



**AUSABLE TOWNSHIP - LAND VALUE STUDY**  
**APRIL 1, 2021 - MARCH 31, 2023**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
021-H50-000-001-00	4390 N US-23	08/01/22	WD	\$92,000	\$32,500	35.33	\$72,278	\$47,722
021-H50-000-003-00	4390 N US-23	07/18/22	WD	\$92,000	\$36,700	39.89	\$82,043	\$37,957
021-H50-000-008-00	4390 N US-23	08/10/21	WD	\$87,500	\$33,800	38.63	\$73,370	\$42,130
021-H50-000-009-00	4380 N US-23	05/19/21	WD	\$69,400	\$33,900	48.85	\$73,595	\$23,805
021-H50-000-010-00	4380 N US-23	04/26/21	WD	\$70,900	\$34,500	48.66	\$74,994	\$23,906
021-H50-000-011-00	4380 N US-23	11/10/21	WD	\$79,900	\$37,700	47.18	\$82,043	\$25,857
021-H50-000-014-00	4380 N US-23	02/09/22	WD	\$89,000	\$37,700	42.36	\$82,043	\$34,957
021-H50-000-023-00	4370 N US-23	09/01/22	WD	\$97,650	\$36,700	37.58	\$82,043	\$43,607
021-H50-000-033-00	4350 N US-23	11/05/21	WD	\$97,000	\$40,900	42.16	\$98,833	\$26,167
021-H50-000-038-00*	4350 N US-23	08/27/21	WD	\$198,500	\$72,100	36.32	\$142,867	\$109,633
021-H50-000-043-00	4340 N US-23	11/14/22	WD	\$105,000	\$36,800	35.05	\$82,268	\$50,732
021-H50-000-044-00	4340 N US-23	08/01/22	WD	\$125,000	\$51,900	41.52	\$108,047	\$44,953
021-H50-000-045-00	4340 N US-23	06/30/22	WD	\$123,400	\$51,900	42.06	\$108,047	\$43,353
021-H50-000-052-00	4330 N US-23	03/24/23	WD	\$117,500	\$47,500	40.43	\$98,833	\$46,667
021-H50-000-054-00	4330 N US-23	10/27/22	WD	\$115,000	\$36,700	31.91	\$82,043	\$60,957
021-H50-000-058-00	4320 N US-23	09/07/21	WD	\$73,000	\$37,700	51.64	\$82,268	\$18,732
<b>Totals:</b>				<b>\$1,632,750</b>	<b>\$659,000</b>		<b>\$1,425,615</b>	<b>\$681,135</b>
<b>CONDOMINIUM</b>					<b>Sale. Ratio =&gt;</b>	<b>40.36</b>		
<b>HURON SANDS</b>					<b>Std. Dev. =&gt;</b>	<b>5.58</b>		
				<b>2023 SITE =&gt;</b>	<b>\$28,000</b>	<b>2024 SITE =&gt;</b>	<b>\$</b>	<b>38,000</b>

