

**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	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-A20-000-021-00	2406 N US-23	09/28/20	WD	\$350,500	\$130,900	37.35	\$296,780	\$220,228	\$166,508	87.6	360.0	\$2,513	80.00	RESORT
021-A30-000-033-00**	1982 AUSABLE POINT RD	01/01/21	WD	\$230,000	\$114,000	49.57	\$240,345	\$135,543	\$145,939	85.8	388.0	\$1,579	80.50	RESORT
021-A60-000-002-00	4014 N US-23	04/09/21	WD	\$375,000	\$128,900	34.37	\$308,436	\$168,459	\$101,895	63.1	281.0	\$2,670	75.00	RESORT
021-A60-000-003-00	4020 N US-23	11/12/21	WD	\$189,900	\$53,800	28.33	\$120,259	\$189,900	\$120,259	63.3	284.0	\$3,000	75.00	RESORT
021-G20-000-013-10	3590 N US-23	09/03/20	WD	\$299,000	\$77,900	26.05	\$238,134	\$159,949	\$99,083	52.1	355.0	\$3,067	50.00	RESORT
021-G30-000-012-50	3758 N US-23	07/23/21	WD	\$205,000	\$68,200	33.27	\$152,196	\$172,120	\$119,316	62.8	360.0	\$2,741	60.00	RESORT
021-G30-000-016-00	3698 N US-23	08/26/20	WD	\$310,000	\$145,700	47.00	\$316,103	\$167,642	\$173,745	91.4	359.0	\$1,833	101.00	RESORT
021-H30-001-005-00	2982 N US-23	09/04/20	WD	\$263,750	\$112,800	42.77	\$258,973	\$104,619	\$99,842	52.5	305.0	\$1,991	50.00	RESORT
021-H30-001-028-00	2874 N US-23	09/03/21	WD	\$310,000	\$114,500	36.94	\$273,287	\$136,718	\$100,005	52.6	307.0	\$2,598	50.00	RESORT
021-H30-002-018-00	2760 N US-23	11/19/20	WD	\$195,000	\$68,200	34.97	\$154,325	\$133,512	\$92,837	48.9	228.0	\$2,732	50.00	RESORT
021-H30-002-021-00	2744 N US-23	12/22/20	WD	\$254,900	\$80,600	31.62	\$190,525	\$155,860	\$91,485	48.1	215.0	\$3,237	50.00	RESORT
021-H30-002-028-00	2728 N US-23	06/18/21	WD	\$245,900	\$82,900	33.71	\$211,562	\$124,183	\$89,845	47.3	200.0	\$2,626	50.00	RESORT
021-H30-002-032-00	2698 N US-23	09/04/20	WD	\$125,000	\$65,100	52.08	\$147,309	\$67,536	\$89,845	47.3	200.0	\$1,428	50.00	RESORT
021-H30-002-043-00	2644 N US-23	09/25/20	WD	\$197,500	\$63,900	32.35	\$158,162	\$129,183	\$89,845	47.3	200.0	\$2,732	50.00	RESORT
021-L50-001-006-00	3182 N US-23	03/05/21	WD	\$265,000	\$84,700	31.96	\$211,602	\$138,102	\$84,704	44.6	158.0	\$3,098	50.00	RESORT
021-L50-001-008-00	3178 N US-23	09/03/21	WD	\$226,000	\$69,500	30.75	\$156,658	\$155,355	\$86,013	45.3	168.0	\$3,432	50.00	RESORT
021-L50-002-004-00	3144 N US-23	05/21/21	WD	\$319,900	\$125,500	39.23	\$302,317	\$139,451	\$121,868	64.1	223.0	\$2,174	66.00	RESORT
021-L50-002-012-00	3102 N US-23	10/22/21	WD	\$315,000	\$72,900	23.14	\$246,908	\$182,092	\$114,000	60.0	250.0	\$3,035	60.00	RESORT
021-S30-000-001-20	305 COURT PARK	09/15/21	WD	\$367,300	\$93,200	25.37	\$234,124	\$217,298	\$84,122	44.3	142.0	\$4,908	51.00	RESORT

