

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

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Liber/Page	Land Table	Class
021-H50-000-005-00	4390 N US-23	03/29/24	WD	03-ARM'S LENGTH	\$115,000	\$35,400	30.78	\$49,820	\$48,000	2024001329	RESORT	407
021-H50-000-009-00	4380 N US-23	09/19/23	WD	03-ARM'S LENGTH	\$126,000	\$35,500	28.17	\$58,843	\$48,000	2023004860	RESORT	407
021-H50-000-011-00	4380 N US-23	08/14/24	WD	03-ARM'S LENGTH	\$145,000	\$50,900	35.10	\$70,206	\$48,000	2024004296	RESORT	407
021-H50-000-019-00	4370 N US-23	04/28/23	WD	03-ARM'S LENGTH	\$210,000	\$78,500	37.38	\$82,228	\$96,000	2023002440	RESORT	407
021-H50-000-021-00	4370 N US-23	11/10/23	WD	03-ARM'S LENGTH	\$132,000	\$38,800	29.39	\$57,342	\$48,000	2023005852	RESORT	407
021-H50-000-023-00	4370 N US-23	01/01/25	WD	03-ARM'S LENGTH	\$145,000	\$50,900	35.10	\$70,206	\$48,000	2025000562	RESORT	407
021-H50-000-027-00	4360 N US-23	12/19/24	WD	03-ARM'S LENGTH	\$141,700	\$50,900	35.92	\$66,906	\$48,000	2024006505	RESORT	407
021-H50-000-031-00	4360 N US-23	05/01/23	WD	03-ARM'S LENGTH	\$108,500	\$39,400	36.31	\$33,706	\$48,000	2023002346	RESORT	407
021-H50-000-036-00	4350 N US-23	08/28/24	WD	03-ARM'S LENGTH	\$155,000	\$65,300	42.13	\$60,326	\$48,000	2024004709	RESORT	407
021-H50-000-042-00	4340 N US-23	04/10/24	WD	03-ARM'S LENGTH	\$137,000	\$51,100	37.30	\$61,915	\$48,000	2024002113	RESORT	407
021-H50-000-050-00	4330 N US-23	06/13/24	WD	03-ARM'S LENGTH	\$139,900	\$51,100	36.53	\$66,561	\$48,000	2024003139	RESORT	407
021-H50-000-051-00	4330 N US-23	08/02/23	WD	03-ARM'S LENGTH	\$129,000	\$39,600	30.70	\$53,915	\$48,000	2023004136	RESORT	407
021-H50-000-051-00	4330 N US-23	11/14/24	WD	03-ARM'S LENGTH	\$139,000	\$51,100	36.76	\$63,915	\$48,000	2024006028	RESORT	407
021-H50-000-069-00	4310 N US-23	06/16/23	WD	03-ARM'S LENGTH	\$111,750	\$38,800	34.72	\$38,702	\$48,000	2023003188	RESORT	407

Totals: **\$1,934,850** **\$677,300** **\$834,591** **\$720,000**

**RESORT
HURON SANDS CONDO**

Sale. Ratio => **35.01**
Std. Dev. => **3.75**

2025 SITE RATE => \$48,000 **2026 SITE RATE => 68,000.0**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Liber/Page	Land Table	Class
021-S20-000-020-09	291 CHRYSLER	07/26/24	WD	03-ARM'S LENGTH	\$285,000	\$115,000	40.35	\$95,866	\$75,000	2024004064	RESORT	407
021-S20-000-020-14	281 CHRYSLER	06/23/23	WD	03-ARM'S LENGTH	\$272,000	\$87,900	32.32	\$82,866	\$75,000	2023003339	RESORT	407
021-S20-000-020-16	271 CHRYSLER	07/20/23	WD	03-ARM'S LENGTH	\$265,000	\$87,900	33.17	\$75,866	\$75,000	2023003810	RESORT	407

Totals: **\$822,000** **\$290,800** **\$254,598** **\$225,000**

**RESORT
SURF-N-SANDS**

Sale. Ratio => **35.38**
Std. Dev. => **4.41**

2025 SITE RATE => \$75,000 **2026 SITE RATE => 95,000.0**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Liber/Page	Land Table	Class
021-G30-000-012-05	3734 N US-23	06/21/23	WD	03-ARM'S LENGTH	\$253,000	\$106,200	41.98	\$66,802	\$75,000	202300273	RESORT	407
021-G30-000-012-21	3750 N US-23	05/01/23	WD	03-ARM'S LENGTH	\$259,500	\$106,200	40.92	\$73,302	\$75,000	2023002442	RESORT	407

