

Commercial 201 ECF Analysis 2024 SALES 4/1/21-3/31/23 ALL BUILDINGS Alcona & Alpena County

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF NOTE
023-182-000-109-02	\$175,000.00	12/30/2022	\$28,200.00	\$146,800.00	\$146,854.00	0.792 1565 W HUBERT RD HUBBARD LAKE EXTRA STORAGE BUILDINGS
054-055-000-401-02	\$48,500.00	8/31/2021	\$8,909.00	\$39,691.00	\$41,563.00	0.955 PB ON 6840 W HUBERT RD HUBBARD LAKE ALPENA COUNTY
023-181-000-086-00	\$26,000.00	7/21/2021	\$9,223.00	\$16,777.00	\$25,577.00	0.657 1511 HUBERT RD HUBBARD LAKE SMALL BUILDING WAS OFFICE
040-011-300-040-00	\$685,000.00	5/25/2022	\$423,601.00	\$261,399.00	\$309,731.00	0.844 2779 S US 23 GREENBUSH COTAGES
			Totals	\$464,667.00	\$523,725.00	0.887

No sales in HAYNES Township

**USE ECF 0.887 FOR COMMERCIAL 201 & INDUSTRIAL 301
Haynes Township**

401, 402, & 403 ECF ANALYSIS FOR 2024 SALES DATE 4/1/21 TO 3/31/23

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
080-011-200-050-00	5180 E ALCONA RD	10/20/22	\$314,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$314,000	\$37,800	12.04	\$261,700	\$139,713	\$174,287	\$172,438	1.011	1,092	\$159.60	401	34.2762	1 STORY	
080-020-300-010-00	3685 E QUICK RD	12/30/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$70,400	25.14	\$208,381	\$111,612	\$168,388	\$113,180	1.488	770	\$218.69	401	13.4304	1 STORY	
080-020-400-010-30	3792 E DOVILLE RD	06/23/22	\$399,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$399,900	\$19,000	4.75	\$264,203	\$109,761	\$290,139	\$219,700	1.321	1,296	\$223.87	401	3.2866	2 STORY	
080-024-300-015-00	2011 N US-23	07/20/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,000	43.70	\$183,489	\$36,188	\$98,812	\$172,282	0.574	2,086	\$47.37	401	77.9935	1 STORY	
080-031-300-020-00	1158 N F-41	07/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$40,800	29.14	\$169,887	\$15,888	\$124,112	\$180,116	0.689	1,436	\$86.43	402	66.4416	1 STORY	
080-033-400-005-00	1035 N POOR FARM RD	06/28/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$28,400	29.89	\$80,995	\$80,000	\$15,000	\$2,108	7.116	0	#DIV/0!	401	576.2094		
080-034-300-005-00	4696 E YUILL RD	04/30/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,200	38.88	\$190,834	\$64,848	\$95,152	\$147,352	0.646	1,568	\$60.68	401	70.7737	RANCH	
080-034-300-005-00	4696 E YUILL RD	07/29/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$64,700	35.55	\$190,834	\$64,848	\$117,152	\$147,352	0.795	1,568	\$74.71	401	55.8435	RANCH	
080-036-100-020-00	1356 N LAKESHORE DR	08/19/22	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$21,700	9.64	\$200,744	\$114,189	\$110,811	\$115,253	0.961	720	\$153.90	401	39.2025	CABIN	
080-036-300-040-00	5579 E TRASK LAKE RD	06/25/21	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$66,400	36.89	\$163,011	\$23,223	\$156,777	\$186,136	0.842	1,176	\$133.31	402	51.1211	CHALET	
082-120-000-021-00	3077 E LAKEVIEW CIR	10/06/22	\$197,700	PTA	03-ARM'S LENGTH	\$197,700	\$29,200	14.77	\$112,044	\$20,575	\$177,125	\$106,981	1.656	1,632	\$108.53	402	30.2180	1 STORY	
082-120-000-032-00	3084 E LAKEVIEW CIR	08/30/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$34,400	23.72	\$132,204	\$21,375	\$123,625	\$129,625	0.954	1,260	\$98.12	402	39.9768	SALTBOX	
082-120-000-046-00	3031 E RICHLAND DR	08/02/22	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$53,100	38.34	\$164,915	\$42,006	\$96,494	\$143,753	0.671	1,764	\$54.70	402	68.2236	1 STORY	
082-150-004-003-00	3642 N DEBRA LN	06/08/22	\$63,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$63,000	\$3,200	5.08	\$68,312	\$23,394	\$39,616	\$59,824	0.662	672	\$58.95	403	69.1277	CABIN	
082-150-007-007-01	3507 DEBRA LN	06/22/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$31,300	20.87	\$141,079	\$19,181	\$130,819	\$142,571	0.918	1,152	\$113.56	402	43.5911	RANCH	
Totals:			\$2,805,100			\$2,805,100	\$621,600		\$2,532,632		\$1,918,309	\$2,038,671		#DIV/0!			41.2523		
							Sale. Ratio =>	22.16				E.C.F. =>	0.941			Std. Deviation=>	1.62569326		
							Std. Dev. =>	12.94				Ave. E.C.F. =>	1.353			Ave. Variance=>	82.6477	Coefficient of Var=>	61.0629674

