

Agricultural 101 ECF Analysis 2026 sales 4/1/23-3/31/25 all buildings alcona & alpena county

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF	NOTE
061-017-000-501-00	\$390,000.00	9/7/2023	\$171,308.00	\$218,692.00	\$290,542.00	0.753	2550 W NICHOLSON HILL RD SANBORN TWP ALPENA COUNTY
032-007-000-755-00	\$120,000.00	4/4/2024	\$86,619.00	\$33,381.00	\$81,134.00	0.411	LONG RAPIDS TWP ALPENA COUNTY
061-029-000-225-04	\$135,000.00	8/15/2023	\$82,087.00	\$52,913.00	\$173,458.00	0.305	2211 KITTER RD SANBORN TWP ALPENA COUNTY
072-001-000-351-00	\$205,000.00	12/29/2023	\$137,800.00	\$67,200.00	\$135,883.00	0.495	15806 CARR RD WELLINGTON TWP ALPENA COUNTY

\$372,186.00 \$681,017.00 0.547

USE ECF 0.547 101 AGRICULTURE/FARM

Commercial 201 ECF Analysis 2025 SALES 4/1/22-3/31/24 ALL BUILDINGS Alcona & Alpena County

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF NOTE
012-019-300-040-02	\$72,000.00	6/2/2024	\$16,280.00	\$55,720.00	\$103,237.00	0.540 5055 N F-41 ALCONA TWP
041-400-003-013-01	\$185,000.00	7/26/2023	\$27,747.00	\$157,253.00	\$183,556	0.857 5002 E MAIN ST
052-001-100-048-00	\$690,000.00	1/15/2025	\$62,606.00	\$627,394.00	\$771,833.00	0.813 406 S CHURCH ST
061-014-000-648-00	\$135,000.00	5/31/2024	\$16,230.00	\$118,770.00	\$134,308.00	0.884 11911 US 23 S SANBORN TWP ALPENA COUNTY
061-014-000-252-00	\$119,000.00	9/19/2024	\$41,554.00	\$77,446.00	\$78,818.00	0.983 US 23 S SANBORN TWP ALPENA COUNTY
Totals			\$1,036,583.00		\$1,271,752.00	0.815

No sales in HAYNES Township

**USE ECF 0.815 FOR COMMERCIAL 201 & INDUSTRIAL 301
Haynes Township**

MOBILE & MANUFACTURED HOME ECF ANALYSIS 2026 SALES 4/1/2023-3/31/2025

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	Building Style
012-007-200-010-00	6465 N US-23	8/4/2023	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$78,400	44.07	\$206,712	\$36,575	\$141,325	\$210,672	0.671	1,344	MODULAR
013-300-000-001-00	4954 N LAVIGNE RD	10/9/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,800	47.60	\$52,993	\$21,195	\$28,805	\$39,160	0.736	924	MOBILE HOME
013-420-049-038-00	4398 N CHIPMUNK TRL	9/6/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96	\$236,581	\$34,435	\$200,565	\$270,248	0.742	1,680	MODULAR
080-023-100-030-02	2238 N US-23	3/10/2025	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$20,600	42.04	\$52,333	\$31,813	\$17,187	\$31,520	0.545	910	MOBILE HOME
080-025-100-025-00	5931 E POINT RD	9/17/2024	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$98,000	56.16	\$217,955	\$59,904	\$114,596	\$160,457	0.714	1,232	MODULAR
Totals:						\$686,400	\$305,300	44.48	\$766,574		\$502,478	\$712,057	0.706		
							Sale. Ratio =>	44.48					E.C.F. =>	0.706	
							Std. Dev. =>	7.46					Ave. E.C.F. =>	143.339	#REF!