Totals: **\$512,500** **\$212,400** **\$140,104** **\$150,000**

**RESORT
SURF-N-SANDS II**

Sale. Ratio => **41.44**
Std. Dev. => **0.74**

2025 SITE RATE => \$75,000 **2026 SITE RATE => 95,000.0**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
020-022-300-010-00	3010 N US-23	08/11/23	WD	03-ARM'S LENGTH	\$270,000	\$51,100	18.93	\$193,502	\$88,281	30.0	305.0	\$6,450
021-A20-000-001-00	2490 N US-23	10/04/23	WD	03-ARM'S LENGTH	\$347,500	\$124,800	35.91	\$265,940	\$243,600	87.0	250.0	\$3,057
021-A30-000-031-00	1986 AUSABLE PT RD	08/12/24	WD	03-ARM'S LENGTH	\$401,000	\$176,300	43.97	\$251,732	\$240,371	80.0	388.0	\$3,147
021-A60-000-005-00*	4030 N US-23	06/28/24	WD	03-ARM'S LENGTH	\$220,000	\$101,200	46.00	\$220,000	\$217,938	75.0	290.0	\$2,933
021-A60-000-007-00	4042 N US-23	02/09/24	WD	03-ARM'S LENGTH	\$410,000	\$128,100	31.24	\$208,887	\$179,256	75.0	295.0	\$2,785
021-G10-000-010-00	3400 N US-23	10/16/24	WD	03-ARM'S LENGTH	\$402,000	\$114,500	28.48	\$326,777	\$191,609	71.0	253.0	\$4,602
021-G10-000-012-04	3388 N US-23	09/29/23	WD	03-ARM'S LENGTH	\$303,000	\$89,400	29.50	\$173,608	\$101,705	35.0	290.0	\$4,960

Totals: **\$2,353,500** **\$785,400** **\$1,640,446** **\$1,262,760** **453.0**

**RESORT
LH UNDER 100'**

*VACANT

Sale. Ratio => **33.37**
Std. Dev. => **9.40**

Average
per FF=> **\$3,621**

2025 FF RATE => \$2,800 **2026 FF RATE => 3,300.0**

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021-G20-000-004-00	3688 N US-23	11/22/24	WD	03-ARM'S LENGTH	\$543,500	\$188,300	34.65	\$265,419	\$197,506	100.0	349.0	\$2,654
021-G30-000-005-00	3812 N US-23	05/12/23	WD	03-ARM'S LENGTH	\$653,000	\$200,000	30.63	\$274,962	\$194,216	100.0	330.0	\$2,750
Totals:					\$1,196,500	\$388,300		\$540,381	\$391,722	200.0		
RESORT LH OVER 100'						Sale. Ratio =>	32.45		Average per FF=>		\$2,702	
						Std. Dev. =>	2.84					
								2025 FF RATE =>	\$2,200	2026 FF RATE =>	2,700.0	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
021-A30-000-084-00*	AUSABLE PT RD	11/01/23	WD	03-ARM'S LENGTH	\$14,500	\$10,000	68.97	\$14,500	\$20,090	91.3	461.0	\$159
021-A30-000-104-00	2144 N US-23	12/22/23	WD	19-MULTI PARCEL	\$129,500	\$54,900	42.39	\$82,720	\$68,561	311.6	850.0	\$265
Totals:					\$144,000	\$64,900		\$97,220	\$88,651	403.0		
SE AUSABLE RESIDENTIAL						Sale. Ratio =>	45.07		Average per FF=>		\$241	
*VACANT						Std. Dev. =>	18.79					
								2025 FF RATE =>	\$220	2026 FF RATE =>	\$240	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
021-O20-000-011-00	4543 DELROSA DR	07/02/24	WD	03-ARM'S LENGTH	\$245,000	\$66,400	27.10	\$68,637	\$31,933	212.9	208.0	\$322
021-O20-000-024-10*	DELROSA DR	07/05/23	WD	03-ARM'S LENGTH	\$36,000	\$19,200	53.33	\$36,000	\$39,742	264.0	198.0	\$136
021-O20-000-036-00	4612 DELROSA DR	04/24/23	WD	08-ESTATE	\$120,000	\$38,200	31.83	\$25,919	\$16,699	111.3	198.0	\$233
Totals:					\$401,000	\$123,800		\$130,556	\$88,374	588.2		
NW AUSABLE DELROSA - RES						Sale. Ratio =>	30.87		Average per FF=>		\$222	
*VACANT						Std. Dev. =>	13.98					
								2025 FF RATE =>	\$150	2026 FF RATE =>	\$222	

