

**Tuscola Township COMMERCIAL (Greenburg Sub) PROPERTIES BY FF for 2024**

County	Township/Village	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
Tuscola	Kingston(016)	39-017-026-00	8900 UNIONVILLE RD	08/26/21	\$90,000		1758/139	\$90,000	\$90,000		175.54	0.00	1.41	1.41	\$513	\$63,920	\$1.47
Tuscola		013-009-300-0600-00	Caro Rd	02/10/23	\$21,500		1526/886	\$21,500	\$21,500		513.00	0.00	3.10	3.10	\$42	\$6,935	\$0.16
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	Caro	050-500-375-0600-00	PRESS DR	05/20/21	\$5,000		1479/609	\$5,000	\$5,000		108.00	0.00	0.41	0.41	\$46	\$12,255	\$0.28
Tuscola	Vassar	051-018-000-1900-00	441 Goodrich	05/20/22	\$69,900		1509/535	\$69,900	\$69,900		248.00	0.00	2.58	2.58	\$282	\$27,093	\$0.62
Tuscola	Vassar	051-500-113-0400-02	N MAIN	06/01/22	\$19,900		1509/1040	\$19,900	\$19,900		247.00	0.00	1.31	1.31	\$81	\$15,191	\$0.35
Tuscola	Cass City	35-014-088-00	2nd ST	12/14/21	\$25,000		1771/280	\$25,000	\$25,000		60.00	0.00	0.21	0.21	\$417	\$121,359	\$2.79
Tuscola	Mayville	040-500-109-0120-00	30 W MAIN	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	Tuscola	019-033-000-0100-01	Bray Rd	02/09/21	\$60,000		1472/0039	\$60,000	\$60,000		711.27	0.00	16.17	16.58	\$84	\$3,711	\$0.09
Saginaw		25-11-4-14-4001-005	4930 EAST	03/16/22	\$85,000		2022007163	\$85,000	\$85,000		295.00	0.00	3.80	3.80	\$288	\$22,368	\$0.51
Bay	Bangor	010-032-100-0800-00	2739 N Euclid Ave	11/03/21	\$30,000	WD	03-Arm's Length	\$30,000	\$5,133		120.00	100.00	0.47	0.47	\$43	\$10,921	0.25
Bay	Bangor	010-007-200-125-01	3574 N Euclid Ave	11/03/21	\$110,000	MCL	03-Arm's Length	110,000	\$29,727		160.00	159.10	0.66	0.66	\$186	\$45,041	1.03
Bay	Frankenlust	030-011-200-050-00	Westside Saginaw Rd	07/15/22	\$12,000	WD	03-Arm's Length	12,000	\$12,000		115.80	335.40	0.77	0.77	\$104	\$15,584	0.36
Bay	Bangor	010-007-200-125-01	3574 Euclid Ave	02/01/21													
<b>Totals:</b>					<b>\$574,800</b>			<b>574,800</b>	<b>\$469,660</b>		<b>3,184.61</b>		<b>33.09</b>	<b>33.50</b>	<b>\$147</b>		

**Used \$147 FF for 2024**

A compilation of sales were gathered from Tuscola, Saginaw and Bay Counties.