AUSABLE TOWNSHIP - LAND VALUE STUDY

APRIL 1, 2021 - MARCH 31, 2023

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-A10-000-050-10	4690 SUNSET ST	11/01/22	WD	\$140,000	\$34,200	24.43	\$85,542	\$75,678	\$21,220	192.9	133.0	\$392	200.00
021-A10-000-072-00**	4681 RIVER ST	06/14/22	WD	\$120,000	\$34,200	28.50	\$83,251	\$45,374	\$8,625	75.0	150.0	\$605	75.00
021-A10-000-135-00	4561 FRANKLIN ST	11/08/21	WD	\$135,000	\$41,600	30.81	\$123,140	\$27,849	\$15,989	171.0	89.0	\$163	200.00
021-B10-000-001-00**	4489 JOHNSON RD	12/02/22	WD	\$175,000	\$68,000	38.86	\$148,496	\$83,816	\$57,312	502.9	450.0	\$167	514.00
021-B10-000-032-00**	4176 FOREST RD	03/29/23	WD	\$169,000	\$101,600	60.12	\$241,101	\$4,391	\$76,492	684.7	762.7	\$6	707.00
021-B20-000-044-00	4085 LESTER ST	11/19/21	WD	\$105,000	\$48,100	45.81	\$127,008	(\$7,890)	\$14,118	128.3	150.0	(\$61)	144.00
021-B20-000-057-00	4470 ORRIN COURT	11/04/22	WD	\$140,900	\$39,600	28.11	\$101,056	\$46,707	\$6,863	62.4	150.0	\$749	70.00
021-B20-000-066-00**	4078 LESTER ST	04/18/22	WD	\$149,000	\$52,900	35.50	\$105,852	\$59,548	\$16,400	142.6	300.0	\$418	160.00
021-C30-000-033-00	4686 MACKENZIE RD	04/01/21	LC	\$49,900	\$24,600	49.30	\$63,179	(\$2,279)	\$11,000	100.0	200.0	(\$23)	100.00
021-C30-000-035-00	4708 MACKENZIE RD	03/06/22	LC	\$60,000	\$40,700	67.83	\$106,707	(\$35,707)	\$11,000	100.0	200.0	(\$357)	100.00
021-D10-000-007-00**	106 MILL ST	05/07/21	WD	\$30,000	\$20,800	69.33	\$41,104	(\$596)	\$10,508	105.1	262.0	(\$6)	126.00
021-H20-000-007-00	107 OLD US-23	03/31/23	LC	\$80,000	\$27,800	34.75	\$66,478	\$21,019	\$7,497	80.2	145.0	\$262	81.00
021-L11-005-003-00	410 CHURCH ST	08/04/22	WD	\$129,900	\$40,400	31.10	\$104,412	\$43,020	\$17,532	159.4	100.0	\$270	180.00
021-L11-006-006-00	201 SECOND ST	11/22/21	WD	\$100,000	\$16,300	16.30	\$55,840	\$47,179	\$3,019	47.3	68.0	\$997	60.00
021-L11-011-009-00	414 OLD US-23	10/14/21	WD	\$58,000	\$26,000	44.83	\$68,174	\$114	\$10,288	93.5	120.0	\$1	100.00
021-L11-014-001-00	314 FOURTH ST	02/24/22	WD	\$42,000	\$11,100	26.43	\$31,188	\$14,721	\$3,909	35.5	120.0	\$414	38.00
021-P10-005-002-00	320 THIRD ST	07/01/21	WD	\$104,000	\$40,900	39.33	\$108,483	\$16,092	\$20,575	187.0	120.0	\$86	200.00
021-P10-007-001-00	400 FOURTH ST	12/10/21	WD	\$110,000	\$31,000	28.18	\$85,865	\$29,279	\$5,144	46.8	120.0	\$626	50.00
021-P10-009-005-00	385 THIRD ST	12/01/22	WD	\$159,900	\$40,300	25.20	\$117,932	\$52,256	\$10,288	93.5	120.0	\$559	100.00
021-S10-002-005-00	427 THIRD ST	10/06/21	WD	\$55,000	\$27,600	50.18	\$73,756	(\$12,583)	\$6,173	56.1	120.0	(\$224)	60.00
021-S10-003-002-00	409 SECOND ST	12/17/21	WD	\$71,000	\$20,400	28.73	\$57,123	\$20,342	\$6,465	58.8	140.0	\$346	60.00
021-S10-003-003-00	415 SECOND ST	08/19/22	WD	\$98,000	\$27,700	28.27	\$66,638	\$38,014	\$6,652	60.5	154.0	\$629	60.00
021-S10-003-008-00	250 SYCAMORE ST	07/28/22	WD	\$90,000	\$24,000	26.67	\$57,780	\$38,393	\$6,173	56.1	120.0	\$684	60.00
021-S10-006-008-00	513 FIRST ST	10/25/21	WD	\$65,000	\$18,000	27.69	\$47,633	\$22,237	\$4,870	44.3	100.0	\$502	50.00
021-S10-008-005-00	249 SW STATE ST	09/23/22	WD	\$119,000	\$29,900	25.13	\$87,595	\$36,347	\$4,942	44.9	105.0	\$809	50.00
021-S10-008-010-00	299 SW STATE ST	06/14/22	WD	\$94,000	\$32,300	34.36	\$79,739	\$18,771	\$4,510	41.0	110.0	\$458	45.00
021-S10-008-015-00	112 STOCKMAN ST	10/14/21	WD	\$60,800	\$31,300	51.48	\$86,243	(\$14,881)	\$10,562	96.0	131.0	(\$155)	100.00
021-S10-008-017-00	108 STOCKMAN ST	09/30/21	WD	\$57,000	\$25,800	45.26	\$70,383	(\$8,102)	\$5,281	48.0	131.0	(\$169)	50.00
021-S10-017-016-00	142 SMITH ST	06/28/22	WD	\$87,500	\$22,500	25.71	\$60,963	\$31,407	\$4,870	44.3	100.0	\$709	50.00
021-S10-017-019-00	124 SMITH ST	11/18/22	WD	\$65,000	\$31,700	48.77	\$78,144	(\$8,274)	\$4,870	44.3	100.0	(\$187)	50.00
021-S40-000-014-00**	726 FOREST RD	09/02/21	LC	\$139,000	\$54,800	39.42	\$159,287	\$29,260	\$49,547	233.0	60.0	\$126	327.00
021-S40-999-001-60	4143 FOREST RD	01/13/22	WD	\$115,000	\$48,900	42.52	\$129,378	(\$3,466)	\$10,912	99.2	332.0	(\$35)	81.00
<b>021-T20-000-021-00</b>	<b>4767 MACKENZIE RD</b>	<b>07/15/22</b>	<b>WD</b>	<b>\$9,000</b>	<b>\$7,300</b>	<b>81.11</b>	<b>\$14,005</b>	<b>\$9,000</b>	<b>\$14,005</b>	<b>127.3</b>	<b>176.0</b>	<b>\$71</b>	<b>134.00</b>
021-V10-008-001-00	314 SECOND ST	03/31/23	WD	\$55,000	\$15,400	28.00	\$42,473	\$16,642	\$4,115	37.4	120.0	\$445	40.00
021-V10-013-002-00	320 SMITH ST	05/28/21	WD	\$92,700	\$20,200	21.79	\$84,818	\$13,998	\$6,116	55.6	200.0	\$252	51.00
021-V10-016-002-00	916 MAYBERRY ST	11/02/21	LC	\$45,000	\$27,200	60.44	\$72,482	(\$17,194)	\$10,288	93.5	120.0	(\$184)	100.00
021-V10-016-005-00	919 FARNSWORTH ST	04/05/21	WD	\$60,000	\$20,900	34.83	\$58,184	\$6,960	\$5,144	46.8	120.0	\$149	50.00
021-W10-016-001-00	902 O'TOOLE AVE	12/08/21	WD	\$110,000	\$42,400	38.55	\$120,579	(\$839)	\$9,740	88.5	100.0	(\$9)	100.00

