

Alpena Township-2025 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
013-017-000-075-00	8590 FRENCH RD	3/16/2023	40000	WD	40000	179634	15908	24092	165714.582	0.145	1582	15.22882427	401b		401-Residential New	401
014-009-000-001-00	3970 NORTH POINT RD	3/17/2023	70000	WD	70000	102400	63000	7000	39878.54297	0.176	672	10.41666667	401b		401-Residential New	401
012-009-000-337-00	3580 FRENCH RD	2/7/2023	42000	WD	42000	105044	12614	29386	93552.63281	0.314	1871	15.70603955	401b		401-Residential New	401
013-023-000-520-00	US 23 NORTH	10/7/2022	68000	WD	68000	133637	23672	44328	111300.6094	0.398	1429	31.02029391	401b	013-023-000-523-00	401-Residential New	402
013-033-000-585-00	5157 FRENCH RD	11/4/2022	46000	WD	46000	92319	14538	31462	78725.71094	0.400	1456	21.60851648	401b		401-Residential New	401
013-028-000-300-00	6859 FRENCH RD	7/1/2022	70000	WD	70000	139150	15600	54400	125050.6045	0.435	1696	32.0754717	401b		401-Residential New	401
012-009-000-806-00	3228 FRENCH RD	10/24/2022	40000	WD	40000	79193	6000	34000	74081.98438	0.459	1038	32.75529865	401b		401-Residential New	401
014-005-000-001-00	6171 HAMILTON RD	11/16/2023	89000	WD	89000	115452	65356	23644	50704.45313	0.466	574	41.19163763	401b		401-Residential New	401
011-005-000-349-01	3486 LAY RD	1/23/2023	60000	WD	60000	120483	5640	54360	116237.8516	0.468	1212	44.85148515	401b		401-Residential New	401
013-033-000-591-00	5033 FRENCH RD	9/30/2022	140000	WD	140000	269370	22830	117170	249534.4102	0.470	2033	57.63403837	401b		401-Residential New	401
012-009-000-337-00	3580 FRENCH RD	2/7/2023	59500	LC	59500	105044	12614	46886	93552.63281	0.501	1871	25.05932656	401b		401-Residential New	401
012-006-000-571-01	4405 HAKEN RD	12/5/2022	75000	WD	75000	111315	33861	41139	78394.73438	0.525	1082	38.02125693	401b		401-Residential New	401
014-005-000-001-00	6171 HAMILTON RD	4/22/2022	95000	WD	93000	115127	64373	28627	51370.44531	0.557	574	49.8728223	401b		401-Residential New	401
013-027-000-804-00	6298 US 23 NORTH	1/12/2023	119000	WD	119000	181150	16975	102025	166169.0313	0.614	1248	81.75080128	401b		401-Residential New	401
013-023-000-360-07	7484 US 23 NORTH	1/3/2023	120000	WD	120000	181699	10007	109993	173777.3281	0.633	2450	44.89510204	401b		401-Residential New	401
013-020-000-515-02	1588 W NAYLOR RD	4/5/2022	111000	WD	111000	133653	67454	43546	67003.03644	0.650	0	#DIV/0!	401b		401-Residential New	401
013-014-000-846-00	8057 GUTCHESS RD	12/7/2022	136000	CD	136000	202340	7440	128560	197267.2031	0.652	1872	68.67521368	401b		401-Residential New	401
012-005-000-371-00	4570 TRUCKEY RD	3/9/2023	37500	WD	37500	48842	12000	25500	37289.47266	0.684	665	38.34586466	401b		401-Residential New	401
012-002-000-591-01	4005 LONG LAKE RD	7/31/2023	135000	LC	135000	179615	26007	108993	155473.6875	0.701	1942	56.12409887	401b		401-Residential New	401
012-005-000-109-00	4576 FRENCH RD	4/28/2023	80000	WD	80000	91671	51088	28912	41075.91016	0.704	1743	16.58749283	401b		401-Residential New	401
012-003-000-361-00	4668 US 23 NORTH	1/20/2023	220000	LC	220000	290098	32493	187507	260733.8068	0.719	3750	50.00186667	401b	011-005-000-337-01, 011-005-000-327-00	401-Residential New	401
018-395-000-035-00	8912 US 23 SOUTH	9/15/2022	80000	WD	80000	103821	10687	69313	94265.17969	0.735	1125	61.61155556	401b		401-Residential New	401
011-034-000-763-00	8650 US 23 SOUTH	8/31/2022	20000	WD	20000	24824	5760	14240	19295.54688	0.738	396	35.95959596	401b		401-Residential New	401
012-009-000-806-00	3228 FRENCH RD	11/28/2022	61000	WD	61000	79193	6000	55000	74081.98438	0.742	1038	52.98651252	401b		401-Residential New	401
012-005-000-933-01	4127 TRUCKEY RD	8/22/2022	150000	WD	147000	185278	21173	125827	166098.1719	0.758	2192	57.40282847	401b		401-Residential New	401
012-009-000-450-00	3360 FRENCH RD	4/8/2022	90000	WD	90000	112163	6000	84000	107452.4297	0.782	1392	60.34482759	401b		401-Residential New	401
012-009-000-281-00	1211 HAMILTON RD	12/12/2022	231000	WD	231000	261458	111807	119193	151468.625	0.787	1630	73.12453988	401b	012-004-000-591-00, 012-009-000-271-00	401-Residential New	401