<b>RESIDENTIAL</b>	<b>Totals:</b>	<b>\$5,044,650</b>	<b>\$1,753,200</b>		<b>\$4,218,005</b>	<b>\$2,897,750</b>	<b>\$2,071,156</b>	<b>1,108.6</b>						
<b>UNDER 100' FRONTAGE LAKE HURON</b>	<b>**MULT PARCEL</b>			<b>Sale. Ratio =&gt;</b>	<b>34.75</b>		<b>Average per FF=&gt;</b>	<b>\$2,614</b>						
				<b>Std. Dev. =&gt;</b>	<b>7.97</b>									

**2022 FF RATE => \$ 1,900.00 2023 FF RATE => \$ 2,200.00**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
020-015-100-001-50	3940 N US-23	07/28/20	WD	\$401,900	\$190,800	47.47	\$413,468	\$215,568	\$227,136	132.8	319.0	\$1,623	152.00	RESORT
021-A20-000-049-00**	2292 N US-23	09/09/21	WD	\$560,000	\$201,100	35.91	\$417,785	\$396,697	\$254,482	152.0	750.0	\$2,611	120.00	RESORT
021-G10-000-009-00	3476 N US-23	09/27/21	WD	\$520,000	\$206,900	39.79	\$487,645	\$289,988	\$257,633	135.6	264.0	\$2,139	140.00	RESORT
021-G20-000-015-00	3564 N US-23	04/29/21	WD	\$416,000	\$234,300	56.32	\$487,833	\$100,333	\$172,166	120.8	363.0	\$830	133.00	RESORT

<b>RESIDENTIAL</b>	<b>Totals:</b>	<b>\$1,897,900</b>	<b>\$833,100</b>		<b>\$1,806,731</b>	<b>\$1,002,586</b>	<b>\$911,417</b>	<b>541.2</b>						
<b>OVER 100' FRONTAGE LAKE HURON</b>	<b>**MULT PARCEL</b>			<b>Sale. Ratio =&gt;</b>	<b>43.90</b>		<b>Average per FF=&gt;</b>	<b>\$1,853</b>						
				<b>Std. Dev. =&gt;</b>	<b>9.02</b>									

**2022 FF RATE => \$ 1,900.00 2023 FF RATE => \$ 1,850.00**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-S20-000-020-07	291 CHRYSLER	09/17/20	WD	\$143,000	\$79,600	55.66	\$173,022	\$36,978	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-S20-000-020-19	271 CHRYSLER	10/27/20	WD	\$170,000	\$79,600	46.82	\$173,022	\$63,978	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-S20-000-020-20	271 CHRYSLER	10/02/20	WD	\$187,500	\$79,600	42.45	\$173,022	\$81,478	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-S20-000-020-23	261 CHRYSLER	08/20/20	WD	\$163,000	\$79,600	48.83	\$171,208	\$58,792	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT

<b>RESIDENTIAL</b>	<b>Totals:</b>	<b>\$663,500</b>	<b>\$318,400</b>		<b>\$690,274</b>	<b>\$241,226</b>	<b>\$268,000</b>	<b>0.0</b>						
<b>SURF N SANDS</b>				<b>Sale. Ratio =&gt;</b>	<b>47.99</b>		<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>						
				<b>Std. Dev. =&gt;</b>	<b>5.50</b>									

**2022 LAND VALUE => \$ 67,000.00 2023 LAND VALUE => \$ 68,000.00**

**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	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-G30-000-012-19	3746 N US-23	11/13/20	WD	\$205,000	\$84,700	41.32	\$213,232	\$58,768	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-G30-000-012-22	3750 N US-23	09/02/20	WD	\$200,000	\$84,700	42.35	\$213,232	\$53,768	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-G30-000-012-25	3750 N US-23	08/25/20	WD	\$210,000	\$84,700	40.33	\$213,232	\$63,768	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-G30-000-012-30	3754 N US-23	05/26/21	WD	\$237,500	\$89,300	37.60	\$213,232	\$91,268	\$67,000	0.0	0.0	#DIV/0!	0.00	RESORT
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$852,500</b>	<b>\$343,400</b>		<b>\$852,928</b>	<b>\$267,572</b>	<b>\$268,000</b>	<b>0.0</b>				
					<b>Sale. Ratio =&gt;</b>	<b>40.28</b>				<b>Average</b>				
<b>SURF N SANDS II</b>					<b>Std. Dev. =&gt;</b>	<b>2.04</b>				<b>per FF=&gt;</b>			<b>#DIV/0!</b>	
							<b>2022 LAND VALUE =&gt;</b>	<b>\$ 67,000.00</b>	<b>2023 LAND VALUE =&gt;</b>	<b>\$ 68,000.00</b>				