Totals: \$3,545,600 \$1,268,400 35.77 \$3,312,011 \$736,603 \$503,014 4,383.9

VILLAGE WEST  
STANDARD

Sale. Ratio => 35.77  
Std. Dev. => 14.65

Average  
per FF=> \$168

2023 FF => \$110 2024 FF => \$ 160

**AUSABLE TOWNSHIP - LAND VALUE STUDY**  
**APRIL 1, 2021 - MARCH 31, 2023**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
020-003-300-026-00	341 MILL ST	07/29/21	WD	\$126,000	\$46,300	36.75	\$131,455	\$43,702	\$49,157	150.0	344.0	\$291	250.00
020-004-100-075-00	351 W MILL ST	05/24/21	WD	\$107,000	\$41,600	38.88	\$105,232	\$16,168	\$14,400	90.0	200.0	\$180	90.00
<b>Totals:</b>				<b>\$233,000</b>	<b>\$87,900</b>		<b>\$236,687</b>	<b>\$59,870</b>	<b>\$63,557</b>	<b>240.0</b>			
<b>VILLAGE WEST MILL STREET</b>					<b>Sale. Ratio =&gt;</b>	<b>37.73</b>			<b>Average</b>				
					<b>Std. Dev. =&gt;</b>	<b>1.51</b>			<b>per FF=&gt;</b>	<b>\$249</b>			
								<b>2023 FF =&gt;</b>	<b>\$160</b>	<b>2024 FF =&gt;</b>	<b>\$</b>	<b>200</b>	

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-A70-000-004-00	3667 FOREST RD	02/21/22	WD	\$140,000	\$48,200	34.43	\$132,804	\$22,646	\$15,450	95.4	165.0	\$237	103.00
021-F10-000-007-00	FOREST RD	05/20/21	WD	\$5,250	\$3,800	72.38	\$13,678	\$5,250	\$13,678	76.0	131.0	\$69	90.00
021-H30-004-002-00	N US-23	02/17/23	WD	\$10,000	\$5,000	50.00	\$11,936	\$10,000	\$11,936	88.4	147.0	\$113	100.00
021-H30-004-029-00	N US-23	02/28/22	WD	\$12,000	\$4,800	40.00	\$17,447	\$12,000	\$17,447	96.9	185.0	\$124	100.00
021-H30-005-005-00	2825 N US-23	10/13/22	WD	\$135,000	\$33,500	24.81	\$86,090	\$66,910	\$18,000	100.0	200.0	\$669	100.00
021-H30-005-040-00	2651 N US-23	09/28/22	WD	\$155,000	\$38,500	24.84	\$136,207	\$36,793	\$18,000	100.0	200.0	\$368	100.00
021-H30-006-001-00**	2633 N US-23	12/21/21	WD	\$150,000	\$41,600	27.73	\$86,921	\$85,027	\$21,948	219.5	1036.0	\$387	220.00
021-L30-000-012-00	3749 N US-23	03/14/22	WD	\$74,000	\$31,100	42.03	\$85,492	\$2,008	\$13,500	75.0	200.0	\$27	75.00
021-L40-000-008-00	3629 N US-23	12/30/21	WD	\$195,000	\$58,000	29.74	\$178,586	\$36,528	\$20,114	111.7	264.0	\$327	100.00
021-L40-000-012-00	3605 N US-23	03/08/22	WD	\$170,000	\$69,400	40.82	\$194,569	\$8,688	\$33,257	184.8	261.4	\$47	166.00
021-L50-004-004-00	3231 N US-23	05/03/22	WD	\$110,000	\$42,800	38.91	\$102,176	\$26,387	\$18,563	103.1	432.0	\$256	100.00
021-T30-000-016-00	3921 FOREST RD	10/08/21	WD	\$164,000	\$51,700	31.52	\$141,911	\$39,384	\$17,295	96.1	181.0	\$410	100.00
<b>Totals:</b>				<b>\$1,320,250</b>	<b>\$428,400</b>		<b>\$1,187,817</b>	<b>\$351,621</b>	<b>\$219,188</b>	<b>1,346.9</b>			
<b>FOREST FF RATE STANDARD</b>					<b>Sale. Ratio =&gt;</b>	<b>32.45</b>			<b>Average</b>				
					<b>Std. Dev. =&gt;</b>	<b>13.25</b>			<b>per FF=&gt;</b>	<b>\$261</b>			
								<b>2023 FF RATE =&gt; \$</b>	<b>180</b>	<b>2024 FF RATE =&gt; \$</b>	<b>250</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-B30-000-014-00	ROLLIN HILL CT	05/12/21	WD	\$15,000	\$7,800	52.00	\$15,448	\$15,000	\$15,448	118.8	390.3	\$126	120.00
<b>Totals:</b>				<b>\$15,000</b>	<b>\$7,800</b>		<b>\$15,448</b>	<b>\$15,000</b>	<b>\$15,448</b>	<b>118.8</b>			
<b>FOREST BOON DOCKS</b>					<b>Sale. Ratio =&gt;</b>	<b>52.00</b>			<b>Average</b>				
					<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>			<b>per FF=&gt;</b>	<b>\$126</b>			
								<b>2023 FF RATE =&gt; \$</b>	<b>130</b>	<b>2024 FF RATE =&gt; \$</b>	<b>130</b>		