018-405-000-332-00	624 MICHIGAN AVE	8/24/2022	72500	WD	70800	86881	5926	64874	81938.25781	0.792	1324	48.99848943	401b		401-Residential New	401
018-275-000-085-00	1261 HAMILTON RD	4/29/2022	125000	WD	125000	150840	19890	105110	132540.4844	0.793	1097	95.81586144	401b		401-Residential New	401
018-275-000-085-00	1261 HAMILTON RD	1/18/2023	125000	WD	125000	150840	19890	105110	132540.4844	0.793	1097	95.81586144	401b		401-Residential New	401
018-160-000-048-00	1307 SHERIDAN DR	3/12/2024	55000	WD	55000	66476	6494	48506	60710.52734	0.799	1227	39.53219234	401b		401-Residential New	401
018-410-000-104-02	605 JEFFERSON ST	8/21/2023	120000	WD	120000	144219	8516	111484	137351.2188	0.812	1152	96.77430556	401b		401-Residential New	401
018-160-000-029-00	1245 SHERIDAN DR	2/28/2024	195000	WD	195000	240078	9790	185210	227229.7568	0.815	2540	72.91732283	401b	018-160-000-028-00	401-Residential New	401
018-405-000-158-00	518 MICHIGAN AVE	4/4/2022	55000	WD	55000	65437	3231	51769	62961.53906	0.822	838	61.77684964	401b		401-Residential New	401
011-010-000-443-00	3140 S PARTRIDGE POINT RD	1/3/2024	97500	LC	97500	113071	7002	90498	107357.2891	0.843	1344	67.33482143	401b		401-Residential New	201
013-003-000-820-00	10325 US 23 NORTH	4/28/2023	80000	PTA	80000	91126	9465	70535	82652.83594	0.853	544	129.6599265	401b		401-Residential New	401
013-008-000-180-00	9618 FRENCH RD	5/27/2022	50000	LC	50000	52127	31215	18785	21165.99097	0.888	624	30.10416667	401b		401-Residential New	401
018-405-000-146-01	214 MICHIGAN AVE	10/13/2023	60500	WD	60150	65296	8654	51496	57329.96094	0.898	1092	47.15750916	401b		401-Residential New	401
013-026-000-552-00	3016 BLOOM RD	11/3/2022	160000	WD	160000	170988	22336	137664	150457.4844	0.915	1570	87.68407643	401b		401-Residential New	401
014-003-000-326-01	4746 HURON BEACH RD	9/9/2022	125000	WD	125000	134216	9305	115695	126428.1406	0.915	2280	50.74342105	401b		401-Residential New	401
011-004-000-787-00	3372 US 23 SOUTH	2/16/2023	85000	WD	80000	85348	12571	67429	73660.92969	0.915	1300	51.86846154	401b		401-Residential New	401
018-405-000-150-00	322 MICHIGAN AVE	6/28/2023	50000	LC	49800	52371	5059	44741	47886.64063	0.934	868	51.54493088	401b		401-Residential New	401
012-005-000-951-00	4020 FRENCH RD	10/31/2022	80000	WD	79600	83088	8498	71102	75495.95313	0.942	1036	68.63127413	401b		401-Residential New	401
012-015-000-051-00	2708 LONG LAKE RD	10/7/2022	125000	WD	125000	127675	37033	87967	91742.91406	0.959	1480	59.43716216	401b		401-Residential New	401
018-250-000-001-00	6310 US 23 SOUTH	7/11/2023	161000	WD	161000	163220	5500	155500	159635.625	0.974	1232	126.2175325	401b		401-Residential New	401
014-003-000-340-00	4674 HURON BEACH RD	2/17/2023	25000	WD	25000	25145	6108	18892	19268.21875	0.980	384	49.19791667	401b		401-Residential New	401
011-005-000-349-01	3486 LAY RD	4/14/2023	118500	WD	118500	118596	5170	113330	114803.6406	0.987	1212	93.50660066	401b		401-Residential New	401
013-016-000-190-00	8710 W LONG LAKE RD	9/1/2023	250000	LC	250000	249153	19652	230348	232288.4688	0.992	2024	113.8083004	401b		401-Residential New	401
013-009-000-019-02	9925 W LONG LAKE RD	4/4/2022	295000	WD	295000	288426	25220	269780	266402.8438	1.013	2028	133.0276134	401b		401-Residential New	401
012-017-000-296-00	1938 LONG RAPIDS RD	9/16/2022	110000	WD	110000	107103	10156	99844	98124.49219	1.018	2438	40.95324036	401b		401-Residential New	401
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	491596	17920	491080	479429.1563	1.024	2845	172.6115993	401b		401-Residential New	401
013-009-000-100-00	9490 W LONG LAKE RD	3/28/2023	50000	WD	50000	48520	17583	32417	31312.75391	1.035	916	35.38973799	401b		401-Residential New	401
013-033-000-608-00	1214 GUYOTTE RD	1/26/2023	98000	WD	98000	92641	13501	84499	80101.21094	1.055	1090	77.52201835	401b		401-Residential New	401
018-095-000-012-00	1145 ELIZABETH ST	7/18/2022	174000	WD	174000	163089	11169	162831	153765.1875	1.059	1908	85.34119497	401b		401-Residential New	401
