TUSCOLA TOWNSHIP - M-15 COMMERCIAL - RATE TABLE FOR 2024

County	Township/Village	Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	$/FF	$/Acre	$/SqFt				
Tuscola	Mayville	040-500-109-0120-00	07/16/21	$7,500		1484/618	$7,500	$7,500		81.00	0.00	0.17	0.17	$93	$44,910	$1.03				
Tuscola	Kingston	38-004-098-00 (015)	10/12/20	$3,500		1720/294	$3,500	$3,500		65.00	0.00	0.25	0.25	$54	$14,228	$0.33				
Tuscola	30 W Main	040-500-109-0120-00	07/16/21	$7,500		1484/618	$7,500	$7,500		81.00		0.17	0.17	$93	$44,910	$1.03				
Tuscola	Caro	050-500-375-0600-00	05/20/21	$5,000		1479/609	$5,000	$5,000		108.00	0.00	0.41	0.41	$46	$12,255	$0.28				
Huron	8019 State	38-004-098	10/12/20	$3,500		1720/294	$3,500	$3,500		65.00		0.25	0.25	$54	$14,000	$0.32				
Bay	3574 N Euclid Ave	010-007-200-125-01	02/01/21	$110,000	MCL	03-Arm's Length	$110,000	$15,213		160.00	159.10	0.66	0.66	$95	$23,050	$0.53				
Bay	369 W Saginaw Rd	081-024-300-235-00	09/21/20	$23,500	WD	03-Arm's Length	$23,500	$23,500		330.00	132.00	1.00	1.00	$71	$23,500	$0.54				
Bay	W Huron Rd	020-0-008-000-002-00	02/14/20	$22,500	WD		$22,500	$22,500				1.00	1.00		$22,500	$0.52				
Bay	Westside Saginaw Rd	030-011-200-050-00	07/15/22	$12,000	WD	202211221	$12,000	$12,000	$17,028.00	115.83	335.41	0.77	0.77	$104	$15,584	$0.36				
Sanilac	Carsonville Vill	231-120-100-170-02	10/1/2020	$30,000				$6,000		217.0	221.0	0.90		$28	$6,667	$0.15				
Sanilac	Melvin Village	221-140-100-010-00	8/26/2020	$65,000				$13,000		154.0	198.0	0.70		$84	$18,571	$0.43				
Sanilac	Moore	200-020-200-080-00	7/9/2020	$45,000				$9,000		62.0	162.0	0.30		$145	$30,000	$0.69				
Sanilac	Evergreen	090-020-200-040-01	1/29/2021	$41,000				$8,200		98.0	198.0	0.44		$84	$18,636	$0.43				
1								**$136,413**				**7.01**			**$19,465**	**1 AC**				
Tuscola	N Main	051-500-113-0400-02	6/1/2022	$19,900		1509/1040	$19,900	$19,900		247.0		1.31	1.31	$81	$15,191	$0.35				
Huron	8900 Unionville	39-017-026-00	08/26/21	$90,000		1758/139	$90,000	$90,000		174.50		1.41	1.41	$516	$63,830	$1.47				
Sanilac	Sandusky City	320-105-000-001-01	12/15/2020	$120,000				$24,000		264.0	198.0	1.20		$91	$20,000	$0.46				
Tuscola	Elkland	035-033-000-4535-00	01/29/20	$50,000			$50,000	$12,592		226.29	192.50	1.00	1.39	$56	$12,592	$0.29				
Sanilac	Croswell City	310-190-000-031-01	4/8/2020	$71,000				$14,200		87.0	498.0	1.39		$163	$10,216	$0.23				
Bay	Westside Saginaw Rd	030-B10-000-005-01	08/29/23	$140,000	WD	03-Arm's Length	$140,000	$48,245				1.96	1.94		$24,615	$0.57				
1.5								**$362,550**				**16.02**			**$22,634**	**1.5 AC**	**$22,634**			
Tuscola	Vassar	020-018-000-2000-01	08/04/21	$39,000			$39,000	$39,000		350.00	253.00	2.04	2.04	$111	$19,118	$0.44				
Tuscola	441 Goodrich	051-018-000-1900-00	05/06/22	$69,900		1509/535	$69,900	$69,900		248.00		2.58	2.58	$282	$27,093	$0.62				
Sanilac	Delaware	061-005-100-020-01	1/7/2021	$175,000				$43,750		249.0	473.0	2.72		$176	$16,085	$0.37				