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-H50-000-001-00	4390 N US-23	10/06/21	WD	\$82,500	\$33,300	40.36	\$68,701	\$40,799	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-008-00	4390 N US-23	08/10/21	WD	\$87,500	\$33,800	38.63	\$69,736	\$44,764	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-009-00	4380 N US-23	05/19/21	WD	\$69,400	\$33,900	48.85	\$69,946	\$26,454	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-010-00	4380 N US-23	04/26/21	WD	\$70,900	\$34,500	48.66	\$71,258	\$26,642	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-011-00	4380 N US-23	11/10/21	WD	\$79,900	\$37,700	47.18	\$77,899	\$29,001	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-014-00	4380 N US-23	02/09/22	WD	\$89,000	\$37,700	42.36	\$77,899	\$38,101	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-022-00	4370 N US-23	08/03/20	WD	\$64,500	\$35,100	54.42	\$71,049	\$20,451	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-030-00	4360 N US-23	12/30/20	WD	\$67,000	\$35,100	52.39	\$71,049	\$22,951	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-031-00	4360 N US-23	11/06/20	WD	\$78,000	\$38,400	49.23	\$77,899	\$27,101	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-033-00	4350 N US-23	11/05/21	WD	\$97,000	\$40,900	42.16	\$101,509	\$22,491	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-034-00	4350 N US-23	12/15/20	WD	\$69,000	\$35,200	51.01	\$71,258	\$24,742	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-042-00	4340 N US-23	07/23/20	WD	\$65,000	\$38,500	59.23	\$78,108	\$13,892	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-049-00	4330 N US-23	08/14/20	WD	\$110,000	\$45,400	41.27	\$111,202	\$25,798	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-055-00	4330 N US-23	11/16/20	WD	\$71,500	\$35,100	49.09	\$71,049	\$27,451	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-058-00	4320 N US-23	09/07/21	WD	\$73,000	\$37,700	51.64	\$78,108	\$21,892	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-068-00	4310 N US-23	01/21/21	WD	\$105,000	\$45,400	43.24	\$111,202	\$20,798	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
021-H50-000-070-00	4310 N US-23	09/21/20	WD	\$95,000	\$45,400	47.79	\$111,202	\$10,798	\$27,000	0.0	0.0	#DIV/0!	0.00	RESORT
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$1,374,200</b>	<b>\$643,100</b>		<b>\$1,389,074</b>	<b>\$444,126</b>	<b>\$459,000</b>	<b>0.0</b>				
					<b>Sale. Ratio =&gt;</b>	<b>46.80</b>				<b>Average</b>				
<b>HURON SANDS</b>					<b>Std. Dev. =&gt;</b>	<b>5.53</b>				<b>per FF=&gt;</b>			<b>#DIV/0!</b>	
							<b>2022 LAND VALUE =&gt;</b>	<b>\$ 27,000.00</b>	<b>2023 LAND VALUE =&gt;</b>	<b>\$ 28,000.00</b>				