018-430-000-100-00	WOODCREST DR	6/3/2023	280000	WD	280000	319190	33643	246357	231941.6719	1.062	2268	108.6230159	401b	018-165-000-022-00	401-Residential New	402
018-202-000-019-03	2690 LONG LAKE PARK RD	6/28/2022	266250	WD	266250	245215	6000	2602								

014-004-000-800-00	4250 NORTH POINT RD	11/7/2023	275000 WD	275000	256676	130231	144769	127980.7656	1.131	832	174.0012019	401b	401-Residential New	401	
011-004-000-801-00	1029 POHL RD	11/11/2022	68000 WD	68000	60348	10675	57325	50276.31641	1.140	912	62.85635965	401b	401-Residential New	401	
013-014-000-785-00	8515 US 23 NORTH	2/9/2023	175000 WD	175000	154034	19002	155998	136672.0645	1.141	1624	96.05788177	401b	401-Residential New	401	
013-034-000-574-00	5060 US 23 NORTH	7/29/2022	160000 WD	160000	137690	11114	148886	128113.3594	1.162	1232	120.849026	401b	401-Residential New	401	
011-011-000-237-01	2942 S PARTRIDGE POINT RD	10/25/2023	405000 WD	405000	347426	38088	366912	313095.1563	1.172	2247	163.2897196	401b	401-Residential New	401	
012-003-000-220-00	4550 LONG LAKE RD	10/28/2022	150000 WD	150000	131767	35499	114501	97437.25	1.175	1536	74.54492188	401b	401-Residential New	401	
018-160-000-067-01	1214 SHERIDAN DR	1/11/2024	145000 WD	145000	124996	20587	124413	105677.125	1.177	1728	71.99826389	401b	401-Residential New	401	
012-016-000-051-00	1132 US 23 NORTH	4/4/2022	95000 WD	95000	81092	12811	82189	69110.32031	1.189	952	86.33298319	401b	401-Residential New	401	
011-004-000-903-00	1035 POHL RD	4/21/2023	115000 WD	115000	93704	4125	110875	90667.00781	1.223	1170	94.76495726	401b	401-Residential New	401	
018-037-000-016-00	118 BERNICE LN	8/8/2023	225000 WD	225000	183189	12475	212525	172787.4531	1.230	1640	129.5884146	401b	401-Residential New	401	
018-275-000-055-00	3780 ROBINETTE AVE	12/28/2022	215000 WD	215000	174432	12352	202648	164048.5781	1.235	1242	163.1626409	401b	401-Residential New	402	
018-335-000-144-01	COWPER ST	4/21/2023	205000 WD	205000	194118	14698	190302	153357.4063	1.241	1600	118.93875	401b	018-335-000-164-00	401-Residential New	402
011-005-000-287-00	WERTH RD	5/31/2022	168000 WD	168000	134337	9216	158784	126640.6875	1.254	1456	109.0549451	401b	011-005-000-289-00	401-Residential New	402
012-003-000-591-00	4301 US 23 NORTH	11/15/2022	134000 WD	134000	107814	12805	121195	96162.95313	1.260	1636	74.08007335	401b	401-Residential New	401	
012-019-000-818-00	LAKE WINYAH RD	10/26/2023	285000 WD	285000	257642	32551	252449	199030.3711	1.268	1932	130.6671843	401b	012-019-000-838-00	401-Residential New	402
015-028-000-501-01	7880 BLOOM RD	6/5/2023	319000 WD	319000	276283	127936	191064	150148.7813	1.272	936	204.1282051	401b	401-Residential New	401	
013-027-000-775-00	6416 LONG LAKE RD	2/12/2024	62500 WD	62000	50053	9160	52840	41389.67578	1.277	897	58.90746934	401b	401-Residential New	401	
013-005-000-505-00	10485 W LONG LAKE RD	10/24/2023	142900 WD	142900	115987	24900	118000	92193.32031	1.280	1566	75.35121328	401b	401-Residential New	401	
011-006-000-701-00	3500 WERTH RD	9/11/2023	136000 WD	135000	111852	43020	91980	69668.01563	1.320	800	114.975	401b	401-Residential New	401	
012-016-000-051-00	1132 US 23 NORTH	1/12/2024	105000 WD	105000	80507	12226	92774	69110.32031	1.342	952	97.45168067	401b	401-Residential New	401	
013-016-000-235-01	8576 W LONG LAKE RD	10/18/2023	265000 WD	265000	217513	87949	177051	131137.6563	1.350	2186	80.99313815	401b	401-Residential New	401	
012-009-000-302-01	1133 HAMILTON RD	12/8/2022	90000 WD	90000	68645	12109	77891	57222.67188	1.361	1128	69.05230496	401b	401-Residential New	401	
018-045-000-190-00	8478 US 23 SOUTH	10/6/2023	250000 WD	245000	181832	15661	229339	168189.2656	1.364	1812	126.566777	401b	401-Residential New	401	
018-275-000-060-00	3786 ROBINETTE AVE	8/8/2022	185000 WD	185000	138352	16592	168408	123238.8672	1.367	988	170.4534413	401b	401-Residential New	401	
015-032-000-270-02	6125 BLOOM RD	1/13/2023	178000 WD	178000	149789	76173	101827	74510.11914	1.367	853	119.3751465	401b	015-032-000-270-03	401-Residential New	401