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020-004-200-001-80	4100 MCNALL	12/15/23	WD	03-ARM'S LENGTH	\$200,000	\$71,900	35.95	\$30,783	\$37,042	182.9	160.0	\$168
021-R20-000-025-00	4049 MCNALL DR	01/26/24	WD	03-ARM'S LENGTH	\$195,000	\$50,600	25.95	\$88,040	\$32,902	121.9	152.0	\$722
021-R20-000-027-00	4975 DENISE DR	05/21/24	WD	03-ARM'S LENGTH	\$159,900	\$72,600	45.40	\$36,482	\$33,645	124.6	92.0	\$293
021-R20-000-033-00	4980 DENISE DR	01/17/25	WD	03-ARM'S LENGTH	\$120,000	\$49,800	41.50	\$32,695	\$20,700	76.7	164.0	\$426
021-S50-000-029-00	4935 MELODY LN	07/27/23	WD	03-ARM'S LENGTH	\$143,000	\$66,700	46.64	\$6,239	\$46,468	172.1	240.0	\$36
021-S50-000-031-00	4945 MELODY LN	08/14/23	WD	03-ARM'S LENGTH	\$212,500	\$82,500	38.82	\$2,000	\$21,117	78.2	189.0	\$26
021-S50-000-035-00	4969 MELODY LN	10/04/24	WD	03-ARM'S LENGTH	\$239,000	\$110,400	46.19	\$2,103	\$28,750	106.5	165.0	\$20
021-S50-000-046-00	4938 HARMONY DR	11/09/23	WD	03-ARM'S LENGTH	\$190,000	\$69,300	36.47	\$25,427	\$26,376	97.7	122.8	\$260
020-004-100-065-00	1108 RIVER RD	02/28/25	WD	03-ARM'S LENGTH	\$106,000	\$40,500	38.21	\$37,253	\$34,087	154.9	132.0	\$240
021-R10-000-008-00	4070 RIVER RD	10/12/23	WD	03-ARM'S LENGTH	\$185,000	\$63,100	34.11	\$49,024	\$30,750	113.9	165.0	\$430
021-S50-000-003-00	4142 RIVER RD	03/05/25	WD	03-ARM'S LENGTH	\$115,000	\$49,700	43.22	\$29,344	\$20,000	74.1	165.0	\$396
Totals:					\$1,865,400	\$727,100		\$339,390	\$331,837	1,303.5		
NW AUSABLE RESIDENTIAL						Sale. Ratio =>	38.98		Average per FF=>		\$260	
						Std. Dev. =>	6.20					
								2025 FF RATE =>	\$270	2026 FF RATE =>	\$260	

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021-A10-000-011-00	4569 SUNSET ST	03/08/24	WD	03-ARM'S LENGTH	\$110,000	\$39,600	36.00	\$19,572	\$22,000	100.0	150.0	\$196
021-A10-000-039-00	4681 SUNSET ST	09/29/23	WD	03-ARM'S LENGTH	\$147,000	\$37,600	25.58	\$27,690	\$16,500	75.0	150.0	\$369
021-C30-000-010-00	4039 N US-23	08/28/23	WD	03-ARM'S LENGTH	\$90,000	\$29,600	32.89	\$25,486	\$19,609	89.1	150.0	\$286
021-C30-000-013-00	4015 N US-23	08/16/23	WD	03-ARM'S LENGTH	\$73,400	\$15,000	20.44	\$21,325	\$9,804	44.6	150.0	\$479
021-D10-000-016-00	218 MILL ST	06/14/23	WD	03-ARM'S LENGTH	\$130,000	\$35,500	27.31	\$6,632	\$16,500	75.0	150.0	\$88
021-H20-000-020-00	205 W MILL ST	03/12/24	WD	03-ARM'S LENGTH	\$170,000	\$42,300	24.88	\$46,632	\$26,276	119.4	150.0	\$390
021-L11-003-002-00	134 HARBOR ST	07/19/23	WD	19-MULTI PARCEL	\$210,000	\$84,100	40.05	\$41,050	\$19,196	87.3	116.5	\$470
021-L11-008-006-00	304 E SECOND ST	05/02/23	WD	19-MULTI PARCEL	\$130,000	\$34,400	26.46	\$19,861	\$15,432	140.3	240.0	\$142
021-L11-008-012-00	317 THIRD ST	12/20/24	WD	03-ARM'S LENGTH	\$85,000	\$48,100	56.59	\$8,784	\$37,036	168.3	120.0	\$52
021-M10-001-010-00	811 MOWAT ST	03/06/25	WD	03-ARM'S LENGTH	\$32,000	\$37,200	116.25	(\$32,718)	\$30,206	137.3	115.5	(\$238)
021-P10-002-001-50*	FIRST ST	05/15/23	WD	03-ARM'S LENGTH	\$3,000	\$2,600	86.67	\$3,000	\$10,207	58.0	179.0	\$52
021-P10-010-005-00	393 SECOND ST	11/14/23	WD	03-ARM'S LENGTH	\$80,000	\$21,000	26.25	\$28,936	\$10,288	46.8	120.0	\$619
021-S10-001-003-00	414 THIRD ST	06/20/24	LC	03-ARM'S LENGTH	\$40,000	\$33,800	84.50	(\$23,823)	\$12,345	56.1	120.0	(\$425)
021-S10-002-006-00	431 THIRD ST	07/09/24	WD	03-ARM'S LENGTH	\$95,000	\$33,900	35.68	\$23,138	\$12,345	56.1	120.0	\$412
021-S10-002-011-00	422 SECOND ST	08/15/24	WD	03-ARM'S LENGTH	\$114,000	\$38,100	33.42	\$22,290	\$12,345	56.1	120.0	\$397
021-S10-006-007-00	509 FIRST ST	09/05/24	WD	03-ARM'S LENGTH	\$92,000	\$24,200	26.30	\$29,222	\$9,769	44.4	101.0	\$658
021-S10-006-009-00	517 FIRST ST	02/12/24	WD	03-ARM'S LENGTH	\$135,000	\$28,000	20.74	\$57,653	\$19,480	88.5	100.0	\$651
021-S10-008-005-00	249 SW STATE ST	10/19/24	WD	03-ARM'S LENGTH	\$136,000	\$50,100	36.84	\$23,375	\$9,884	44.9	105.0	\$520
021-S10-008-006-00	259 SW STATE ST	05/21/23	WD	03-ARM'S LENGTH	\$98,000	\$20,700	21.12	\$32,335	\$9,884	44.9	105.0	\$720
021-S10-008-011-00	114 STOCKMAN ST	12/29/23	WD	03-ARM'S LENGTH	\$121,625	\$43,600	35.85	\$18,795	\$22,866	103.9	132.0	\$181
021-S10-008-015-00	112 STOCKMAN ST	06/21/23	WD	03-ARM'S LENGTH	\$90,000	\$41,100	45.67	(\$4,056)	\$21,124	96.0	131.0	(\$42)
021-S10-014-001-00	305 SW STATE ST	11/17/23	WD	03-ARM'S LENGTH	\$135,000	\$37,400	27.70	\$29,195	\$10,653	48.4	111.0	\$603
021-S10-014-005-00	321 SW STATE ST	08/02/23	WD	03-ARM'S LENGTH	\$105,500	\$21,800	20.66	\$17,403	\$10,653	48.4	111.0	\$359
021-S10-014-017-00*	108 SECOND ST	08/18/23	WD	19-MULTI PARCEL	\$20,000	\$5,700	28.50	\$20,000	\$11,410	103.7	225.0	\$193
021-S10-017-001-00	100 SMITH ST	05/12/23	WD	03-ARM'S LENGTH	\$85,500	\$24,000	28.07	\$16,820	\$11,225	51.0	110.0	\$330
021-S10-017-020-00	120 SMITH ST	10/27/23	WD	03-ARM'S LENGTH	\$105,000	\$23,500	22.38	\$32,273	\$9,740	44.3	100.0	\$729
021-V10-014-001-00	310 SMITH ST	03/31/25	WD	03-ARM'S LENGTH	\$96,000	\$28,500	29.69	\$36,556	\$9,415	61.1	50.0	\$598
021-V10-019-001-00	1002 MAYBERRY	03/03/25	WD	03-ARM'S LENGTH	\$160,000	\$66,400	41.50	\$35,651	\$30,863	140.3	120.0	\$254
021-V10-020-003-00	1014 FARNSWORTH ST	11/06/23	WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$7,114	\$24,728	112.4	139.0	\$63