**AUSABLE TOWNSHIP - LAND VALUE STUDY**

**APRIL 1, 2021 - MARCH 31, 2023**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-A70-000-004-00	3667 FOREST RD	02/21/22	WD	\$140,000	\$48,200	34.43	\$132,804	\$22,646	\$15,450	95.4	165.0	\$237	103.00
<b>021-F10-000-007-00</b>	<b>FOREST RD</b>	<b>05/20/21</b>	<b>WD</b>	<b>\$5,250</b>	<b>\$3,800</b>	<b>72.38</b>	<b>\$13,678</b>	<b>\$5,250</b>	<b>\$13,678</b>	<b>76.0</b>	<b>131.0</b>	<b>\$69</b>	<b>90.00</b>
<b>021-H30-004-002-00</b>	<b>N US-23</b>	<b>02/17/23</b>	<b>WD</b>	<b>\$10,000</b>	<b>\$5,000</b>	<b>50.00</b>	<b>\$11,936</b>	<b>\$10,000</b>	<b>\$11,936</b>	<b>88.4</b>	<b>147.0</b>	<b>\$113</b>	<b>100.00</b>
<b>021-H30-004-029-00</b>	<b>N US-23</b>	<b>02/28/22</b>	<b>WD</b>	<b>\$12,000</b>	<b>\$4,800</b>	<b>40.00</b>	<b>\$17,447</b>	<b>\$12,000</b>	<b>\$17,447</b>	<b>96.9</b>	<b>185.0</b>	<b>\$124</b>	<b>100.00</b>
021-H30-005-005-00	2825 N US-23	10/13/22	WD	\$135,000	\$33,500	24.81	\$86,090	\$66,910	\$18,000	100.0	200.0	\$669	100.00
021-H30-005-040-00	2651 N US-23	09/28/22	WD	\$155,000	\$38,500	24.84	\$136,207	\$36,793	\$18,000	100.0	200.0	\$368	100.00
021-H30-006-001-00*	2633 N US-23	12/21/21	WD	\$150,000	\$41,600	27.73	\$86,921	\$85,027	\$21,948	219.5	1036.0	\$387	220.00
021-L30-000-012-00	3749 N US-23	03/14/22	WD	\$74,000	\$31,100	42.03	\$85,492	\$2,008	\$13,500	75.0	200.0	\$27	75.00
021-L40-000-008-00	3629 N US-23	12/30/21	WD	\$195,000	\$58,000	29.74	\$178,586	\$36,528	\$20,114	111.7	264.0	\$327	100.00
021-L40-000-012-00	3605 N US-23	03/08/22	WD	\$170,000	\$69,400	40.82	\$194,569	\$8,688	\$33,257	184.8	261.4	\$47	166.00
021-L50-004-004-00	3231 N US-23	05/03/22	WD	\$110,000	\$42,800	38.91	\$102,176	\$26,387	\$18,563	103.1	432.0	\$256	100.00
021-T30-000-016-00	3921 FOREST RD	10/08/21	WD	\$164,000	\$51,700	31.52	\$141,911	\$39,384	\$17,295	96.1	181.0	\$410	100.00
<b>Totals:</b>				<b>\$1,320,250</b>	<b>\$428,400</b>		<b>\$1,187,817</b>	<b>\$351,621</b>	<b>\$219,188</b>	<b>1,346.9</b>			

<b>FOREST FF RATE STANDARD</b>	Sale. Ratio =>	32.45	Average	
	Std. Dev. =>	13.25	per FF=>	\$261
	2023 FF RATE => \$ 180		2024 FF RATE => \$ 250	

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-B30-000-014-00	ROLLIN HILL CT	05/12/21	WD	\$15,000	\$7,800	52.00	\$15,448	\$15,000	\$15,448	118.8	390.3	\$126	120.00
<b>Totals:</b>				<b>\$15,000</b>	<b>\$7,800</b>		<b>\$15,448</b>	<b>\$15,000</b>	<b>\$15,448</b>	<b>118.8</b>			

<b>FOREST BOON DOCKS</b>	Sale. Ratio =>	52.00	Average	
	Std. Dev. =>	#DIV/0!	per FF=>	\$126
	2023 FF RATE => \$ 130		2024 FF RATE => \$ 130	