012-003-000-910-02	4080 LONG LAKE RD	10/3/2022	142000 WD	141700	105807	15459	126241	91445.34375	1.381	1680	75.14345238	401b	401-Residential New	401	
012-003-000-860-00	2690 HAMILTON RD	9/1/2023	349000 WD	349000	265670	58108	290892	210083	1.385	1800	161.6066667	401b	401-Residential New	401	
018-240-000-018-00	8464 NORTHLAND AVE	6/22/2023	219000 WD	219000	174096	18394	200606	144736.8438	1.386	1655	121.2120846	401b	018-240-000-019-00, 018-240-000-020-00	401-Residential New	401
012-029-000-287-00	1343 KLINE RD	1/9/2023	135000 WD	135000	97398	7260	127740	91232.79688	1.400	1076	118.7174721	401b	401-Residential New	401	
012-019-000-816-00	1181 LAKE WINYAH RD	9/20/2022	285000 WD	284000	208866	30310	253690	180724.7031	1.404	2076	122.2013487	401b	401-Residential New	401	
013-009-000-178-00	9230 W LONG LAKE RD	9/19/2023	160000 WD	160000	114766	7425	152575	108644.7383	1.404	1356	112.5184366	401b	401-Residential New	401	
018-255-000-006-00	2115 VAN RD	6/9/2022	104000 WD	103500	74832	8145	95355	67496.96094	1.413	1512	63.06547619	401b	401-Residential New	401	
011-011-000-090-07	2082 N PARTRIDGE POINT RD	5/31/2022	153000 WD	153000	106508	18303	134697	89276.31445	1.509	1440	93.53958333	401b	401-Residential New	401	
018-220-000-092-00	8325 THIEM CANAL RD	9/8/2022	120000 WD	120000	79555	6000	114000	74448.38281	1.531	936	121.7948718	401b	401-Residential New	401	
011-004-000-785-00	3334 US 23 SOUTH	10/28/2022	175000 WD	175000	116358	9886	165114	107765.1797	1.532	1886	87.54718982	401b	401-Residential New	401	
018-090-000-013-00	1082 ELIZABETH ST	7/20/2023	195000 WD	195000	127601	9667	185333	119366.3984	1.553	1512	122.5747354	401b	401-Residential New	401	
018-037-000-015-00	112 BERNICE LN	4/27/2023	223500 WD	223500	144588	10333	213167	135885.625	1.569	1424	149.695927	401b	401-Residential New	401	
018-090-000-016-00	2215 RAYMOND ST	8/11/2023	123500 WD	123500	79293	7087	116413	73082.99219	1.593	1200	97.01083333	401b	401-Residential New	401	
012-018-000-801-03	2349 LAKE WINYAH RD	8/23/2022	275700 WD	275700	179914	24340	251360	157463.5625	1.596	1976	127.2064777	401b	401-Residential New	401	
011-006-000-715-00	3600 WERTH RD	3/11/2024	175000 WD	162000	121703	30116	131884	80745.95313	1.633	1257	104.91965	401b	011-006-000-721-00	401-Residential New	401
018-428-000-030-00	2693 WERTH RD	7/26/2023	131000 WD	116500	71559	4125	112375	68253.03906	1.646	888	126.5484234	401b	401-Residential New	401	
018-140-000-110-00	10101 RENSBERRY RD	2/20/2024	110000 WD	110000	74371	21181	88819	53836.03258	1.650	1056	84.10890152	401b	401-Residential New	401	
018-405-000-214-00	625 THUNDER BAY AVE	4/20/2022	61000 WD	61000	38480	5291	55709	33592.10547	1.658	600	92.84833333	401b	401-Residential New	401	
018-160-000-040-00	1303 SHERIDAN DR	8/15/2023	210000 WD	208000	126551	7755	200245	120238.8672	1.665	936	213.9369658	401b	401-Residential New	401	
012-018-000-571-00	2240 LAKE WINYAH RD	10/26/2022	264900 WD	264900	184515	68569	196331	117354.248	1.673	1360	144.3610294	401b	401-Residential New	401	
013-017-000-501-00	8425 KANNOVSKI RD	5/25/2023	165000 WD	165000	131681	84739	80261	47512.14453	1.689	576	139.3420139	401b	401-Residential New	401	
012-003-000-785-00	4180 LONG LAKE RD	7/19/2023	175000 LC	175000	110553	22184	152816	89442.30469	1.709	1536	99.48958333	401b	401-Residential New	401	
011-034-000-791-00	8794 US 23 SOUTH	10/7/2022	175000 WD	175000	106120	12216	162784	95044.53125	1.713	1456	111.8021978	401b	401-Residential New	401	
011-004-000-887-00	1085 POHL RD	12/9/2022	129000 WD	128800	75920	6019	122781	70750	1.735	1150	106.766087	401b	401-Residential New	401	
018-085-000-031-00	120 RUSSELL CT	8/3/2022	145000 WD	145000	88412	13679	131321	75640.6875	1.736	1104	118.9501812	401b	401-Residential New	401	
012-017-000-490-00	1281 LONG RAPIDS RD	11/13/2023	169900 WD	166400	98135	8564	157836	90658.90625	1.741	1085	145.4709677	401b	401-Residential New	401	