Totals: **\$3,019,025** **\$995,100** **\$590,191** **\$481,783** **2,341.9**

VILLAGE WEST							Sale. Ratio =>	32.96				Average
220/150 STD	* VACANT						Std. Dev. =>	22.19				per FF=>
												\$252
									2025 FF RATE =>	\$220	2026 FF RATE =>	\$252

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020-003-300-020-00	313 FOREST RD	12/28/23	WD	03-ARM'S LENGTH	\$195,000	\$82,100	42.10	\$16,371	\$56,385	225.9	229.0	\$72
021-J20-000-008-00	4671 MACKENZIE RD	07/30/24	WD	03-ARM'S LENGTH	\$130,000	\$50,100	38.54	\$30,891	\$26,400	120.0	200.0	\$257
021-J20-000-010-00	4701 MACKENZIE RD	08/30/24	WD	03-ARM'S LENGTH	\$250,000	\$60,300	24.12	\$61,609	\$26,400	120.0	200.0	\$513

Totals: **\$575,000** **\$192,500** **\$108,871** **\$109,185** **465.9**

VILLAGE WEST							Sale. Ratio =>	33.48				Average
220/200							Std. Dev. =>	9.52				per FF=>
												\$234
									2025 FF RATE =>	\$220	2026 FF RATE =>	\$234

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021-A10-000-158-00	818 OLD US-23	12/17/24	WD	03-ARM'S LENGTH	\$140,000	\$36,500	26.07	\$25,631	\$16,015	90.0	71.0	\$285
021-D10-000-022-25	146 SIXTH ST	08/01/23	WD	03-ARM'S LENGTH	\$235,000	\$81,000	34.47	\$68,478	\$47,091	200.0	143.0	\$342

Totals: **\$375,000** **\$117,500** **\$94,109** **\$63,106** **290.0**

VILLAGE WEST							Sale. Ratio =>	31.33				Average
240/150 - BAYOU							Std. Dev. =>	5.94				per FF=>
												\$325
									2025 FF RATE =>	\$240	2026 FF RATE =>	\$325

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021-L20-004-004-20	213 E LAKE ST	10/02/23	WD	03-ARM'S LENGTH	\$80,000	\$31,300	39.13	\$17,029	\$16,488	66.0	190.0	\$258
Totals:					\$80,000	\$31,300		\$17,029	\$16,488	66.0		
VILLAGE EAST 250/200							Sale. Ratio => 39.13			Average per FF=>		\$258
							Std. Dev. => #DIV/0!					
								2025 FF RATE =>	\$250	2026 FF RATE =>		\$250