**AUSABLE TOWNSHIP LAND VALUE STUDY**

**APRIL 1, 2021 - MARCH 31, 2023**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
021-L40-000-012-00	3605 N US-23	03/08/22	WD	\$170,000	\$69,400	40.82	\$194,569	\$8,688	\$33,257	1.00	1.00	\$8,723
021-H30-005-013-10	2793 N US-23	03/25/22	WD	\$115,000	\$52,000	45.22	\$163,343	(\$21,854)	\$26,489	1.18	1.18	(\$18,568)
021-H30-006-001-00**	2633 N US-23	12/21/21	WD	\$150,000	\$41,600	27.73	\$86,921	\$85,027	\$21,948	2.21	0.23	\$38,439

<b>Totals:</b>				<b>\$435,000</b>	<b>\$163,000</b>		<b>\$444,833</b>	<b>\$71,861</b>	<b>\$81,694</b>	<b>4.39</b>	<b>2.40</b>	
<b>RESIDENTIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>37.47</b>			<b>Average</b>			
<b>0-2.99 ACRES</b>				<b>Std. Dev. =&gt;</b>		<b>9.10</b>			<b>per Net Acre=&gt;</b>		<b>16,387.91</b>	

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
020-003-300-005-60	174 SIXTH ST	03/08/23	WD	\$252,000	\$120,400	47.78	\$254,878	\$18,722	\$21,600	3.00	3.00	\$6,241
021-S40-000-014-00**	726 FOREST RD	09/02/21	LC	\$139,000	\$54,800	39.42	\$159,287	\$29,260	\$49,547	3.92	2.76	\$7,462
021-A30-000-129-00	2062 N US-23	08/25/21	WD	\$325,000	\$93,300	28.71	\$349,249	\$62,342	\$86,591	4.63	4.63	\$13,456
020-027-200-003-00**	2801 N US-23	02/07/23	WD	\$355,000	\$77,000	21.69	\$224,990	\$192,240	\$62,230	7.10	1.72	\$27,080
021-C30-000-040-00	MACKENZIE RD	09/24/21	WD	\$9,000	\$5,700	63.33	\$16,263	\$9,000	\$16,263	7.56	7.56	\$1,190
021-A20-000-014-10	2417 N US-23	02/17/22	WD	\$230,000	\$74,200	32.26	\$230,941	\$76,736	\$77,677	8.72	8.72	\$8,796
020-021-400-001-43**	4336 W EAGLE DR	02/10/22	WD	\$160,000	\$92,900	58.06	\$246,149	(\$34,309)	\$51,840	8.94	3.11	(\$3,838)

<b>Totals:</b>				<b>\$1,470,000</b>	<b>\$518,300</b>		<b>\$1,481,757</b>	<b>\$353,991</b>	<b>\$365,748</b>	<b>43.88</b>	<b>31.50</b>	
<b>RESIDENTIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>35.26</b>			<b>Average</b>			
<b>3-9.99 ACRES</b>				<b>Std. Dev. =&gt;</b>		<b>15.47</b>			<b>per Net Acre=&gt;</b>		<b>8,067.80</b>	

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
020-017-100-001-10	HARLAN TR	05/20/21	WD	\$37,000	\$14,000	37.84	\$37,000	\$37,000	\$37,000	10.00	10.00	\$3,700
020-021-400-001-17**	3075 EAGLE DRIVE	11/09/22	WD	\$44,900	\$10,700	23.83	\$21,350	\$44,900	\$21,350	11.17	5.60	\$4,020
020-010-200-003-25	FOREST RD	06/07/22	WD	\$25,000	\$11,700	46.80	\$31,950	\$25,000	\$31,950	12.00	12.00	\$2,083
020-004-100-003-50	372 MILL ST	08/04/21	QC	\$70,000	\$20,000	28.57	\$67,800	\$70,000	\$67,800	17.50	17.50	\$4,000

<b>Totals:</b>				<b>\$176,900</b>	<b>\$56,400</b>		<b>\$158,100</b>	<b>\$176,900</b>	<b>\$158,100</b>	<b>50.67</b>	<b>45.10</b>	
<b>RESIDENTIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>31.88</b>			<b>Average</b>			
<b>10-39.99 ACRES</b>				<b>Std. Dev. =&gt;</b>		<b>10.18</b>			<b>per Net Acre=&gt;</b>		<b>3,491.22</b>	

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
020-032-400-004-00	N US-23	11/01/22	WD	\$75,512	\$35,200	46.62	\$78,660	\$75,512	\$78,660	41.40	41.40	\$1,824
020-032-400-003-00**	1985 N US-23	10/26/22	WD	\$850,000	\$167,800	19.74	\$478,077	\$501,565	\$129,642	52.17	20.92	\$9,614
020-017-100-001-00**	3985 GRASS LAKE RD	09/27/21	WD	\$290,000	\$126,700	43.69	\$260,408	\$188,116	\$158,524	86.27	35.00	\$2,181
020-017-400-001-00	4111 GRASS LAKE RD	08/13/21	WD	\$224,100	\$67,200	29.99	\$156,800	\$224,100	\$156,800	160.00	160.00	\$1,401
020-018-300-001-00	3700 KEISER TRAIL	01/28/22	WD	\$359,900	\$123,100	34.20	\$310,249	\$206,451	\$156,800	160.00	160.00	\$1,290

