13	23.13	\$6,327	202500298
Totals:					\$8,188,500	\$2,953,824		\$2,092,100	\$1,124,011	82.65	71.56		
COMMERCIAL/INDUST COUNTY-WIDE STUDY		ACREAGE		Sale. Ratio =>		36.07		Average					
				Std. Dev. =>		17.48		per Net Acre=>		25,311.85			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	
003-2-M50-000-003-00	2470 E HURON RD	8/11/2023	WD	ARM'S LENC	\$35,000	\$33,500	95.71	\$35,000	\$22,000	80.0	170.0	\$438	80.00	
020-0-006-000-016-00	452 W HURON RD	08/07/23	WD	ARM'S LENC	\$75,000	\$29,500	39.33	\$21,354	\$47,749	122.4	341.0	\$174	100.00	
Totals:					\$110,000	\$63,000		\$56,354	\$69,749	202.4				
COMMERCIAL US-23 FF RATE				Sale. Ratio =>		57.27		Average						
				Std. Dev. =>		39.87		per FF=>		\$278				
									2025 FF RATE =>		\$275	2026 FF RATE =>		\$275

COMM/INDUST											
ACRES	2026	2025	ACRES	2026	2025	ACRES	2026	2025	ACRES	2026	2025
1	\$25,300	\$24,700	3	\$10,000	\$7,400	10	\$8,000	\$7,300	30	\$4,800	\$6,000
1.5	\$25,300	\$24,700	4	\$9,500	\$7,400	15	\$7,500	\$7,200	40	\$4,200	\$5,000
2	\$22,000	\$22,000	5	\$9,000	\$7,400	20	\$7,000	\$7,100	50	\$3,800	\$4,000
2.5	\$22,000	\$22,000	7	\$8,500	\$7,400	25	\$7,000	\$7,000	100	\$3,200	\$4,000