USE ECF 0.706 FOR MOBILE & MANUFACTURED HOMES

401 RESIDENTIAL ACREAGE & 402 RESIDENTIAL FE ECF ANALYSIS 2026 SALES FROM 4/1/2023-3/31/2025 COMBINED

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	\$/sq.Ft.	ECF Area
080-019-300-015-00	2110 N F-41	9/3/2024	\$168,000	WD	03-ARMI'S LENGTH	\$168,000	\$97,600	58.10	\$210,945	\$47,262	\$120,738	\$173,350	0.696	1,529	\$78.97	'401
080-025-200-020-00	1910 N US-23	11/6/2024	\$174,000	WD	03-ARMI'S LENGTH	\$174,000	\$83,100	47.76	\$175,402	\$52,438	\$121,562	\$124,836	0.974	1,248	\$97.41	'401
080-029-200-055-00	1780 N COVILLE RD	10/30/2024	\$250,000	WD	03-ARMI'S LENGTH	\$250,000	\$69,800	27.92	\$149,683	\$44,262	\$205,738	\$107,026	1.922	1,036	\$198.59	'401
080-036-400-040-00	1010 N US-23	12/10/2024	\$149,900	WD	03-ARMI'S LENGTH	\$149,900	\$86,700	57.84	\$184,191	\$32,155	\$117,745	\$154,351	0.763	1,360	\$86.58	'401
082-150-007-007-01	3507 DEBRA LN	2/10/2025	\$175,000	WD	03-ARMI'S LENGTH	\$175,000	\$76,700	43.83	\$186,560	\$19,409	\$155,591	\$146,111	1.065	1,152	\$135.06	'402
Totals:			\$916,900			\$916,900	\$413,900	45.14	\$906,781		\$721,374	\$705,674	1.022		\$119.32	
							Sale. Ratio =>	12.40					Ave. E.C.F. =>	1.084		
							Std. Dev. =>									

USE 1.022 ECF 401 & 402 RESIDENTIAL

403 LAKE HURON BACKLOT & 410 LAKE HURON ECF ANALYSIS 2026 COMBINED SALES FROM 4/1/23-3/31/2025 ONE SALE FROM ALCONA

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area
080-024-100-030-00	2400 N LAKE HURON SHORE DR	9/16/2024	\$855,000	03-ARMI'S LENGTH	\$855,000	\$267,500	31.29	\$573,704	\$245,098	\$609,902	\$235,559	2.589	1,431	'410
081-019-300-010-00	2116 SPRUCE TRAILWAYS RD	8/30/2024	\$630,000	03-ARMI'S LENGTH	\$630,000	\$264,300	41.95	\$634,062	\$166,886	\$463,114	\$334,893	1.383	2,200	'410
081-019-300-080-00	2048 SPRUCE TRAILWAYS RD	11/22/2024	\$278,000	03-ARMI'S LENGTH	\$278,000	\$140,800	50.65	\$309,294	\$164,726	\$113,274	\$103,632	1.093	1,440	'410
013-350-000-012-00	4348 N LAKESHORE DR	5/16/2023	\$250,000	03-ARMI'S LENGTH	\$250,000	\$88,800	35.52	\$262,674	\$75,070	\$174,930	\$139,690	1.252	1,213	'403
082-100-000-001-00	3692 N LAKESHORE DR	12/5/2024	\$162,500	03-ARMI'S LENGTH	\$162,500	\$69,600	42.83	\$162,331	\$22,860	\$139,640	\$132,956	1.050	1,040	'403
082-100-000-018-00	3712 CEDAR DR	8/25/2023	\$218,500	03-ARMI'S LENGTH	\$218,500	\$76,200	34.87	\$222,354	\$29,663	\$188,837	\$183,690	1.028	1,750	'403
082-100-000-021-00	3740 CEDAR DR	3/20/2024	\$143,000	03-ARMI'S LENGTH	\$143,000	\$51,800	36.22	\$141,961	\$35,425	\$107,575	\$101,559	1.059	888	'403
082-100-000-028-00	3737 N ROSEANN DR	7/24/2023	\$380,000	03-ARMI'S LENGTH	\$380,000	\$147,600	38.84	\$391,182	\$60,549	\$319,451	\$237,012	1.348	1,747	'410
Totals:			\$2,917,000		\$2,917,000	\$1,106,600	37.94	\$2,697,562		\$2,116,723	\$1,468,991	1.441		
							6.04					1.350		

USE ECF 1.441 FOR 403 & 410