<b>Totals:</b>				<b>\$1,799,512</b>	<b>\$520,000</b>		<b>\$1,284,194</b>	<b>\$1,195,744</b>	<b>\$680,426</b>	<b>499.84</b>	<b>417.32</b>	
<b>RESIDENTIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>28.90</b>			<b>Average</b>			
<b>40+ ACRES</b>				<b>Std. Dev. =&gt;</b>		<b>10.83</b>			<b>per Net Acre=&gt;</b>		<b>2,392.25</b>	

**RESIDENTIAL ACREAGE**

ACRES	2023 PA RATE	2024 PA RATE	ACRES	2023 PA RATE	2024 PA RATE	ACRES	2023 PA RATE	2024 PA RATE	ACRES	2023 PA RATE	2024 PA RATE
1	\$ 7,000	\$ 10,000	3	\$ 6,000	\$ 8,000	10	\$ 3,700	\$ 3,700	30	\$ 2,000	\$ 2,600
1.5	\$ 7,000	\$ 10,000	4	\$ 5,500	\$ 7,800	15	\$ 3,400	\$ 3,400	40	\$ 1,900	\$ 2,400
2	\$ 6,000	\$ 8,800	5	\$ 5,000	\$ 7,600	20	\$ 3,100	\$ 3,300	50	\$ 1,900	\$ 2,200
2.5	\$ 6,000	\$ 8,800	7	\$ 4,500	\$ 7,400	25	\$ 3,000	\$ 3,200	100	\$ 1,400	\$ 2,000

**AUSABLE TOWNSHIP - LAND VALUE STUDY**  
**APRIL 1, 2021 - MARCH 31, 2023**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-R20-000-035-00	4089 MCNALL DR	07/23/21	WD	\$212,000	\$61,300	28.92	\$192,313	\$31,076	\$11,389	82.0	165.0	\$379	82.00
<b>021-R21-000-057-00</b>	<b>DENISE CT</b>	<b>06/21/21</b>	<b>WD</b>	<b>\$6,000</b>	<b>\$3,600</b>	<b>60.00</b>	<b>\$10,851</b>	<b>\$6,000</b>	<b>\$10,851</b>	<b>80.0</b>	<b>150.0</b>	<b>\$75</b>	<b>80.00</b>
021-S50-000-028-00	4165 SONNET AVE	07/01/22	WD	\$197,000	\$54,400	27.61	\$136,798	\$63,435	\$16,463	120.0	160.0	\$529	120.00
021-S50-000-031-00	4945 MELODY LN	07/27/22	WD	\$188,000	\$73,200	38.94	\$190,401	\$9,331	\$11,732	80.0	189.0	\$117	80.00
021-S50-000-063-00	4166 SONNET AVE	02/28/22	WD	\$127,000	\$46,000	36.22	\$122,482	\$19,609	\$15,091	110.0	160.0	\$178	110.00
<b>Totals:</b>				<b>\$730,000</b>	<b>\$238,500</b>		<b>\$652,845</b>	<b>\$129,451</b>	<b>\$65,526</b>	<b>472.0</b>			
<b>NW AUSABLE STANDARD</b>				<b>Sale. Ratio =&gt;</b>		<b>32.67</b>			<b>Average per FF=&gt;</b>	<b>\$274</b>			
				<b>Std. Dev. =&gt;</b>		<b>13.02</b>							
							<b>2023 FF =&gt;</b>	<b>\$150</b>	<b>2024 FF =&gt;</b>	<b>\$ 250</b>			

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
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
<b>021-A30-000-085-00</b>	<b>2201 AUSABLE POINT RD</b>	<b>11/01/22</b>	<b>QC</b>	<b>\$14,900</b>	<b>\$10,000</b>	<b>67.11</b>	<b>\$20,003</b>	<b>\$14,900</b>	<b>\$20,003</b>	<b>90.9</b>	<b>456.0</b>	<b>\$164</b>	<b>98.00</b>
021-A30-000-101-00	2206 N US-23	01/24/23	WD	\$146,900	\$45,100	30.70	\$115,809	\$52,520	\$21,429	97.4	515.0	\$539	100.00
<b>021-A30-000-108-00</b>	<b>2180 N US-23</b>	<b>06/16/22</b>	<b>WD</b>	<b>\$7,500</b>	<b>\$12,800</b>	<b>170.67</b>	<b>\$25,532</b>	<b>\$7,500</b>	<b>\$25,532</b>	<b>116.1</b>	<b>798.0</b>	<b>\$65</b>	<b>100.00</b>
021-A30-000-113-00	2140 N US-23	05/27/22	WD	\$199,000	\$48,400	24.32	\$160,984	\$62,519	\$24,503	111.4	720.0	\$561	100.00
021-A50-000-056-00	4454 E POINT RD	06/24/21	WD	\$125,000	\$35,500	28.40	\$110,748	\$37,572	\$23,320	106.0	200.0	\$354	106.00
<b>Totals:</b>				<b>\$753,300</b>	<b>\$222,800</b>		<b>\$573,416</b>	<b>\$317,740</b>	<b>\$137,856</b>	<b>752.4</b>			
<b>SE AUSABLE STANDARD</b>				<b>Sale. Ratio =&gt;</b>		<b>29.58</b>			<b>Average per FF=&gt;</b>	<b>\$422</b>			
				<b>Std. Dev. =&gt;</b>		<b>57.40</b>							
							<b>2023 FF =&gt;</b>	<b>\$220</b>	<b>2024 FF =&gt;</b>	<b>\$ 220</b>			