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-D10-000-002-00	104 N HARBOR ST	08/28/20	WD	\$77,000	\$31,300	40.65	\$64,585	\$41,100	\$28,685	47.8	123.0	\$860	64.00	RIVER
021-J30-002-018-00	615 HARBOR ST	03/22/21	WD	\$189,100	\$92,600	48.97	\$180,667	\$99,061	\$90,628	168.0	116.4	\$590	218.85	RIVER
021-L10-001-004-00	313 HARBOR ST	11/13/20	WD	\$80,000	\$38,500	48.13	\$73,666	\$58,567	\$52,233	87.1	50.0	\$673	200.00	RIVER
021-L10-001-026-00**	115 HARBOR ST	08/28/20	WD	\$95,000	\$46,700	49.16	\$95,018	\$51,936	\$51,954	243.0	326.0	\$214	374.00	RIVER
021-L10-001-031-00	101 HARBOR ST	09/21/21	WD	\$120,000	\$38,900	32.42	\$81,762	\$59,701	\$21,463	35.8	92.0	\$1,669	57.00	RIVER
021-T10-000-016-10	714 S STATE ST	06/14/21	WD	\$489,000	\$113,300	23.17	\$324,903	\$236,262	\$72,165	171.8	230.0	\$1,375	158.00	RIVER
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$1,050,100</b>	<b>\$361,300</b>		<b>\$820,601</b>	<b>\$546,627</b>	<b>\$317,128</b>	<b>753.5</b>				
					<b>Sale. Ratio =&gt;</b>	<b>34.41</b>				<b>Average</b>				
<b>RIVERFRONT</b>	<b>**MULT PARCEL</b>				<b>Std. Dev. =&gt;</b>	<b>10.68</b>				<b>per FF=&gt;</b>			<b>\$725</b>	
							<b>2022 FF RATE =&gt;</b>	<b>\$600</b>	<b>2023 FF RATE =&gt;</b>	<b>\$ 725</b>				

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**April 1, 2020 - March 31, 2022**

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021-A30-000-058-50**	4562 HILLTOP ST	04/20/21	WD	\$260,000	\$71,000	27.31	\$140,340	\$142,729	\$23,069	230.7	562.0	\$619	300.00	S.E. AUSABLE
021-A30-000-121-00**	2096 N US-23	08/10/20	WD	\$82,000	\$29,700	36.22	\$58,260	\$48,271	\$24,531	306.6	588.0	\$157	300.00	S.E. AUSABLE
021-A30-000-129-00	2062 N US-23	08/25/21	WD	\$325,000	\$93,300	28.71	\$292,506	\$119,085	\$86,591	393.6	489.2	\$303	412.50	S.E. AUSABLE
021-A50-000-056-00	4454 E POINT RD	06/24/21	WD	\$125,000	\$35,500	28.40	\$96,167	\$52,153	\$23,320	106.0	200.0	\$492	106.00	S.E. AUSABLE
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$792,000</b>	<b>\$229,500</b>		<b>\$587,273</b>	<b>\$362,238</b>	<b>\$157,511</b>	<b>1,036.9</b>				
					<b>Sale. Ratio =&gt;</b>	<b>28.98</b>			<b>Average</b>					
<b>SE AUSABLE</b>	<b>**MULT PARCEL</b>				<b>Std. Dev. =&gt;</b>	<b>4.08</b>			<b>per FF=&gt;</b>				<b>\$349</b>	
							<b>2022 RATE =&gt;</b>	<b>\$220</b>	<b>2023 RATE =&gt;</b>	<b>NC</b>				

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021-L20-001-007-00	118 DIVISION ST	11/20/20	WD	\$110,000	\$32,900	29.91	\$93,492	\$26,082	\$9,574	43.5	106.0	\$599	50.00	VILLAGE-EAST
021-L20-004-000-50	211 E LAKE ST	10/22/20	WD	\$51,200	\$19,300	37.70	\$49,913	\$8,724	\$7,437	37.2	125.0	\$235	40.00	VILLAGE-EAST
021-S30-000-008-00	222 S LAKE ST	10/16/20	WD	\$187,500	\$83,600	44.59	\$210,541	(\$6,035)	\$17,006	85.0	100.0	(\$71)	100.00	VILLAGE-EAST
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$348,700</b>	<b>\$135,800</b>		<b>\$353,946</b>	<b>\$28,771</b>	<b>\$34,017</b>	<b>165.7</b>				
					<b>Sale. Ratio =&gt;</b>	<b>38.94</b>			<b>Average</b>					
<b>VILLAGE EAST</b>					<b>Std. Dev. =&gt;</b>	<b>7.34</b>			<b>per FF=&gt;</b>				<b>\$174</b>	
							<b>2022 RATE =&gt;</b>	<b>\$200</b>	<b>2023 RATE =&gt;</b>	<b>\$ 174</b>				

