

**TUSCOLA TOWNSHIP - TUSCOLA VILLAGE FF RATE FOR 2024**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt		
006-500-270-0100-00	9203 W SAGINAW	06/18/20	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$33,700	48.21	\$75,166	\$6,080	\$11,346	93.0	91.0	0.30	0.30	\$65	\$20,066	\$0.46		
010-004-200-365-00	NORTHVIEW RD	01/25/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$4,450	98.89	\$9,756	\$4,500	\$9,756	137.4	190.4	0.20	0.20	\$33	\$22,388	\$0.51		
010-004-400-035-00	3430 PATTERSON RD	05/21/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$41,300	37.55	\$96,798	\$29,936	\$16,734	117.8	217.0	0.20	0.20	\$254	\$148,935	\$3.42		
010-005-000-017-00	4415 JEAN RD	08/24/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$32,400	30.86	\$69,551	\$50,202	\$14,753	103.9	150.0	0.34	0.34	\$483	\$147,653	\$3.39		
010-031-400-315-00	3397 BOY SCOUT RD	03/18/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,150	47.24	\$90,006	\$15,286	\$20,292	104.5	313.5	1.00	1.00	\$146	\$15,286	\$0.35		
010-033-400-020-09	ZIMMER RD	02/10/23	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$23,550	294.38	\$55,808	\$8,000	\$55,808	188.5	237.0	1.21	1.21	\$42	\$6,612	\$0.15		
010-033-400-020-03	RICHARDS RD	06/22/21	\$14,900	WD	03-ARM'S LENGTH	\$14,900	\$6,700	44.97	\$13,546	\$14,900	\$13,546	234.2	296.0	1.05	1.05	\$64	\$14,190	\$0.33		
010-008-400-275-00	69 STATE PARK DR	01/27/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$44,450	57.73	\$100,118	\$12,688	\$35,806	143.2	586.6	1.37	1.37	\$89	\$9,261	\$0.21		
010-009-400-230-00	3980 PATTERSON RD	07/23/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,200	47.11	\$45,940	\$7,585	\$8,525	66.1	202.0	0.25	0.25	\$115	\$30,340	\$0.70		
019-500-101-0350-00	8871 VAN CLEVE	09/14/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,400	46.80	\$41,815	\$10,789	\$2,604	42.0	120	0.12	0.12	\$257	\$89,908	\$2.06		
019-500-107-0800-00	8831 ORMES	06/11/20	\$15,000	QC	03-ARM'S LENGTH	\$15,000	\$21,300	142.00	\$5,000	\$15,000	\$5,000	60.0	120	0.17	0.17	\$250	\$8,235	\$2.03		
019-500-109-0400-02	8816 ORMES	10/19/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$80,200	42.21	\$160,340	\$43,637	\$13,977	218.4	99.4	0.55	0.55	\$200	\$79,340	\$1.82		
019-500-102-0300-00	VAN CLEVE	01/24/22	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$2,800	28.00	\$5,665	\$10,000	\$5,665	65.0	120.0	0.15	0.15	\$154	\$65,789	\$1.51		
019-500-102-0400-00	8864 VAN CLEVE	01/24/22	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$2,800	28.00	\$5,665	\$10,000	\$5,665	65.0	120.0	0.15	0.15	\$182	\$65,789	\$1.51		
019-011-900-1400-00	4826 COTTRELL	08/25/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,400	50.27	\$150,774	\$20,346	\$21,120	165.0	165.0	0.63	0.63	\$123	\$32,554	\$0.75		
019-012-251-3400-00	1120 WILLIAMS	08/19/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$73,900	50.97	\$147,852	\$5,596	\$8,448	66.0	132.0	0.20	0.20	\$85	\$27,980	\$0.64		
019-012-258-0900-00	DAY	09/29/22	\$35,194	WD	03-ARM'S LENGTH	\$35,194	\$3,800	10.80	\$7,537	\$35,194	\$7,537	198.3	132.4	0.20	0.20	\$177	\$175,095	\$4.02		
019-021-000-2900-00	7695 FRANKENMUTH	09/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,800	45.57	\$127,519	\$18,181	\$5,700	130.0	202.0	0.20	0.20	\$140	\$90,453	\$2.08		
Totals:			\$1,264,494			\$1,264,494	\$595,300		\$1,208,856	\$317,920	\$262,282	2188.3		8.30	8.32					
									Sale. Ratio =>	47.08	Average									
									Std. Dev. =>	64.30	per FF=>			145	Average	per Net Acre=>	38322.08	Average	per SqFt=>	\$0.88

**USED \$145 PER FF FOR 2024**

Note: Sales from similar communities in Tuscola, Denmark and Bangor Twps. Sales period used 4-1-20 to 3-31-23