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
020-004-100-008-00	414 MILL ST	06/23/21	WD	\$279,000	\$55,600	19.93	\$148,970	\$160,178	\$41,647	60.0	186.0	\$2,670	60.00
021-L10-001-013-00	295 HARBOR ST	02/24/23	WD	\$210,000	\$59,600	28.38	\$166,109	\$77,586	\$46,383	100.0	95.0	\$776	100.00
021-L10-001-031-00	101 HARBOR ST	09/21/21	WD	\$120,000	\$38,900	32.42	\$95,356	\$50,578	\$25,934	57.0	92.0	\$887	57.00
021-T10-000-016-10	714 S STATE ST	06/14/21	WD	\$489,000	\$113,300	23.17	\$437,056	\$139,143	\$87,199	158.0	230.0	\$881	158.00
<b>Totals:</b>				<b>\$1,098,000</b>	<b>\$267,400</b>		<b>\$847,491</b>	<b>\$427,485</b>	<b>\$201,163</b>	<b>375.0</b>			
<b>AUSABLE RIVERFRONT RESIDENTIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>24.35</b>			<b>Average per FF=&gt;</b>	<b>\$1,140</b>			
				<b>Std. Dev. =&gt;</b>		<b>5.53</b>							
							<b>2023 FF =&gt;</b>	<b>\$725</b>	<b>2024 FF =&gt;</b>	<b>\$ 1,100</b>			

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
020-004-100-014-00	411 MILL ST	10/15/21	WD	\$84,000	\$34,800	41.43	\$90,669	\$18,613	\$25,282	140.5	182.0	\$133	130.00
021-A10-000-203-00	4672 NORWAY ST	03/23/22	WD	\$135,000	\$44,800	33.19	\$137,410	\$30,018	\$32,428	180.4	128.9	\$166	193.00
<b>Totals:</b>				<b>\$219,000</b>	<b>\$79,600</b>		<b>\$228,079</b>	<b>\$48,631</b>	<b>\$57,710</b>	<b>320.9</b>			
<b>AUSABLE BAYOU RESIDENTIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>36.35</b>			<b>Average per FF=&gt;</b>	<b>\$152</b>			
				<b>Std. Dev. =&gt;</b>		<b>5.83</b>							
							<b>2023 FF =&gt;</b>	<b>\$200</b>	<b>2024 FF =&gt;</b>	<b>\$ 200</b>			