Sanilac	Marlette City	330-004-300-280-00	1/27/2020	$33,000				$33,000		188.5	510.0	2.10		$175	$15,714	$0.36				
Saginaw	E Washington	10-12-5-16-1002-000	02/24/21	$65,000		2021006905	$65,000	$65,000		167.00		2.30	2.30	$389	$28,261	$0.65				
Midland	2502 N Eastman Rd	090-021-300-160-00	07/13/20	$200,000	MCL	03-Arm's Length	$200,000	$46,423		428.00		2.93	2.93	$108	$15,844	$0.36				
Bay	5445 N Coleman Rd	160-019-100-010-00	6/30/2020	$135,000	WD	03-Arm's Length	$135,000	$30,138		410.00		2.07	2.07	$74	$14,559	$0.33				
Bay	511 W Isabella rd	100-014-100-870-00	5/6/2021	$34,000	WD	03-Arm's Length	$34,000	$22,268		264.00		2.00	2.00	$84	$11,134	$0.26				
2								**$349,479**				**18.74**			**$18,649**	**2**	**$37,298**	**22634**	**3563.571429**	**$26,198**
2.5																**2.5**	**$46,622**	**$26,198**	**3563.571429**	**$29,761**
Sanilac	Greenleaf	130-008-200-060-03	2/24/2020	$235,000				$47,000		330.0	511.0	3.46		$142	$13,584	$0.31				
Sanilac	Marlette	181-009-300-010-01	10/30/2020	$100,000				$20,000		312.0	450.0	3.23		$64	$6,192	$0.14			5.0 AC	47,579
Sanilac	Marlette City	330-032-200-330-00	11/2/2020	$165,000				$33,000		262.0	545.0	3.27		$126	$10,092	$0.23			1.5 AC	22,634
Tuscola	Caro	013-009-300-0600-	2/10/2023	$21,500		1526/886	$21,500	$21,500		513.0		3.10	3.10	$42	$6,935	$0.16			DIFF BTW 2 & 4	24945
huron	Harbor Beach	052-701-032-20	01/16/20	$22,140			$22,140	$22,140				3.69			$6,000	$0.14			divid by	7
Huron	Crown/M-53	16-025-001-80	06/14/23	$53,900		1819/72	$53,900	$53,900		374.00		4.40	4.40	$144	$12,250	$0.28			PER 1/2 AC	3563.571429
Bay	State Park Dr	010-032-400-395-00	07/27/22	$60,000	WD	03-Arm's Length	$60,000	$60,000				3.55	3.55		$16,901	$0.39			PER AC	7127.142857
Bay	E Beaver Rd	080-036-200-050-01	09/24/21	$68,000	WD	03-Arm's Length	$68,000	$68,000		200.00		3.30	3.30	$340	$20,606	$0.47				
Saginaw	4930 East	25-11-4-14-4001-005	03/16/22	$85,000		2022007163	$85,000	$85,000		295.00	0.00	3.80		$288	$22,368	$0.51				
3								**$410,540**				**31.80**			**$12,910**	**3.00**	**$38,730**	**$29,761**	**3563.571429**	**$33,325**
4																**4.00**	**$51,640**	**$33,325**	**7127.142857**	**$40,452**
Tuscola	W Caro Rd	013-017-100-0300-05	01/31/20	$60,000		1440/357	$60,000	$60,000		463.70		8.03	8.03	$129	$7,472	$0.17				
TUSCOLA	Mayville	040-025-000-0300-07	09/18/20	$63,500		1463/1430	$63,500	$63,500		738.00	0.00	5.39	5.70	$86	$11,790	$0.27				
Sanilac	Lexington	152-036-200-040-14	2/5/2020	$250,000				$50,000		519.0	523.8	6.39		$96	$7,825	$0.18				
Bay	E Cottage Grove Rd	080-005-300-015-05	6/12/2020	$55,000	WD	Warranty Deed	$55,000	$55,000		25.0		6.87	6.87	$2,200	$8,006	$0.18				

Bay	Westside Saginaw Rd	030-011-400-190-00	9/29/2021	$129,000	WD	03-Arm's Length	$129,000	$129,000			6.50	6.50		$19,846	$0.46					
Midland	3577 N Eastman Rd	090-008-400-117-00	3/6/2021	$1,150,000	WD	03-Arm's Length	$1,150,000	$131,963	500.0		5.08	5.08	$264	$25,977	$0.60					
