

Tawas Township, Iosco County Land Value Study
April 1, 2020 - March 31, 2022

Parcel Number	Street Address	Sale Date	Adj. %	Adj. Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Location
051-L21-000-006-00	INDIAN LAKE RD	11/06/20			WD	\$20,000	\$8,200	41.00	\$9,323	\$20,000	\$9,323	0.42	\$47,962	TAWAS CITY
070-030-400-004-00	8585 LAVERE RD	09/24/21			WD	\$120,000	\$28,400	23.67	\$83,517	\$47,177	\$10,694	0.57	\$82,190	HALE
021-M10-999-003-11**	4463 W INDUSTRIAL WAY	02/09/21			WD	\$125,000	\$37,900	30.32	\$87,454	\$56,084	\$18,538	1.00	\$56,366	AUSABLE
066-028-200-040-00	4139 PERIMETER RD	07/16/21			LC	\$104,900	\$30,200	28.79	\$123,010	\$1,745	\$19,855	1.67	\$1,045	OSCODA
073-L60-999-007-00	4973 N MAIN ST	10/01/21			WD	\$45,000	\$18,500	41.11	\$64,852	\$2,148	\$22,000	2.00	\$1,074	LONG LAKE
080-023-300-006-50	M55	01/28/21			WD	\$17,000	\$8,000	47.06	\$27,150	\$17,000	\$27,150	3.90	\$4,359	RENO
066-029-100-008-00	3751 PERIMETER RD	11/01/21			WD	\$47,000	\$18,800	40.00	\$56,750	\$19,967	\$29,717	5.34	\$3,739	OSCODA
021-M10-999-003-06	4420 INDUSTRIAL DR	02/01/22			LC	\$150,000	\$34,000	22.67	\$97,463	\$82,258	\$29,721	5.55	\$14,821	AUSABLE
063-027-200-005-00**	5955 CEDAR LAKE RD	05/17/21			WD	\$250,000	\$139,800	55.92	\$283,168	\$41,381	\$74,549	5.58	\$7,420	OSCODA
066-021-300-009-00	6111 N PERIMETER RD	08/21/21			WD	\$750,000	\$304,600	40.61	\$682,243	\$97,500	\$29,743	6.65	\$14,662	OSCODA
050-020-400-015-00**8	95 PROCTOR	04/30/19	0.0048	4/1/2021	WD	\$177,664	\$50,100	28.20	\$144,746	\$63,918	\$31,000	10.00	\$6,392	ALABASTER
062-033-300-001-75	5010 WELLS RD	09/30/21			WD	\$158,000	\$31,800	20.13	\$81,425	\$115,412	\$38,837	20.93	\$5,514	OSCODA
030-012-300-006-00**	1022 MONUMENT	01/16/19	0.0048	4/1/2021	WD	\$365,560	\$250,000	68.39	\$311,586	\$108,974	\$55,000	50.00	\$2,179	BALDWIN

COMMERCIAL		Totals:		\$2,330,124	\$960,300	\$2,052,687	\$673,564	\$396,127	113.60
COUNTY WIDE STUDY		**MULT PARCEL		Sale. Ratio =>		41.21		Average	
				Std. Dev. =>		14.00		per Net Acre=>	
								5,929.10	

COMMERCIAL RATES

ACREAGE	2022	2023	ACREAGE	2022	2023	ACREAGE	2022	2023	ACREAGE	2022	2023
1	\$ 5,000.00	\$ 5,100.00	3	\$ 4,800.00	\$ 4,900.00	10	\$ 2,600.00	\$ 2,700.00	30	\$ 1,800.00	\$ 1,900.00
1.5	\$ 5,000.00	\$ 5,100.00	4	\$ 4,200.00	\$ 4,300.00	15	\$ 2,400.00	\$ 2,500.00	40	\$ 1,800.00	\$ 1,900.00
2	\$ 5,000.00	\$ 5,100.00	5	\$ 3,800.00	\$ 3,900.00	20	\$ 2,200.00	\$ 2,300.00	50	\$ 1,600.00	\$ 1,700.00
2.5	\$ 5,200.00	\$ 5,300.00	7	\$ 3,200.00	\$ 3,300.00	25	\$ 2,000.00	\$ 2,100.00	100	\$ 1,400.00	\$ 1,500.00