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020-003-300-026-00	341 MILL ST	07/29/21	WD	\$126,000	\$46,300	36.75	\$114,723	\$54,289	\$43,012	307.2	344.0	\$177	250.00	VILLAGE WEST OF US-23
020-004-100-005-00	401 MILL ST	07/24/20	WD	\$119,000	\$51,000	42.86	\$138,946	\$9,969	\$29,915	213.7	150.0	\$47	239.74	VILLAGE WEST OF US-23
020-004-100-075-00	351 W MILL ST	05/24/21	WD	\$107,000	\$41,600	38.88	\$91,610	\$27,990	\$12,600	90.0	200.0	\$311	90.00	VILLAGE WEST OF US-23
021-D10-000-005-00	105 N HARBOR	08/03/20	WD	\$33,500	\$11,300	33.73	\$28,204	\$9,102	\$3,806	27.2	60.0	\$335	44.00	VILLAGE WEST OF US-23
021-P10-002-003-10**	332 HARBOR ST	07/10/20	WD	\$162,000	\$62,300	38.46	\$120,802	\$72,307	\$31,109	149.4	205.0	\$484	151.00	VILLAGE WEST OF US-23
021-P10-011-001-00**	404 HARBOR ST	07/28/20	WD	\$178,000	\$69,300	38.93	\$134,693	\$74,430	\$31,123	150.9	145.0	\$493	175.32	VILLAGE WEST OF US-23
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$725,500</b>	<b>\$281,800</b>		<b>\$628,978</b>	<b>\$248,087</b>	<b>\$151,565</b>	<b>938.4</b>				
					<b>Sale. Ratio =&gt;</b>	<b>38.84</b>			<b>Average</b>					
<b>VILLAGE WEST</b>					<b>Std. Dev. =&gt;</b>	<b>2.99</b>			<b>per FF=&gt;</b>				<b>\$264</b>	
<b>RIVERVIEW</b>	<b>**MULT PARCEL</b>						<b>2022 RATE =&gt;</b>	<b>\$140</b>	<b>2023 RATE =&gt;</b>	<b>\$ 160</b>				

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
020-004-100-014-00	411 MILL ST	10/15/21	WD	\$84,000	\$34,800	41.43	\$77,629	\$26,596	\$20,225	140.5	182.0	\$189	130.00	VILLAGE WEST OF US-23
020-004-100-021-00	429 CHESTER ST	12/18/20	WD	\$135,000	\$30,100	22.30	\$96,399	\$59,103	\$20,502	128.1	241.0	\$461	106.00	VILLAGE WEST OF US-23
021-A10-000-164-00	819 FRANKLIN ST	03/08/21	WD	\$106,500	\$32,400	30.42	\$90,354	\$29,751	\$13,605	85.0	100.0	\$350	100.00	VILLAGE WEST OF US-23
021-A10-000-166-10	795 FRANKLIN ST	10/20/20	WD	\$122,500	\$41,900	34.20	\$111,884	\$20,778	\$10,162	63.5	99.0	\$327	75.00	VILLAGE WEST OF US-23
021-A10-000-203-00	4672 NORWAY ST	03/23/22	WD	\$135,000	\$44,800	33.19	\$117,408	\$43,534	\$25,942	180.4	128.9	\$241	193.00	VILLAGE WEST OF US-23
021-D10-000-022-25	146 SIXTH ST	11/13/20	WD	\$165,000	\$50,600	30.67	\$145,339	\$51,055	\$31,394	196.2	143.0	\$260	200.00	VILLAGE WEST OF US-23
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$748,000</b>	<b>\$234,600</b>		<b>\$639,013</b>	<b>\$230,817</b>	<b>\$121,830</b>	<b>793.8</b>				
					<b>Sale. Ratio =&gt;</b>	<b>31.36</b>			<b>Average</b>					
<b>VILLAGE WEST-BAYOU</b>	<b>**MULT PARCEL</b>				<b>Std. Dev. =&gt;</b>	<b>6.22</b>			<b>per FF=&gt;</b>				<b>\$291</b>	
							<b>2022 RATE =&gt;</b>	<b>\$160</b>	<b>2023 RATE =&gt;</b>	<b>\$ 200</b>				