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021-A70-000-015-00	3642 FOREST RD	01/22/24	WD	19-MULTI PARCEL	\$234,000	\$91,300	39.02	\$86,489	\$43,374	241.0	577.0	\$359
021-H30-005-015-00	2785 N US-23	02/26/24	WD	19-MULTI PARCEL	\$185,000	\$57,700	31.19	\$35,780	\$37,400	100.0	200.0	\$358
021-H30-005-036-00	2659 N US-23	04/01/24	WD	03-ARM'S LENGTH	\$146,000	\$83,800	57.40	\$29,119	\$61,068	244.3	350.0	\$119
021-H30-005-040-00	2651 N US-23	11/28/23	WD	03-ARM'S LENGTH	\$185,000	\$64,600	34.92	\$31,845	\$25,000	100.0	200.0	\$318
021-H30-006-006-00	2625 N US-23	03/14/25	LC	19-MULTI PARCEL	\$300,000	\$56,800	18.93	\$227,221	\$46,315	200.3	1511.0	\$1,134
021-L30-000-010-00	3745 N US-23	04/03/24	WD	03-ARM'S LENGTH	\$151,000	\$61,300	40.60	\$35,639	\$18,750	75.0	200.0	\$475
021-L30-000-026-00	3779 N US-23	04/03/24	WD	03-ARM'S LENGTH	\$149,000	\$76,800	51.54	\$19,611	\$37,500	150.0	200.0	\$131
021-L40-000-015-00*	3565 N US-23	05/23/24	WD	03-ARM'S LENGTH	\$30,000	\$36,200	120.67	\$30,000	\$72,346	289.4	254.0	\$104
021-L40-000-018-00	3535 N US-23	09/08/23	WD	03-ARM'S LENGTH	\$130,000	\$63,800	49.08	\$10,149	\$55,215	220.9	250.0	\$46
021-L40-000-024-00	3487 N US-23	02/14/25	WD	03-ARM'S LENGTH	\$110,000	\$96,100	87.36	(\$74,255)	\$27,334	109.3	250.0	(\$679)
021-T30-000-004-00	3940 FOREST RD	03/11/25	WD	03-ARM'S LENGTH	\$219,999	\$107,100	48.68	\$17,387	\$27,419	89.1	150.0	\$195
021-T30-000-019-00	3939 FOREST RD	06/20/24	WD	03-ARM'S LENGTH	\$141,000	\$49,100	34.82	\$44,855	\$25,000	100.0	200.0	\$449
Totals:					\$1,980,999	\$844,600		\$493,840	\$476,721	1,919.2		
RESIDENTIAL FOREST							Sale. Ratio => 42.64			Average per FF=>		\$257
*VACANT							Std. Dev. => 27.66					
								2025 FF RATE =>	\$250	2026 FF RATE =>		\$257

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
021-B30-000-004-00	3655 ROLLIN HILL CT	07/03/24	WD	03-ARM'S LENGTH	\$486,500	\$210,400	43.25	(\$738)	\$29,189	194.6	384.5	(\$4)
Totals:					\$486,500	\$210,400		(\$738)	\$29,189	194.6		
FOREST BOON DOCKS SUB							Sale. Ratio => 43.25			Average per FF=>		(\$3.79)
							Std. Dev. => #DIV/0!					
								2025 FF RATE =>	\$150	2026 FF RATE =>		\$150

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
020-004-100-011-00	420 MILL ST	07/12/24	WD	03-ARM'S LENGTH	\$140,000	\$56,500	40.36	\$86,730	\$81,799	74.4	286.0	\$1,166
Totals:					\$140,000	\$56,500		\$86,730	\$81,799	74.4		
RESIDENTIAL RIVERFRONT							Sale. Ratio => 40.36			Average per FF=>		\$1,166
								2025 FF RATE =>	\$1,100	2026 FF RATE =>		\$1,100

AuSable Township Land Value Study
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-029-200-001-20	CURTIS RD	09/06/24	WD	03-ARM'S LENGTH	\$12,000	\$3,600	30.00	\$12,000	\$6,300	1.00	1.00	\$12,000
111-020-100-001-50	882 E ESMOND RD	11/08/23	WD	03-ARM'S LENGTH	\$180,000	\$64,100	35.61	\$26,176	\$12,600	2.00	2.00	\$13,088
020-033-300-003-00	2047 N US-23	08/09/23	WD	03-ARM'S LENGTH	\$80,000	\$43,500	54.38	\$26,475	\$31,659	3.66	3.66	\$7,226
111-018-200-005-00	3851 SHERMAN RD	11/19/24	WD	03-ARM'S LENGTH	\$215,000	\$69,400	32.28	\$36,274	\$22,650	3.75	3.75	\$9,673
021-A30-000-129-00	2062 N US-23	02/14/24	WD	03-ARM'S LENGTH	\$320,000	\$160,500	50.16	\$16,377	\$31,693	4.64	4.64	\$3,533
111-018-300-008-00	3657 SHERMAN RD	11/07/23	WD	03-ARM'S LENGTH	\$207,000	\$56,400	27.25	\$84,995	\$29,000	5.00	5.00	\$16,999
Totals:					\$1,014,000	\$397,500		\$202,297	\$133,902	20.05	20.05	
RES ACREAGE						Sale. Ratio =>	39.20				Average	
1-9.99 ACRES						Std. Dev. =>	11.26				per Net Acre=>	10,089.63