012-032-000-293-00	2640 WERTH RD	10/10/2023	498000 WD	498000	317262	81122	416878	239008.0938	1.744	2763	150.878755	401b	401-Residential New	401	
013-005-000-557-00	10145 W LONG LAKE RD	8/15/2023	130000 WD	127000	74930	8599	118401	67136.64063	1.764	1296	91.3587963	401b	401-Residential New	401	
012-003-000-401-02	4691 US 23 NORTH	12/1/2023	118000 LC	118000	69044	8711	109289	61065.78906	1.790	775	141.0180645	401b	401-Residential New	401	
018-405-000-548-01	728 MICHIGAN AVE	7/24/2023	127500 WD	127500	74057	8906	118594	65942.30469	1.798	960	123.5354167	401b	401-Residential New	401	
012-030-000-013-00	1046 TAMRACK RD	9/8/2022	116000 WD	113500	59733	4866	108634	55533.40234	1.956	900	120.7044444	401b	401-Residential New	401	
012-017-000-396-00	1460 LONG RAPIDS RD	11/14/2023	250000 WD	250000	131951	11720	238280	121691.2969	1.958	1680	141.8333333	401b	401-Residential New	401	
015-033-000-040-06	7985 BLOOM RD	4/19/2023	195000 WD	195000	111726	27775	167225	84970.64551	1.968	1404	119.1061254	401b	401-Residential New	401	
012-016-000-076-00	2513 FRENCH RD	3/25/2023	40000 WD	40000	25264	11077	28923	14359.31152	2.014	744	38.875	401b	401-Residential New	401	
018-400-000-010-00	7936 CRESTWOOD DR	8/23/2023	117000 WD	117000	59201	7653	109347	52174.08984	2.096	864	126.5590278	401b	401-Residential New	401	
012-007-000-061-01	2498 LONG RAPIDS RD	3/29/2024	168000 WD	168000	77533	14218	153782	64084.00781	2.400	720	213.5861111	401b	401-Residential New	401	
012-009-000-439-00	3378 FRENCH RD	5/9/2023	175000 WD	175000	69345	7444	167556	62652.83594	2.674	992	168.9072581	401b	401-Residential New	401	

Alpena Township-2025 ECF Analysis 201a Commercial Rural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	73500	167607	68211	5289	183726.4325	0.029	2700	1.958888889	201b		Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	65000	112928	51661	13339	113247.6895	0.118	2109	6.324798483	201b		Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	115910	84090	294212.5693	0.286	8123	10.35208667	201b		Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	125000	164577	53620	71380	205096.1186	0.348	2796	25.52932761	201b		Commercial NEW US23-1	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	779744	260271	339729	960208.8725	0.354	7650	44.40901961	201c		Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	284543	193135	71765	168961.183	0.425	3680	19.5013587	201c		Commercial NEW US23-2	201
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	443377	278778	171222	304249.5394	0.563	15498	11.04800619	201c		Commercial NEW US23-2	201
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	612634	294352	472373.3826	0.623	7000	42.05028571	201d		Commercial NEW M32	201
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	62628	117372	181881.7006	0.645	3976	29.52012072	201b		Commercial NEW US23-1	201
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.36920204	201a		201-Comm-New-Acres	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	185000	143367	53053	131947	166939.0019	0.790	2878	45.84676859	201b		Commercial NEW US23-1	201
										0.443						

For 2025, use 0.443 for Commercial, M32, US-23 1, US-23 2, General-Acres

Alpena Township-2025 ECF Analysis 201b Commercial US-23 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	73500	167607	68211	5289	183726.4325	0.029	2700	1.958888889	201b		Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	65000	112928	51661	13339	113247.6895	0.118	2109	6.324798483	201b		Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	115910	84090	294212.5693	0.286	8123	10.35208667	201b		Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	125000	164577	53620	71380	205096.1186	0.348	2796	25.52932761	201b		Commercial NEW US23-2	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	779744	260271	339729	960208.8725	0.354	7650	44.40901961	201c		Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	284543	193135	71765	168961.183	0.425	3680	19.5013587	201c		Commercial NEW US23-2	201