**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	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
020-003-300-006-00	700 CHEVALIER ST	09/02/20	WD	\$81,480	\$34,300	42.10	\$102,918	(\$3,843)	\$17,595	180.0	150.0	(\$21)	180.00	VILLAGE WEST OF US-23
021-A10-000-135-00	4561 FRANKLIN ST	11/08/21	WD	\$135,000	\$41,600	30.81	\$109,987	\$41,729	\$16,716	171.0	89.0	\$244	200.00	VILLAGE WEST OF US-23
021-B10-000-001-00**	4489 JOHNSON RD	10/09/20	LC	\$100,000	\$56,800	56.80	\$110,230	\$30,593	\$40,823	458.1	450.0	\$67	514.00	VILLAGE WEST OF US-23
021-B20-000-044-00	4085 LESTER ST	11/19/21	WD	\$105,000	\$48,100	45.81	\$112,988	\$6,772	\$14,760	128.3	150.0	\$53	144.00	VILLAGE WEST OF US-23
021-C30-000-035-00	4708 MACKENZIE RD	03/06/22	LC	\$60,000	\$40,700	67.83	\$95,170	(\$23,670)	\$11,500	100.0	200.0	(\$237)	100.00	VILLAGE WEST OF US-23
021-C30-000-044-00	4767 JOHNSON RD	10/12/20	WD	\$66,000	\$26,100	39.55	\$66,405	\$7,795	\$8,200	71.3	150.0	\$109	80.00	VILLAGE WEST OF US-23
021-L11-006-006-00	201 SECOND ST	11/22/21	WD	\$100,000	\$16,300	16.30	\$49,315	\$53,841	\$3,156	47.3	68.0	\$1,138	60.00	VILLAGE WEST OF US-23
021-L11-011-009-00	414 OLD US-23	10/14/21	WD	\$58,000	\$26,000	44.83	\$61,724	\$7,031	\$10,755	93.5	120.0	\$75	100.00	VILLAGE WEST OF US-23
021-L11-014-001-00	314 FOURTH ST	02/24/22	WD	\$42,000	\$11,100	26.43	\$27,420	\$18,667	\$4,087	35.5	120.0	\$525	38.00	VILLAGE WEST OF US-23
021-L11-014-011-00	311 FIFTH ST	12/09/20	WD	\$80,000	\$44,100	55.13	\$112,591	(\$2,261)	\$30,330	263.7	120.0	(\$9)	282.00	VILLAGE WEST OF US-23
021-P10-005-002-00	320 THIRD ST	07/01/21	WD	\$104,000	\$40,900	39.33	\$97,979	\$27,532	\$21,511	187.0	120.0	\$147	200.00	VILLAGE WEST OF US-23
021-P10-007-001-00	400 FOURTH ST	12/10/21	WD	\$110,000	\$31,000	28.18	\$75,326	\$40,052	\$5,378	46.8	120.0	\$856	50.00	VILLAGE WEST OF US-23
021-P10-011-003-50**	399 FIRST ST	12/08/20	WD	\$49,900	\$29,700	59.52	\$61,035	(\$413)	\$10,722	167.7	180.0	(\$2)	246.00	VILLAGE WEST OF US-23
021-S10-002-005-00	427 THIRD ST	10/06/21	WD	\$55,000	\$27,600	50.18	\$65,899	(\$4,446)	\$6,453	56.1	120.0	(\$79)	60.00	VILLAGE WEST OF US-23
021-S10-003-002-00	409 SECOND ST	12/17/21	WD	\$71,000	\$20,400	28.73	\$51,264	\$26,495	\$6,759	58.8	140.0	\$451	60.00	VILLAGE WEST OF US-23
021-S10-006-008-00	513 FIRST ST	10/25/21	WD	\$65,000	\$18,000	27.69	\$42,684	\$27,407	\$5,091	44.3	100.0	\$619	50.00	VILLAGE WEST OF US-23
021-S10-008-015-00	112 STOCKMAN ST	10/14/21	WD	\$60,800	\$31,300	51.48	\$77,173	(\$5,331)	\$11,042	96.0	131.0	(\$56)	100.00	VILLAGE WEST OF US-23
021-S10-008-017-00	108 STOCKMAN ST	09/30/21	WD	\$57,000	\$25,800	45.26	\$62,270	\$251	\$5,521	48.0	131.0	\$5	50.00	VILLAGE WEST OF US-23
021-S10-010-005-00	300 SW STATE ST	09/04/20	WD	\$81,500	\$23,500	28.83	\$64,447	\$30,130	\$13,077	113.7	96.0	\$265	130.00	VILLAGE WEST OF US-23
021-S10-015-007-00	241 SMITH ST	09/15/20	WD	\$52,500	\$26,600	50.67	\$66,168	(\$3,190)	\$10,478	91.1	110.0	(\$35)	100.00	VILLAGE WEST OF US-23
021-S40-000-014-00**	726 FOREST RD	09/02/21	LC	\$139,000	\$54,800	39.42	\$108,499	\$75,543	\$45,042	450.4	500.0	\$168	327.00	VILLAGE WEST OF US-23
021-S40-999-001-60	4143 FOREST RD	01/13/22	WD	\$115,000	\$48,900	42.52	\$114,648	\$11,760	\$11,408	99.2	332.0	\$119	81.00	VILLAGE WEST OF US-23
021-T20-000-036-00	4242 MAPLE RD	04/06/20	WD	\$58,500	\$32,000	54.70	\$81,647	(\$14,407)	\$8,740	76.0	200.0	(\$190)	76.00	VILLAGE WEST OF US-23
021-V10-012-000-50	382 SMITH ST	10/09/20	WD	\$27,000	\$15,100	55.93	\$44,195	(\$3,176)	\$14,019	121.9	205.0	(\$26)	111.00	VILLAGE WEST OF US-23
021-V10-013-002-00	320 SMITH ST	05/28/21	WD	\$92,700	\$20,200	21.79	\$75,097	\$23,997	\$6,394	55.6	200.0	\$432	51.00	VILLAGE WEST OF US-23
021-V10-016-002-00	916 MAYBERRY ST	11/02/21	LC	\$45,000	\$27,200	60.44	\$65,145	(\$9,390)	\$10,755	93.5	120.0	(\$100)	100.00	VILLAGE WEST OF US-23
021-V10-016-005-00	919 FARNSWORTH ST	04/05/21	WD	\$60,000	\$20,900	34.83	\$51,644	\$13,734	\$5,378	46.8	120.0	\$294	50.00	VILLAGE WEST OF US-23
021-W10-016-001-00	902 O'TOOLE AVE	12/08/21	WD	\$110,000	\$42,400	38.55	\$106,433	\$13,750	\$10,183	88.5	100.0	\$155	100.00	VILLAGE WEST OF US-23