**AUSABLE TOWNSHIP - LAND VALUE STUDY**  
**APRIL 1, 2021 - MARCH 31, 2023**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-T10-000-014-00	738 S STATE ST	12/17/21	WD	\$85,000	\$97,600	114.82	\$130,833	\$85,000	\$128,502	257.0	437.0	\$331	188.00
021-V10-999-001-00	413 SECOND ST	06/18/21	WD	\$120,000	\$48,700	40.58	\$91,249	\$85,247	\$56,496	168.5	32.8	\$506	272.00
<b>Totals:</b>				<b>\$205,000</b>	<b>\$146,300</b>		<b>\$222,082</b>	<b>\$170,247</b>	<b>\$184,998</b>	<b>425.5</b>			
<b>AUSABLE RIVER COMMERCIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>71.37</b>	<b>Average</b>						
				<b>Std. Dev. =&gt;</b>		<b>52.50</b>	<b>per FF=&gt;</b>				<b>\$400</b>		
							<b>2023 FF =&gt;</b>	<b>\$500</b>	<b>2024 FF =&gt;</b>	<b>\$</b>	<b>500</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
020-022-200-006-00	3358 N US-23	07/15/22	WD	\$1,065,000	\$259,900	24.40	\$724,512	\$635,215	\$294,727	159.3	184.0	\$3,987	172.00
020-027-300-005-00	2500 N US-23	04/30/21	LC	\$425,000	\$160,100	37.67	\$416,834	\$216,674	\$208,508	107.3	145.0	\$2,019	123.00
021-G10-000-004-00	3526 N US-23	12/07/21	WD	\$300,000	\$128,200	42.73	\$322,945	\$166,516	\$189,461	102.4	330.0	\$1,626	100.00
021-G10-000-004-00	3526 N US-23	04/13/22	WD	\$400,000	\$126,100	31.53	\$322,945	\$266,516	\$189,461	102.4	330.0	\$2,602	100.00
021-G10-000-005-00	3510 N US-23	09/22/22	LC	\$625,000	\$199,000	31.84	\$476,048	\$523,195	\$374,243	202.3	314.0	\$2,586	200.00
021-L50-002-010-00	3120 N US-23	12/20/21	WD	\$325,000	\$84,000	25.85	\$383,339	\$57,461	\$115,800	62.6	215.0	\$918	65.00
021-L60-000-001-00	3268 N US-23	02/18/22	LC	\$500,000	\$214,100	42.82	\$528,633	\$313,091	\$341,724	205.2	143.0	\$1,525	236.00
<b>Totals:</b>				<b>\$3,640,000</b>	<b>\$1,171,400</b>		<b>\$3,175,256</b>	<b>\$2,178,668</b>	<b>\$1,713,924</b>	<b>941.6</b>			
<b>LAKE HURON RESORT COMMERCIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>32.18</b>	<b>Average</b>						
				<b>Std. Dev. =&gt;</b>		<b>7.49</b>	<b>per FF=&gt;</b>				<b>\$2,314</b>		
							<b>2023 FF =&gt;</b>	<b>\$1,850</b>	<b>2024 FF =&gt;</b>	<b>\$</b>	<b>2,300</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	Actual Front
021-A40-000-020-00	2099 N US-23	04/29/21	WD	\$295,000	\$138,700	47.02	\$333,247	\$4,648	\$42,895	357.5	293.0	\$13	360.00
021-S20-000-004-00	761 S STATE ST	05/20/22	LC	\$163,000	\$52,500	32.21	\$119,023	\$84,901	\$40,924	227.4	200.0	\$373	150.00
021-T20-000-002-00**	4289 N US-23	06/30/22	WD	\$325,000	\$108,100	33.26	\$235,114	\$155,747	\$65,861	365.9	1172.0	\$426	266.00
<b>Totals:</b>				<b>\$783,000</b>	<b>\$299,300</b>		<b>\$687,384</b>	<b>\$245,296</b>	<b>\$149,680</b>	<b>950.7</b>			
<b>HWY COMMERCIAL</b>				<b>Sale. Ratio =&gt;</b>		<b>38.22</b>	<b>Average</b>						
				<b>Std. Dev. =&gt;</b>		<b>8.26</b>	<b>per FF=&gt;</b>				<b>\$258</b>		
							<b>2023 FF =&gt;</b>	<b>\$180</b>	<b>2024 FF =&gt;</b>	<b>\$</b>	<b>250</b>		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Liber/Page
021-O30-000-011-00	4614 INDUSTRIAL ROW	10/18/21	WD	\$460,000	\$120,800	26.26	\$265,256	\$212,520	\$17,776	2.02	2.02	\$105,208	2021007480
020-009-100-006-20	LAMROCK WAY	12/03/21	WD	\$20,000	\$9,000	45.00	\$19,800	\$20,000	\$19,800	2.25	2.25	\$8,889	2021008612
021-R30-000-005-00	4356 RIVER RD	08/06/21	WD	\$95,000	\$26,800	28.21	\$266,582	\$63,924	\$27,896	3.2	3.2	20,165.00	2021005887
021-O30-000-029-00	4681 INDUSTRIAL ROW	06/15/22	WD	\$2,000,000	\$417,300	20.87	\$998,035	\$1,014,085	\$12,120	4.22	1.62	\$240,305	2022003841
021-M10-999-003-06	4420 INDUSTRIAL DR	04/08/22	LC	\$150,000	\$34,000	22.67	\$77,689	\$121,151	\$48,840	5.55	5.55	\$21,829	2022002366
	3227 S NATIONAL CITY RD	07/29/22	WD	\$40,000	\$19,600	49.00	\$40,000	\$40,000		14.10	14.10	\$2,837	2022004976
	3446 MCBRIDE RD	12/17/21	WD	\$120,000	\$32,100	26.75	\$120,000	\$120,000		40.00	40.00	\$3,000	2021008913
072-031-300-001-12	5057 SOUTH BRANCH RD	10/07/22	LC	\$167,000	\$50,500	30.24	\$101,000	\$167,000		41.80	41.80	\$3,995	2022006059
<b>Totals:</b>				<b>\$3,052,000</b>	<b>\$710,100</b>		<b>\$1,888,362</b>	<b>\$1,758,680</b>	<b>\$126,432</b>	<b>113.11</b>	<b>110.51</b>		
<b>COMMERCIAL &amp; INDUSTRIAL ACREAGE</b>				<b>Sale. Ratio =&gt;</b>		<b>23.27</b>	<b>Average</b>						
				<b>Std. Dev. =&gt;</b>		<b>10.30</b>	<b>per Net Acre=&gt;</b>				<b>15,548.40</b>		

**AUSABLE TOWNSHIP - LAND VALUE STUDY**  
**APRIL 1, 2021 - MARCH 31, 2023**

**COM/INDUST RATES**

ACRES	2023 PA RATE	2024 PA RATE	ACRES	2023 PA RATE	2024 PA RATE	ACRES	2023 PA RATE	2024 PA RATE	ACRES	2023 PA RATE	2024 PA RATE
1	\$ 11,000	\$ 15,500	3	\$ 8,800	\$ 13,000	10	\$ 8,800	\$ 9,000	30	\$ 6,500	\$ 6,500
1.5	\$ 8,800	\$ 15,500	4	\$ 8,800	\$ 12,000	15	\$ 8,000	\$ 8,000	40	\$ 6,000	\$ 6,000
2	\$ 8,800	\$ 14,000	5	\$ 8,800	\$ 11,000	20	\$ 7,500	\$ 7,000	50	\$ 5,500	\$ 5,500
2.5	\$ 8,800	\$ 14,000	7	\$ 8,800	\$ 10,000	25	\$ 7,000	\$ 7,000	100	\$ 5,000	\$ 5,000