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	443377	278778	171222	304249.5394	0.563	15498	11.04800619	201c		Commercial NEW M32	201
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	612634	294352	472373.3826	0.623	7000	42.05028571	201d		Commercial NEW US23-1	201
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	62628	117372	181881.7006	0.645	3976	29.52012072	201b		201-Comm-New-Acres	201
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.36920204	201a		Commercial NEW US23-1	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	185000	143367	53053	131947	166939.0019	0.790	2878	45.84676859	201b			
										0.443						

For 2025, use 0.443 for Commercial, M32, US-23 1, US-23 2, General-Acres

Alpena Township-2025 ECF Analysis 201c Commercial US-23 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	73500	167607	68211	5289	183726.4325	0.029	2700	1.958888889	201b		Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	65000	112928	51661	13339	113247.6895	0.118	2109	6.324798483	201b		Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	115910	84090	294212.5693	0.286	8123	10.35208667	201b		Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	125000	164577	53620	71380	205096.1186	0.348	2796	25.52932761	201b		Commercial NEW US23-1	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	779744	260271	339729	960208.8725	0.354	7650	44.40901961	201c		Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	284543	193135	71765	168961.183	0.425	3680	19.5013587	201c		Commercial NEW US23-2	201
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	443377	278778	171222	304249.5394	0.563	15498	11.04800619	201c		Commercial NEW US23-2	201
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	612634	294352	472373.3826	0.623	7000	42.05028571	201d		Commercial NEW M32	201
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	62628	117372	181881.7006	0.645	3976	29.52012072	201b		Commercial NEW US23-1	201
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.36920204	201a		201-Comm-New-Acres	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	185000	143367	53053	131947	166939.0019	0.790	2878	45.84676859	201b		Commercial NEW US23-1	201
										0.443						

For 2025, use 0.443 for Commercial, M32, US-23 1, US-23 2, General-Acres

Alpena Township-2025 ECF Analysis 201d Commercial M-32

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	73500	167607	68211	5289	183726.4325	0.029	2700	1.958888889	201b		Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	65000	112928	51661	13339	113247.6895	0.118	2109	6.324798483	201b		Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	200000	275079	115910	84090	294212.5693	0.286	8123	10.35208667	201b		Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	125000	164577	53620	71380	205096.1186	0.348	2796	25.52932761	201b		Commercial NEW US23-1	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	779744	260271	339729	960208.8725	0.354	7650	44.40901961	201c		Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	284543	193135	71765	168961.183	0.425	3680	19.5013587	201c		Commercial NEW US23-2	201
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	443377	278778	171222	304249.5394	0.563	15498	11.04800619	201c		Commercial NEW US23-2	201
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	612634	294352	472373.3826	0.623	7000	42.05028571	201d		Commercial NEW M32	201
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	62628	117372	181881.7006	0.645	3976	29.52012072	201b		Commercial NEW US23-1	201
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.36920204	201a		201-Comm-New-Acres	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	185000	143367	53053	131947	166939.0019	0.790	2878	45.84676859	201b		Commercial NEW US23-1	201
											0.443					

For 2025, use 0.443 for Commercial, M32, US-23 1, US-23 2, General-Acres

Alpena Township-2025 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
031-016-300-010-50	3358 S M65	10/27/2023	69000	CD	69000	70891	17707	51293	106368	0.482	720	71.24027778	201		COMMERCIAL	201