Bay	3712 Patterson Rd	010-009-200-175-00	02/01/21	$799,000	MLC	03-Arm's Length	$799,000	$133,377	165.00		5.00	5.00	$808	$26,675	$0.61					
Bay	Midland Rd	100-019-400-050-01	04/26/21	$68,250			$68,250	$68,250	254.00	930.00	5.43	5.43	$269	$12,569	$0.29					
MIDLAND		120-036-100-035-00	12/17/19	$39,200	WD		$39,200	$39,200	435.00		5.11		$90	$7,671	$0.18					
MIDLAND		080-036-200-331-00	01/09/19	$13,000	WD		$13,000	$13,000	294.50		5.50		$44	$2,364	$0.05					
MIDLAND		100-004-100-128-00	07/13/18	$20,000	WD		$20,000	$20,000	208.70		5.95		$96	$3,361	$0.08					
MIDLAND		030-031-400-140-00	08/06/18	$12,500	WD		$12,500	$12,500	165.00	1320.00	5.00		$76	$2,500	$0.06					
MIDLAND		080-023-400-070-00	04/04/19	$37,500	WD		$37,500	$37,500	300.00		7.87		$125	$4,765	$0.11					
MIDLAND		040-009-300-020-00	08/28/19	$18,500	WD		$18,500	$18,500	284.30		7.68		$65	$2,409	$0.06					
Tuscola	Koylton	016-002-000-1200-00	06/23/21	$45,000		1487/1157	$45,000	$37,815	692.00		5.00	5.00	$55	$7,563	$0.17					
Tuscola	Almer	002-035-000-0900-00	04/27/18	$59,000	WD	VACANT	$59,000	$59,000	91.99	3262.61	6.79	6.89	$641	$8,689	$0.20					
5								**$928,605**			**97.59**			**$9,516**	**5.00**	**$47,579**				
7															**7.00**	$66,610	$47,579	9048.4		**$56,627**
Tuscola	Indianfields	013-017-100-0300-02	01/31/20	$60,000			$60,000	$60,000	508.08	855.02	9.42	10.00	$118	$6,369	$0.15				10 AC	$70,200
																			5 AC	47579
Bay	W Midland Rd	140-019-200-020-01	03/08/22	$115,000	WD	03-ARM'S LENGTH	$115,000	$115,000			8.41	8.41		$13,674	$0.31				DIFF BTW 4 & 7	22621
																			DIV BY	5
Midland	1098 E Harry Ln	110-026-500-00	11/22/21	$37,500	WD	03-ARM'S LENGTH	$37,500	$37,500	661.10	0.00	10.00	10.00	$57	$3,750	$0.09				PER AC	4524.2
Midland	Sturgeon Rd	090-030-400-206-00	01/21/21	$70,000	wd	32-SPLIT VACANT	$70,000	$70,000	329.00	0.00	10.00	10.00	$213	$7,000	$0.16					
Midland	E Southgate Rd	060-010-200-095-00	09/01/21	$100,000	WD	03-ARM'S LENGTH	$100,000	$100,000			10.00	10.00	#DIV/0!	$10,000	$0.23					
Midland	2331 N Jefferson	090-028-100-300-00	08/28/20	$105,000	WD	03-ARM'S LENGTH	$105,000	$105,000	204.00	0.00	11.28	11.28	$515	$9,309	$0.21					
Midland		010-036-400-202-00	11/08/19	$25,000	WD		$25,000	$25,000		0.00	10.00	10.00	#DIV/0!	$2,500	$0.06					
Midland	2215 N Dublin Rd	110-025-400-190-00	11/13/20	$71,000	WD	03-ARM'S LENGTH	$71,000	$71,000	441.20	0.00	10.02	10.02	$161	$7,086	$0.16					
Midland		030-018-100-3550-00	08/21/19	$53,000	WD		$53,000	$53,000	270.20	0.00	11.54	11.54	$196	$4,593	$0.11					
10								**$636,500**			**90.67**	**91.25**		**$7,020**	**10.00**	**$70,200**				
																			20 AC	105,081
		014-036-000-3200-04	03/05/19	$75,000	WD	WARRANTY DEED	$75,000	$75,000			19.80	20.00		$3,788	$0.09				10 AC	70200
Tuscola	Tuscola	019-013-000-0100-01	02/09/21	$60,000	WD	1472/1139	$60,000	$60,000	711.27	0.00	16.08	16.58	$84	$3,731	$0.09				DIFF BTW 10 & 20	34,881
		022-010-000-1500-00	03/16/20	$68,000	WD	WARRANTY DEED	$68,000	$68,000			20.52	20.52		$3,314	$0.08				DIV BY 10 * 5	17440.72803