<b>RESIDENTIAL</b>	<b>Totals:</b>	<b>\$2,181,380</b>	<b>\$881,400</b>		<b>\$2,160,301</b>	<b>\$386,952</b>	<b>\$365,873</b>	<b>3,490.4</b>						
				<b>Sale. Ratio =&gt;</b>	<b>40.41</b>		<b>Average</b>							
<b>VILLAGE WEST - STND</b>	<b>**MULT PARCEL</b>			<b>Std. Dev. =&gt;</b>	<b>13.04</b>		<b>per FF=&gt;</b>	<b>\$111</b>						
						<b>2022 RATE =&gt;</b>	<b>\$115</b>	<b>2023 RATE =&gt;</b>	<b>\$ 110</b>					

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-S50-000-002-00	4136 RIVER RD	12/08/20	WD	\$98,000	\$26,800	27.35	\$91,543	\$20,346	\$13,889	69.4	165.0	\$293	75.00	N.W. AUSABLE
021-S50-000-006-00	4164 RIVER RD	04/09/20	WD	\$64,900	\$24,600	37.90	\$71,160	\$8,555	\$14,815	74.1	165.0	\$115	80.00	N.W. AUSABLE
021-S50-000-007-00	4172 RIVER RD	12/30/20	WD	\$118,000	\$31,800	26.95	\$110,039	\$22,776	\$14,815	74.1	165.0	\$307	80.00	N.W. AUSABLE