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
020-015-300-003-00	3585 N US-23	07/23/24	WD	03-ARM'S LENGTH	\$449,100	\$152,300	33.91	\$120,485	\$41,037	12.27	12.27	\$9,819
020-021-400-001-25*	3043 EAGLE DRIVE	02/16/24	WD	19-MULTI PARCEL	\$40,000	\$30,700	76.75	\$40,000	\$99,637	13.58	13.58	\$2,946
020-033-100-004-10*	WEST AUSABLE PT RD	07/18/24	WD	03-ARM'S LENGTH	\$57,000	\$28,200	49.47	\$57,000	\$54,720	16.80	16.80	\$3,393
020-033-100-006-00*	WEST AUSABLE PT RD	10/22/24	WD	03-ARM'S LENGTH	\$62,000	\$35,900	57.90	\$62,000	\$69,535	22.05	22.05	\$2,812
020-033-100-004-00*	WEST AUSABLE PT RD	09/29/23	WD	03-ARM'S LENGTH	\$65,000	\$37,500	57.69	\$65,000	\$77,500	25.00	25.00	\$2,600
Totals:					\$673,100	\$284,600		\$344,485	\$342,429	89.70	89.70	
RES ACREAGE						Sale. Ratio =>	42.28				Average	
10-39.99 ACRES						Std. Dev. =>	15.52				per Net Acre=>	3,840.41

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
020-033-200-002-00*	WEST AUSABLE PT RD	08/18/23	WD	19-MULTI PARCEL	\$130,000	\$59,400	45.69	\$130,000	\$118,809	70.01	60.01	\$1,857
020-018-200-002-10	3940 KEISER TR	08/13/24	LC	29-LC	\$410,000	\$108,000	26.34	\$355,753	\$164,000	80.00	80.00	\$4,447
020-018-200-002-10	3940 KEISER TR	09/04/24	WD	03-ARM'S LENGTH	\$210,000	\$108,000	51.43	\$155,753	\$164,000	80.00	80.00	\$1,947
020-028-400-001-00	2539 N US-23	10/10/24	WD	19-MULTI PARCEL	\$420,000	\$199,800	47.57	\$211,039	\$187,872	81.02	80.00	\$2,605
020-033-200-003-00*	WEST AUSABLE PT RD	09/11/24	WD	19-MULTI PARCEL	\$155,000	\$105,000	67.74	\$155,000	\$210,032	92.88	46.44	\$1,669
Totals:					\$1,325,000	\$580,200		\$1,007,545	\$844,713	403.91	346.45	
RES ACREAGE						Sale. Ratio =>	43.79				Average	
40-99.99 ACRES						Std. Dev. =>	14.80				per Net Acre=>	2,494.50

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
111-025-200-003-00	2814 N KNUTE	05/24/23	WD	03-ARM'S LENGTH	\$395,000	\$148,800	37.67	\$286,421	\$235,620	154.00	154.00	\$1,860
020-018-200-002-15*	OFF AUSTIN TRAIL	08/13/24	LC	29-LC	\$410,000	\$160,000	39.02	\$410,000	\$320,000	160.00	160.00	\$2,563
020-032-400-003-00	1985 N US-23	04/12/24	WD	19-MULTI PARCEL	\$814,000	\$450,700	55.37	\$413,727	\$495,036	213.07	20.92	\$1,942
Totals:					\$1,619,000	\$759,500		\$1,110,148	\$1,050,656	527.07	334.92	
RES ACREAGE						Sale. Ratio =>	46.91				Average	
100+ ACRES						Std. Dev. =>	9.85				per Net Acre=>	2,106.26

RESIDENTIAL											
ACRES	2026 PA RATE	2025 PA RATE	ACRES	2026 PA RATE	2025 PA RATE	ACRES	2026 PA RATE	2025 PA RATE	ACRES	2026 PA RATE	2025 PA RATE
1	\$10,100	\$ 10,700	3	\$8,000	\$ 8,000	10	\$3,840	\$ 3,400	30	\$2,840	\$ 2,600
1.5	\$10,100	\$ 10,700	4	\$7,800	\$ 7,800	15	\$3,440	\$ 3,300	40	\$2,500	\$ 2,400
2	\$9,000	\$ 9,000	5	\$7,600	\$ 7,600	20	\$3,240	\$ 3,200	50	\$2,300	\$ 2,200
2.5	\$9,000	\$ 9,000	7	\$7,400	\$ 7,400	25	\$3,040	\$ 3,100	100	\$2,100	\$ 2,000