Tuscola	Elkland	007-033-000-2400-00	09/30/20	$36,000		1464/872	$36,000	$36,000			19.86	19.86		$1,813	$0.04					
Midland	E Monroe Rd	090-021-400-030-00	12/15/21	$240,000	WD	03-ARM'S LENGTH	$240,000	$240,000	660.00		20.06	20.06		$11,964	$0.27					
Midland	Tittabawassee River Rd	040-002-300-200-00	06/30/21	$120,000	WD	03-ARM'S LENGTH	$120,000	$120,000			17.43	17.43		$6,885	$0.16					
		010-004-400-020-00	05/24/18	$130,000	WD	WARRANTY DEED	$130,000	$130,000	825.00	1287.00	25.00	25.00		$5,200	$0.12					
15								**$729,000**			**138.75**			**$5,254**	**15.00**	$78,811	$70,200	17440.72803		**$87,640**
20															**20.00**	**$105,081**				
																			50 AC	$145,603
																			20 AC	$105,081
																			DIFF BTW 20 & 50	$40,522
																			DIV BY 30*5	$6,754
																			DIV BY 30*10	$13,507.20
25															**25.00**		$105,081	$6,754		**$111,835**
30															**30.00**		$111,835	$6,753.60		**$118,588**
40															**40.00**		$118,588	$13,507.20		**$132,095**
Midland	2090 E Baker Rd	130-030-200-050-00	11/02/21	$199,000	WD	1651/481	$199,000	$199,000	1714.00	0.00	52.22	52.22	$116	$3,811						
Midland	S Meridian Rd	140-004-300-320-00	07/09/20	$148,000	WD	1635/618	$148,000	$148,000	3960.00	0.00	58.56	58.56	$37	$2,527						
Midland	1980 W Nielsen	080-021-300-00	01/15/21	$127,000	WD	1641/950	$127,000	$127,000	954.00	0.00	57.95	57.95	$133	$2,192						
		020-012-000-0600-00	07/19/19	$160,000	WD		$160,000	$160,000			55.00			$2,909						
		008-011-000-0700-02	07/25/19	$192,237	WD		$192,237	$192,237			60.00			$3,204						
50								**$826,237**			**283.73**			**$2,912**	**50.00**	**$145,603**				
Midland	N Hope Rd	110-015-400-025-00	06/24/21	$260,000	WD	03-ARM'S LENGTH	$260,000	$260,000	1320.00	0.00	120.00	120.00	$197	$2,167	$0.05					

Midland	3871 E Hurley Rd	090-003-400-035-00	08/13/21	$343,000	WD	03-ARM'S LENGTH	$343,000	$343,000		2975.00	0.00	130.00	130.00	$115	$2,638	$0.06	
Tuscola	Wells Twp.	022-018-000-1800-00	02/03/20	$200,000			$200,000	$200,000				74.00	74.00		$2,703	$0.06	
Tuscola	Cass City	007-033-000-0600-01	09/30/20	$145,000		1464/870	$145,000	$145,000				82.85	82.85		$1,750	$0.04	
Tuscola	Vassar Twp.	020-012-000-0200-00	12/10/18	$240,000			$240,000	$240,000				80.00	80.00		$3,000	$0.07	
Tuscola	Koylton Twp	016-006-000-1000-00	07/20/18	$265,000			$265,000	$265,000				80.00	80.00		$3,313	$0.08	
Midland		110-023-100-010-00	04/03/19	$265,000			$265,000	$265,000		1320.00		80.00	80.00	$201	$3,313	$0.08	
100								**$1,718,000**				**646.85**			**$2,656**	**100.00**	**$265,595**

Used sales data from Bay, Huron, Sanilac, Midland and Tuscola Counties

1.0 AC	$19,465	3.0 AC	$33,325	10.0 AC	$70,200	30.0 AC	$118,588
1.5 AC	$22,634	4.0 AC	$40,452	15.0 AC	$87,640	40.0 AC	$132,095
2.0 AC	$26,198	5.0 AC	$47,579	20.0 AC	$105,081	50.0 AC	$145,603
2.5 AC	$29,761	7.0 AC	$56,627	25.0 AC	$111,835	100.0 AC	$265,595