USE ECF 0.941 FOR 401, 402 & 403

MOBILE & MANUFACTURED HOME ECF ANALYSIS 2024 SALES 4/1/2021 TO 3/31/2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
080-039-200-020-04	1870 N F-41	08/12/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$32,700	37.37	\$116,215	\$41,392	\$46,108	\$87,512	0.527	1,216	\$37.92	401	2.7261	MOBILE HOME		
080-027-400-005-00	1701 EVERETTE RD	07/02/21	\$180,000	WD	19-MULTI PARCEL ARM	\$180,000	\$41,900	24.94	\$162,719	\$128,701	\$39,299	\$46,409	0.847							
082-100-000-007-00	3738 N LAKESHORE DR	11/04/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$53,300	29.37	\$223,685	\$39,240	\$142,260	\$215,725	0.659	1,774	\$80.19	403	32.5673	MODULAR		
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	\$55,148	\$12,118	\$17,882	\$50,327	0.355	924	\$19.35	402	19.8823	MOBILE HOME		
082-150-002-017-01	3531 N LAKESHORE DR	07/09/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$28,300	37.73	\$131,675	\$29,220	\$45,780	\$119,830	0.382	1,188	\$38.54	403	17.2096	MANF HOME		
Totals:			\$554,000			\$542,000	\$168,600		\$689,442		\$291,329	\$519,804			\$44.00		0.6323			
							Sale. Ratio =>	31.11			E.C.F. =>	0.560	SM. Deviation=>	0.204175976			Ave. Variance=>	18.0963	Coefficient of Var=>	32.65684223
							Std. Dev. =>	6.76			Ave. E.C.F. =>	0.554								

USE ECF 0.560 FOR MOBILE & MANUFACTURED HOMES

Agricultural 101 ECF Analysis 2024 sales 4/1/21-3/31/23 all buildings alcona & alpena county

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal 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
053-028-000-621-04	\$127,000	10/11/21	\$29,272	\$97,728	\$193,692	0.505	alpena county 7886 W Scott Rd

\$192,715.00 \$407,474.00 0.473

no sales in Haynes twp

USE ECF 0.473 HAYNES TWP 101 AG

410 LAKE HURON ECF ANALYSIS FOR 2024 SALES DATES 4/1/2021 TO 3/31/2023

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style			
080-013-200-025-00	2892 OLD SHORE RD	07/08/22	\$327,600	WD	03-ARM'S LENGTH	\$327,600	\$109,800	33.52	\$293,144	\$184,685	\$142,915	\$99,687	1.434	1,040	\$137.42	410	19.9779	1 STORY			
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	\$554,867	\$136,533	\$408,467	\$384,498	1.062	2,398	\$170.34	410	17.1527	LOG			
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	\$638,224	\$191,831	\$458,169	\$410,288	1.117	2,815	\$162.76	410	11.7163	2 STORY			
080-024-100-050-00	2392 N LAKE HURON SHORE DR	12/02/22	\$491,000	WD	03-ARM'S LENGTH	\$491,000	\$187,400	38.17	\$506,622	\$257,131	\$233,869	\$229,312	1.020	1,232	\$189.83	410	21.3990	1 STORY			
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	\$225,067	\$120,979	\$147,021	\$95,669	1.537	1,100	\$133.66	410	30.2901	CABIN			
Totals:			\$2,291,600			\$2,281,600	\$752,000		\$2,217,924		\$1,390,441	\$1,219,453			\$158.80		9.3648				
								Sale. Ratio =>	32.96					E.C.F. =>	1.140	Std. Deviation=>		0.234840814			
								Std. Dev. =>	3.80					Ave. E.C.F. =>	1.234	Ave. Variance=>		20.1072	Coefficient of Var=>		16.29610422

USE ECF 1.140 FOR 410 LAKE HURON