AuSable Township Land Value Study
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Square Feet	Dollars/SqFt	Liber/Page
021-M15-000-052-00	4498 N US-23	08/05/23	QC	03-ARM'S LENGTH	\$1,750	\$600	34.29	\$1,750	\$1,521	234.00	\$7	2023004132
021-M15-000-056-00	4498 N US-23	06/28/24	QC	03-ARM'S LENGTH	\$2,000	\$800	40.00	\$2,000	\$1,521	234.00	\$9	2024003425
021-M15-000-058-00	4498 N US-23	06/13/24	QC	03-ARM'S LENGTH	\$2,000	\$800	40.00	\$2,000	\$1,521	234.00	\$9	2024003145
021-M15-000-061-00	4498 N US-23	05/13/23	QC	03-ARM'S LENGTH	\$2,000	\$600	30.00	\$2,000	\$1,521	234.00	\$9	PTA
021-M15-000-066-00	4498 N US-23	09/07/23	QC	03-ARM'S LENGTH	\$1,800	\$600	33.33	\$1,800	\$1,521	234.00	\$8	2023005896
021-M15-000-068-00	4498 N US-23	04/26/24	QC	03-ARM'S LENGTH	\$3,000	\$800	26.67	\$3,000	\$1,521	234.00	\$13	2024002268
021-M15-000-080-00	4498 N US-23	02/14/24	QC	03-ARM'S LENGTH	\$3,000	\$600	20.00	\$3,000	\$1,690	260.00	\$12	2024000699
021-M15-000-081-00	4498 N US-23	08/27/24	WD	03-ARM'S LENGTH	\$1,300	\$800	61.54	\$1,300	\$1,690	260.00	\$5	2024004569

Totals: **\$16,850** **\$5,600** **\$16,850** **\$12,506** **1,924.00**

**Under 400sf
MAIN PIER MARINA**

Sale. Ratio => **33.23**
 Std. Dev. => **12.38**
 Average per SqFt => **9**
 2025 SF RATE => **\$5 & \$6** 2026 FF RATE => **\$8 & \$9**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Square Feet	Dollars/SqFt	Liber/Page
021-M15-000-018-00	4498 N US-23	10/06/23	QC	03-ARM'S LENGTH	\$8,000	\$2,300	28.75	\$8,000	\$4,860	540.00	\$15	2023005218
021-M15-000-090-00	4498 N US-23	11/30/23	QC	03-ARM'S LENGTH	\$3,500	\$1,500	42.86	\$3,500	\$3,672	408.00	\$9	202400001
021-M15-000-099-00	4498 N US-23	05/28/24	QC	03-ARM'S LENGTH	\$3,000	\$1,800	60.00	\$3,000	\$3,672	408.00	\$7	2024002903
021-M15-000-117-00	4498 N US-23	01/16/24	QC	03-ARM'S LENGTH	\$5,000	\$2,300	46.00	\$5,000	\$4,536	504.00	\$10	2024000523
021-M15-000-119-00	4498 N US-23	07/24/24	QC	03-ARM'S LENGTH	\$3,500	\$2,300	65.71	\$3,500	\$4,536	504.00	\$7	2024003912
021-M15-000-126-00	4498 N US-23	05/28/24	QC	03-ARM'S LENGTH	\$3,500	\$2,300	65.71	\$3,500	\$4,536	504.00	\$7	2024003604

Totals: **\$26,500** **\$12,500** **\$26,500** **\$25,812** **2,868.00**

**400+ SF
MAIN PIER MARINA**

Sale. Ratio => **47.17**
 Std. Dev. => **14.82**
 Average per SqFt => **9**
 2025 SF RATE => **\$9 & \$15** 2026 FF RATE => **Maintain**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Note
021-A15-000-003-00	991 S STATE ST	06/12/24	WD	03-ARM'S LENGTH	\$2,000	\$900	45.00	\$2,000	\$1,800	14.0	32.0	LAKE SIDE
021-A15-000-058-00	991 S STATE ST	05/24/23	QC	03-ARM'S LENGTH	\$1,000	\$400	40.00	\$1,000	\$900	10.0	26.0	HWY SIDE
021-A15-000-009-00	991 S STATE ST	05/06/23	QC	03-ARM'S LENGTH	\$2,000	\$900	45.00	\$2,000	\$1,800	14.0	32.0	LAKE SIDE
021-A15-000-010-00	991 S STATE ST	05/22/24	QC	03-ARM'S LENGTH	\$3,000	\$900	30.00	\$3,000	\$1,800	14.0	32.0	LAKE SIDE
021-A15-000-100-00	991 S STATE ST	04/03/23	QC	03-ARM'S LENGTH	\$2,500	\$900	36.00	\$2,500	\$1,800	14.0	32.0	HWY SIDE

Totals: **\$10,500** **\$4,000** **\$10,500** **\$8,100** **66.0**

**AHC
MARINA**

Sale. Ratio => **38.10**
 Std. Dev. => **6.38**
 Average per Slip=> **\$2,100**
 2025 SLIP RATE => **\$1300-\$2000** 2026 SLIP RATE => **MAINTAIN**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
021-G10-000-001-00	3544 N US-23	01/15/25	WD	03-ARM'S LENGTH	\$449,620	\$199,800	44.44	\$462,835	\$275,009	\$288,224	131.0	362.0
021-H40-001-004-00	2524 N US-23	08/28/24	WD	03-ARM'S LENGTH	\$472,500	\$274,200	58.03	\$628,431	\$259,519	\$415,450	136.2	170.0