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	269606	159367	93133	186845.7627	0.498	4000	23.28325	019		Industrial NEW	301
032-270-001-003-01	5094 W BAMFIELD RD	7/3/2023	39000	LC	39000	35783	9886	29114	51794	0.562	1600	18.19625	201		RURAL PARCELS LOTS	201
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.36920204	201a		201-Comm-New-Acres	201
										0.559						

For Alpena Twp Industrial, 2025, use 0.559

Alpena Township-2025 ECF Analysis 401b Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
013-017-000-075-00	8590 FRENCH RD	3/16/2023	40000	WD	40000	179634	15908	24092	165714.582	0.145	1582	15.22882427	401b		401-Residential New	401
014-009-000-001-00	3970 NORTH POINT RD	3/17/2023	70000	WD	70000	102400	63000	7000	39878.54297	0.176	672	10.41666667	401b		401-Residential New	401
012-009-000-337-00	3580 FRENCH RD	2/7/2023	42000	WD	42000	105044	12614	29386	93552.63281	0.314	1871	15.70603955	401b		401-Residential New	401
013-023-000-520-00	US 23 NORTH	10/7/2022	68000	WD	68000	133637	23672	44328	111300.6094	0.398	1429	31.02029391	401b	013-023-000-523-00	401-Residential New	402
013-033-000-585-00	5157 FRENCH RD	11/4/2022	46000	WD	46000	92319	14538	31462	78725.71094	0.400	1456	21.60851648	401b		401-Residential New	401
013-028-000-300-00	6859 FRENCH RD	7/1/2022	70000	WD	70000	139150	15600	54400	125050.6045	0.435	1696	32.0754717	401b		401-Residential New	401
012-009-000-806-00	3228 FRENCH RD	10/24/2022	40000	WD	40000	79193	6000	34000	74081.98438	0.459	1038	32.75529865	401b		401-Residential New	401
014-005-000-001-00	6171 HAMILTON RD	11/16/2023	89000	WD	89000	115452	65356	23644	50704.45313	0.466	574	41.19163763	401b		401-Residential New	401
011-005-000-349-01	3486 LAY RD	1/23/2023	60000	WD	60000	120483	5640	54360	116237.8516	0.468	1212	44.85148515	401b		401-Residential New	401
013-033-000-591-00	5033 FRENCH RD	9/30/2022	140000	WD	140000	269370	22830	117170	249534.4102	0.470	2033	57.63403837	401b		401-Residential New	401
012-009-000-337-00	3580 FRENCH RD	2/7/2023	59500	LC	59500	105044	12614	46886	93552.63281	0.501	1871	25.05932656	401b		401-Residential New	401
012-006-000-571-01	4405 HAKEN RD	12/5/2022	75000	WD	75000	111315	33861	41139	78394.73438	0.525	1082	38.02125693	401b		401-Residential New	401
014-005-000-001-00	6171 HAMILTON RD	4/22/2022	95000	WD	93000	115127	64373	28627	51370.44531	0.557	574	49.8728223	401b		401-Residential New	401
013-027-000-804-00	6298 US 23 NORTH	1/12/2023	119000	WD	119000	181150	16975	102025	166169.0313	0.614	1248	81.75080122	401b		401-Residential New	401
013-023-000-360-07	7484 US 23 NORTH	1/3/2023	120000	WD	120000	181699	10007	109993	173777.3281	0.633	2450	44.89510204	401b		401-Residential New	401
013-020-000-515-02	1588 W NAYLOR RD	4/5/2022	111000	WD	111000	133653	67454	43546	67003.03644	0.650	0	#DIV/0!	401b		401-Residential New	401
013-014-000-846-00	8057 GUTCHESS RD	12/7/2022	136000	CD	136000	202340	7440	128560	197267.2031	0.652	1872	68.67521368	401b		401-Residential New	401
012-005-000-371-00	4570 TRUCKEY RD	3/9/2023	37500	WD	37500	48842	12000	25500	37289.47266	0.684	665	38.34586466	401b		401-Residential New	401
012-002-000-591-01	4005 LONG LAKE RD	7/31/2023	135000	LC	135000	179615	26007	108993	155473.6875	0.701	1942	56.12409887	401b		401-Residential New	401
012-005-000-109-00	4576 FRENCH RD	4/28/2023	80000	WD	80000	91671	51088	28912	41075.91016	0.704	1743	16.58749283	401b		401-Residential New	401
012-003-000-361-00	4668 US 23 NORTH	1/20/2023	220000	LC	220000	290098	32493	187507	260733.8068	0.719	3750	50.00186667	401b	011-005-000-337-01, 011-005-000-327-00	401-Residential New	401
018-395-000-035-00	8912 US 23 SOUTH	9/15/2022	80000	WD	80000	103821	10687	69313	94265.17969	0.735	1125	61.61155556	401b		401-Residential New	401
011-034-000-763-00	8650 US 23 SOUTH	8/31/2022	20000	WD	20000	24824	5760	14240	19295.54688	0.738	396	35.95959596	401b		401-Residential New	401
012-009-000-806-00	3228 FRENCH RD	11/28/2022	61000	WD	61000	79193	6000	55000	74081.98438	0.742	1038	52.98651252	401b		401-Residential New	401
