

Agricultural 101 ECF Analysis 2023 sales 4/1/20-3/31/22 all buildingsalcona & alpena county

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Apprasial Value Buildings	ECF	NOTE
012-019-100-035-00	\$85,000.00	11/3/2021	\$66,299.00	\$18,701.00	\$44,949.00	0.416	alcona twp 5326 king rd
012-020-200-010-00	\$59,900.00	6/24/2021	\$54,934.00	\$4,966.00	\$25,568.00	0.194	alcona twp 3353 black river rd
052-012-000-851-00	\$200,000	01/27/21	\$128,680	\$71,320	\$143,265	0.498	alpena county 10284 kleve rd
052-006-000-601-01	\$320,000	12/31/20	\$223,286	\$91,214	\$180,751	0.505	alpena county 9533 m-65 s

\$186,201.00 \$394,533.00 0.472

no sales in Haynes twp

USE ECF 0.472 HAYNES TWP 101 AG

401 RESIDENTIAL ACREAGE, 402 FF RESIDENTIAL, & 403 LAKE HURON BACKLOT ECF ANALYSIS 2023 SALES 4/1/20 TO 3/31/22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
080-002-100-005-00		02/26/21	\$160,000	WD	\$160,000	\$67,500	42.19	\$145,437	\$100,608	\$59,392	\$61,158	0.971	
080-007-300-020-00	3101 E MCNEIL RD	09/28/21	\$250,000	WD	\$248,000	\$70,600	28.47	\$188,370	\$56,503	\$191,497	\$179,900	1.064	
080-023-100-030-07	2172 N US-23	03/12/21	\$214,500	WD	\$214,500	\$66,500	31.00	\$212,689	\$31,435	\$183,065	\$247,277	0.740	
080-027-400-005-00	1701 EVERETT RD	07/02/21	\$180,000	WD	\$168,000	\$41,900	24.94	\$162,719	\$128,701	\$39,299	\$46,409	0.847	
080-034-200-030-01	1354 N POOR FARM RD	10/01/21	\$175,000	WD	\$175,000	\$56,500	32.29	\$187,203	\$75,631	\$99,369	\$158,483	0.627	
080-034-300-005-00	4696 E YUILL RD	04/30/21	\$160,000	WD	\$160,000	\$62,200	38.88	\$153,829	\$55,137	\$104,863	\$134,641	0.779	
080-034-400-025-20	4797 E TRASK LAKE RD	08/06/20	\$185,000	WD	\$180,000	\$92,100	51.17	\$234,783	\$62,325	\$117,675	\$235,277	0.500	
080-036-300-040-00	5579 E TRASK LAKE RD	06/25/21	\$180,000	WD	\$180,000	\$42,800	23.78	\$146,945	\$22,289	\$157,711	\$170,063	0.927	
082-100-000-007-00	3738 N LAKESHORE DR	11/04/21	\$181,500	WD	\$181,500	\$53,300	29.37	\$183,214	\$38,724	\$142,776	\$197,121	0.724	
082-100-000-017-00	3700 CEDAR DR	09/17/20	\$99,000	WD	\$99,000	\$33,700	34.04	\$123,130	\$44,377	\$54,623	\$107,439	0.508	
082-100-000-019-00	3722 E CEDAR DR	08/04/20	\$119,000	WD	\$116,000	\$38,400	33.10	\$142,208	\$32,190	\$83,810	\$150,093	0.558	
082-150-007-007-01	3507 DEBRA LN	06/22/21	\$150,000	WD	\$150,000	\$31,300	20.87	\$114,032	\$18,547	\$131,453	\$130,266	1.009	
Totals:			\$2,054,000		\$2,032,000	\$656,800		\$1,994,559		\$1,365,533	\$1,818,128		
							Sale. Ratio =>	32.32				E.C.F. =>	0.751
							Std. Dev. =>	8.43				Ave. E.C.F. =>	0.771

401, 402, & 403 USE ECF 0.751

410 LAKE HURON ECF ANALYSIS 2023 SALES 4/1/20 TO 3/31/22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
080-013-200-070-00	2790 OLD SHORE RD	10/08/21	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$175,000	32.11	\$510,583	\$131,532	\$413,468	\$351,298	1.177	410
080-013-300-077-00	2590 N LAKESHORE DR	05/25/21	\$450,000	WD	19-MULTI PARCEL ARM'S LEI	\$450,000	\$172,100	38.24	\$431,183	\$276,056	\$173,944	\$143,769	1.210	410
080-013-300-087-00	2532 N LAKESHORE DR	08/28/20	\$245,000	WD	03-ARM'S LENGTH	\$238,000	\$120,400	50.59	\$265,504	\$134,257	\$103,743	\$121,638	0.853	410
080-024-100-022-00	2422 N LAKE HURON SHORE DR	06/30/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$205,800	31.66	\$588,607	\$184,131	\$465,869	\$374,862	1.243	410
080-024-100-030-00	2400 N LAKE HURON SHORE DR	07/29/20	\$469,000	WD	03-ARM'S LENGTH	\$460,000	\$154,700	33.63	\$489,705	\$261,060	\$198,940	\$211,905	0.939	410
081-030-300-007-00	1718 S STURGEON POINT RD	09/27/21	\$278,000	WD	03-ARM'S LENGTH	\$268,000	\$74,000	27.61	\$211,138	\$116,824	\$151,176	\$87,409	1.730	410
082-103-000-002-00	3500 N LAKESHORE DR	08/28/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$118,300	33.32	\$375,897	\$168,825	\$186,175	\$191,911	0.970	410
082-103-000-010-00	3414 N LAKESHORE DR	09/12/21	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$234,000	33.48	\$726,893	\$183,394	\$515,606	\$503,706	1.024	410
082-103-000-011-00	3406 N LAKESHORE DR	08/16/21	\$559,000	WD	03-ARM'S LENGTH	\$539,000	\$173,300	32.15	\$525,183	\$187,460	\$351,540	\$312,996	1.123	410
082-115-000-006-07	3284 DUNE LN	09/25/20	\$526,625	WD	03-ARM'S LENGTH	\$526,625	\$185,400	35.21	\$581,203	\$192,896	\$333,729	\$359,877	0.927	410
Totals:			\$4,776,625			\$4,730,625	\$1,613,000		\$4,705,896		\$2,894,190	\$2,659,371		
								Sale. Ratio =>	34.10					
								Std. Dev. =>	6.17					
													E.C.F. =>	1.088
													Ave. E.C.F. =>	1.120

410 LAKE HURON USE 1.088 ECF

MOBILE HOME ECF ECF ANALYSIS 2023 SALES 4/1/20 TO 3/31/22

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
080-027-400-005-00	1701 EVERETT RD	07/02/21	\$180,000	WD	19-MULTI PARCEL ARM'S	\$168,000	\$41,900	24.94	\$162,719	\$128,701	\$39,299	\$46,409	0.847
080-036-300-020-00	5539 E TRASK LAKE RD	11/17/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$12,400	41.33	\$45,824	\$12,118	\$17,882	\$45,984	0.389
082-105-000-018-01	1788 S STURGEON POINT RD	07/20/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,600	39.71	\$163,158	\$137,926	\$2,074	\$24,192	0.086
Totals:			\$350,000			\$338,000	\$109,900		\$371,701		\$59,255	\$116,585	
							Sale. Ratio =>	32.51			E.C.F. =>	0.508	
							Std. Dev. =>	9.03			Ave. E.C.F. =>	0.440	

MOBILE HOME USE ECF 0.508