Totals: **\$922,120** **\$474,000** **\$1,091,266** **\$534,528** **\$703,674** **267.2**

**COMMERCIAL
LAKE HURON RESORT**

Sale. Ratio => **51.40**
 Std. Dev. => **9.61**
 Average per FF=> **\$2,000**
 2025 FF RATE => **\$3,050** 2026 FF RATE => **2,000**

AuSable Township Land Value Study
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
021-C30-000-005-00	4053 N US-23	12/26/24	LC	29- LC	\$375,000	\$121,100	32.29	\$123,316	\$70,515	235.1	150.0	\$525
021-T20-000-002-00	4289 N US-23	11/18/24	WD	19-MULTI PARCEL	\$410,000	\$128,000	31.22	\$105,615	\$65,861	266.0	1172.0	\$397
021-S30-000-020-00	111 S LAKE ST	08/29/24	WD	03-ARM'S LENGTH	\$350,000	\$78,300	22.37	\$62,113	\$26,430	117.5	100.0	\$529
132-T40-000-009-00	1190 W LAKE	03/01/24	WD	03-ARM'S LENGTH	\$58,000	\$42,800	73.79	\$58,000	\$63,831	285.7	150.8	\$203
064-P40-001-022-00	5299 N US-23	01/24/24	WD	03-ARM'S LENGTH	\$410,000	\$105,600	25.76	\$83,210		325.0	100.0	\$256
021-S20-000-003-00	733 S STATE ST	05/25/23	WD	03-ARM'S LENGTH	\$100,000	\$53,100	53.10	\$31,500	\$45,472	151.0	200.0	\$209

Totals: **\$1,703,000** **\$528,900** **\$463,754** **\$226,637** **1,380.2**

**US-23/HWY/SIDE STREET
INDUST/COM**

Sale. Ratio => **31.06**
 Std. Dev. => **0.76**

Average
per FF=> **\$336**

2025 FF RATE => \$300 **2026 FF RATE => \$340**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
021-T10-000-004-00	910 S STATE ST	07/20/23	WD	03-ARM'S LENGTH	\$198,500	\$44,000	22.17	\$67,947	\$47,964	118.6	74.9	\$573

Totals: **\$198,500** **\$44,000** **\$67,947** **\$47,964** **118.6**

**RIVER
INDUST/COM**

Sale. Ratio => **22.17**
 Std. Dev. => **#DIV/0!**

Average
per FF=> **\$573**

2025 FF RATE => \$600 **2026 FF RATE => \$570**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
020-004-100-038-00	1101 MILL & RIVER RD	05/08/23	WD	03-ARM'S LENGTH	\$50,000	\$12,900	25.80	\$22,937	\$9,240	0.34	0.34	\$67,462
020-004-100-070-00	4355 RIVER RD	12/21/23	CD	03-ARM'S LENGTH	\$303,601	\$47,200	15.55	(\$9,899)	\$45,584	1.48	1.48	(\$6,689)
021-O30-000-011-00	4614 INDUSTRIAL ROW	05/24/24	WD	03-ARM'S LENGTH	\$400,000	\$175,200	43.80	\$4,658	\$62,216	2.02	2.02	\$2,306
021-M10-999-003-11	4463 W INDUSTRIAL WA	07/26/24	WD	19-MULTI PARCEL	\$300,000	\$65,000	21.67	\$160,434	\$46,923	3.25	0.46	\$49,440
033-T20-000-008-13		03/31/24	LC	03-ARM'S LENGTH	\$25,000	\$14,600	58.40	\$25,000	\$22,080	3.68	3.68	\$6,793
031-015-400-006-00	1921 E HURON/US-23	05/03/23	WD	03-ARM'S LENGTH	\$118,000	\$29,000	24.58	\$118,000	\$54,300	7.34	7.34	\$16,076

Totals: **\$1,196,601** **\$343,900** **\$321,130** **\$240,343** **18.11** **15.32**

**ACREAGE
INDUST/COM**

Sale. Ratio => **28.74**
 Std. Dev. => **16.16**

Average
per Net Acre=> **17,737.09**

COMMERCIAL/INDUST

2026 PA RATE	2025 PA RATE	ACRES	2026 PA RATE	2025 PA RATE	ACRES	2026 PA RATE	2025 PA RATE	ACRES	2026 PA RATE	2025 PA RATE
\$17,700	\$ 30,800	3	\$17,000	\$ 20,000	10	\$14,000	\$ 16,000	30	\$10,000	\$ 13,000
\$17,700	\$ 30,800	4	\$16,000	\$ 19,000	15	\$13,000	\$ 15,000	40	\$9,000	\$ 12,000
\$17,700	\$ 30,800	5	\$15,000	\$ 18,000	20	\$12,000	\$ 14,000	50	\$8,000	\$ 11,000
\$17,700	\$ 30,800	7	\$14,000	\$ 17,000	25	\$11,000	\$ 14,000	100	\$5,000	\$ 5,000