Parcel Number	Street Address	Sale Date	Adj. %	Adj. Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Location
031-014-200-004-40	2233 SCHAAF	03/02/22			WD	\$122,000	\$32,200	26.39	\$59,179	\$95,371	\$32,550	0.52	\$184,470	BALDWIN
066-021-300-008-00	4111 ARROW ST	03/05/21			WD	\$40,000	\$19,000	47.50	\$40,066	\$16,478	\$16,544	0.74	\$22,268	OSCODA
033-T30-000-022-00	850 AULERICH RD	05/08/18	0.0048	4/1/2021	WD	\$238,456	\$117,000	49.07	\$205,412	\$98,144	\$65,100	2.01	\$48,804	BALDWIN
021-O30-000-011-00	4614 INDUSTRIAL ROW	10/18/21			WD	\$460,000	\$120,800	26.26	\$251,903	\$234,581	\$26,484	2.02	\$116,129	AUSABLE
020-009-100-006-20	LAMROCK WAY	12/03/21			WD	\$20,000	\$9,000	45.00	\$22,875	\$20,000	\$22,875	2.25	\$8,889	AUSABLE
132-J20-999-001-50	1005 SIXTH	03/30/21			WD	\$82,500	\$47,200	57.21	\$96,589	\$26,273	\$40,362	2.59	\$10,128	TAWAS CITY
141-A10-011-001-00**	425 N BULLOCK ST	03/01/19	0.0048	4/1/2021	WD	\$229,600	\$66,200	28.83	\$160,442	\$107,558	\$38,400	3.80	\$28,305	EAST TAWAS
132-J20-999-001-25	620 NINTH	05/08/18	0.0048	4/1/2021	WD	\$385,795	\$136,200	35.30	\$363,110	\$66,085	\$43,400	4.59	\$14,394	TAWAS CITY
090-018-400-002-00**	2431 KITCHEN RD	05/20/21			WD	\$220,000	\$67,100	30.50	\$0	\$220,000	\$24,485	22.91	\$9,603	SHERMAN
090-027-100-001-00	TURTLE / SAND LK RD	12/17/21			WD	\$120,000	\$32,100	26.75	\$53,500	\$117,800	\$51,300	40.00	\$2,945	SHERMAN
080-027-400-002-00	M65	09/25/20			WD	\$149,000	\$36,800	24.70	\$89,308	\$135,250	\$75,558	78.00	\$1,734	LONG LAKE

INDUSTRIAL		Totals:		\$2,067,351	\$683,600	\$1,342,384	\$1,137,540	\$437,058	159.43
COUNTY WIDE STUDY		**MULT PARCEL		Sale. Ratio =>		33.07		Average	
				Std. Dev. =>		11.47		per Net Acre=>	
								7,134.91	

INDUSTRIAL RATES

ACREAGE	2022	2023	ACREAGE	2022	2023	ACREAGE	2022	2023	ACREAGE	2022	2023
1	\$ 5,000.00	\$ 5,100.00	3	\$ 4,800.00	\$ 4,900.00	10	\$ 2,600.00	\$ 2,700.00	30	\$ 1,800.00	\$ 1,900.00
1.5	\$ 5,000.00	\$ 5,100.00	4	\$ 4,200.00	\$ 4,300.00	15	\$ 2,400.00	\$ 2,500.00	40	\$ 1,800.00	\$ 1,900.00
2	\$ 5,000.00	\$ 5,100.00	5	\$ 3,800.00	\$ 3,900.00	20	\$ 2,200.00	\$ 2,300.00	50	\$ 1,600.00	\$ 1,700.00
2.5	\$ 5,200.00	\$ 5,300.00	7	\$ 3,200.00	\$ 3,300.00	25	\$ 2,000.00	\$ 2,100.00	100	\$ 1,400.00	\$ 1,500.00