<b>RESIDENTIAL</b>	<b>Totals:</b>	<b>\$280,900</b>	<b>\$83,200</b>		<b>\$272,742</b>	<b>\$51,677</b>	<b>\$43,519</b>	<b>217.6</b>						
<b>NW AUABLE</b>				<b>Sale. Ratio =&gt;</b>	<b>29.62</b>		<b>Average</b>							
<b>RIVER RD</b>				<b>Std. Dev. =&gt;</b>	<b>6.21</b>		<b>per FF=&gt;</b>	<b>\$237</b>						
						<b>2022 FF RATE =&gt;</b>	<b>\$200</b>	<b>2023 FF RATE =&gt;</b>	<b>\$ 230</b>					



**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	Effec. Front	Depth	Dollars/FF	Actual Front	Land Table
021-R20-000-035-00	4089 MCNALL DR	10/14/20	WD	\$150,000	\$57,300	38.20	\$149,909	\$9,961	\$9,870	75.9	165.0	\$131	82.00	N.W. AUSABLE
021-R20-000-035-00	4089 MCNALL DR	07/23/21	WD	\$212,000	\$61,300	28.92	\$149,909	\$71,961	\$9,870	75.9	165.0	\$948	82.00	N.W. AUSABLE
021-R21-000-044-00	4099 DENISE CT	07/22/21	QC	\$6,000	\$5,700	95.00	\$11,312	\$6,000	\$11,312	87.0	128.2	\$69	101.67	N.W. AUSABLE
021-R21-000-045-00	DENISE CT	07/22/21	QC	\$6,000	\$5,700	95.00	\$11,384	\$6,000	\$11,384	87.6	125.8	\$69	103.00	N.W. AUSABLE
021-R21-000-047-00	DENISE CT	07/21/21	QC	\$6,000	\$6,300	105.00	\$12,685	\$6,000	\$12,685	97.6	155.0	\$61	106.67	N.W. AUSABLE
021-R21-000-048-00	DENISE CT	02/19/21	QC	\$6,000	\$4,900	81.67	\$9,801	\$6,000	\$9,801	75.4	168.8	\$80	80.00	N.W. AUSABLE
021-R21-000-051-00	DENISE CT	05/26/20	QC	\$6,000	\$3,900	65.00	\$12,016	\$6,000	\$12,016	92.4	146.8	\$65	103.00	N.W. AUSABLE
021-R21-000-057-00	DENISE CT	06/21/21	WD	\$6,000	\$3,600	60.00	\$9,404	\$6,000	\$9,404	72.3	150.0	\$83	80.00	N.W. AUSABLE
021-S50-000-032-00	4955 MELODY LN	07/31/20	WD	\$125,000	\$50,200	40.16	\$134,272	\$359	\$9,631	74.1	160.0	\$5	81.00	N.W. AUSABLE
021-S50-000-046-00	4938 HARMONY DR	01/18/21	WD	\$135,000	\$42,600	31.56	\$133,298	\$14,401	\$12,699	97.7	122.8	\$147	144.00	N.W. AUSABLE
021-S50-000-061-00	4907 HARMONY DR	10/23/20	WD	\$103,000	\$43,600	42.33	\$116,490	\$6,972	\$20,462	157.4	143.0	\$44	180.00	N.W. AUSABLE
021-S50-000-063-00	4166 SONNET AVE	02/28/22	WD	\$127,000	\$46,000	36.22	\$111,934	\$28,145	\$13,079	100.6	160.0	\$280	110.00	N.W. AUSABLE
<b>RESIDENTIAL</b>		<b>Totals:</b>		<b>\$888,000</b>	<b>\$331,100</b>		<b>\$862,414</b>	<b>\$167,799</b>	<b>\$142,213</b>	<b>1,094.0</b>				
<b>NW AUSABLE</b>						<b>Sale. Ratio =&gt;</b>	<b>37.29</b>			<b>Average</b>				
<b>RR ESTATES</b>	<b>**MULT PARCEL</b>					<b>Std. Dev. =&gt;</b>	<b>27.78</b>			<b>per FF=&gt;</b>		<b>\$153</b>		
							<b>2022 FF RATE =&gt;</b>	<b>\$130</b>	<b>2023 FF RATE =&gt;</b>	<b>\$</b>	<b>150</b>			