012-005-000-933-01	4127 TRUCKEY RD	8/22/2022	150000	WD	147000	185278	21173	125827	166098.1719	0.758	2192	57.40282847	401b		401-Residential New	401
012-009-000-450-00	3360 FRENCH RD	4/8/2022	90000	WD	90000	112163	6000	84000	107452.4297	0.782	1392	60.34482759	401b		401-Residential New	401
012-009-000-281-00	1211 HAMILTON RD	12/12/2022	231000	WD	231000	261458	111807	119193	151468.625	0.787	1630	73.12453988	401b	012-004-000-591-00, 012-009-000-271-00	401-Residential New	401
018-405-000-332-00	624 MICHIGAN AVE	8/24/2022	72500	WD	70800	86881	5926	64874	81938.25781	0.792	1324	48.99848943	401b		401-Residential New	401
018-275-000-085-00	1261 HAMILTON RD	4/29/2022	125000	WD	125000	150840	19890	105110	132540.4844	0.793	1097	95.81586144	401b		401-Residential New	401
018-275-000-085-00	1261 HAMILTON RD	1/18/2023	125000	WD	125000	150840	19890	105110	132540.4844	0.793	1097	95.81586144	401b		401-Residential New	401
018-160-000-048-00	1307 SHERIDAN DR	3/12/2024	55000	WD	55000	66476	6494	48506	60710.52734	0.799	1227	39.53219234	401b		401-Residential New	401
018-410-000-104-02	605 JEFFERSON ST	8/21/2023	120000	WD	120000	144219	8516	111484	137351.2188	0.812	1152	96.77430556	401b		401-Residential New	401
018-160-000-029-00	1245 SHERIDAN DR	2/28/2024	195000	WD	195000	240078	9790	185210	227229.7568	0.815	2540	72.91732283	401b	018-160-000-028-00	401-Residential New	401
018-405-000-158-00	518 MICHIGAN AVE	4/4/2022	55000	WD	55000	65437	3231	51769	62961.53906	0.822	838	61.77684964	401b		401-Residential New	401
011-010-000-443-00	3140 S PARTRIDGE POINT RD	1/3/2024	97500	LC	97500	113071	7002	90498	107357.2891	0.843	1344	67.33482143	401b		401-Residential New	201
013-003-000-820-00	10325 US 23 NORTH	4/28/2023	80000	PTA	80000	91126	9465	70535	82652.83594	0.853	544	129.6599265	401b		401-Residential New	401
013-008-000-180-00	9618 FRENCH RD	5/27/2022	50000	LC	50000	52127	31215	18785	21165.99097	0.888	624	30.10416667	401b		401-Residential New	401
018-405-000-146-01	214 MICHIGAN AVE	10/13/2023	60500	WD	60150	65296	8654	51496	57329.96094	0.898	1092	47.15750916	401b		401-Residential New	401
013-026-000-552-00	3016 BLOOM RD	11/3/2022	160000	WD	160000	170988	22336	137664	150457.4844	0.915	1570	87.68407643	401b		401-Residential New	401
014-003-000-326-01	4746 HURON BEACH RD	9/9/2022	125000	WD	125000	134216	9305	115695	126428.1406	0.915	2280	50.74342105	401b		401-Residential New	401
011-004-000-787-00	3372 US 23 SOUTH	2/16/2023	85000	WD	80000	85348	12571	67429	73660.92969	0.915	1300	51.86846154	401b		401-Residential New	401
018-405-000-150-00	322 MICHIGAN AVE	6/28/2023	50000	LC	49800	52371	5059	44741	47886.64063	0.934	868	51.54493088	401b		401-Residential New	401
012-005-000-951-00	4020 FRENCH RD	10/31/2022	80000	WD	79600	83088	8498	71102	75495.95313	0.942	1036	68.63127413	401b		401-Residential New	401
012-015-000-051-00	2708 LONG LAKE RD	10/7/2022	125000	WD	125000	127675	37033	87967	91742.91406	0.959	1480	59.43716216	401b		401-Residential New	401
018-250-000-001-00	6310 US 23 SOUTH	7/11/2023	161000	WD	161000	163220	5500	155500	159635.625	0.974	1232	126.2175325	401b		401-Residential New	401
014-003-000-340-00	4674 HURON BEACH RD	2/17/2023	25000	WD	25000	25145	6108	18892	19268.21875	0.980	384	49.19791667	401b		401-Residential New	401
011-005-000-349-01	3486 LAY RD	4/14/2023	118500	WD	118500	118596	5170	113330	114803.6406	0.987	1212	93.50660066	401b		401-Residential New	401
013-016-000-190-00	8710 W LONG LAKE RD	9/1/2023	250000	LC	250000	249153	19652	230348	232288.4688	0.992	2024	113.8083004	401b		401-Residential New	401
013-009-000-019-02	9925 W LONG LAKE RD	4/4/2022	295000	WD	295000	288426	25220	269780	266402.8438	1.013	2028	133.0276134	401b		401-Residential New	401
012-017-000-296-00	1938 LONG RAPIDS RD	9/16/2022	110000	WD	110000	107103	10156	99844	98124.49219	1.018	2438	40.95324036	401b		401-Residential New	401
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	491596	17920	491080	479429.1563	1.024	2845	172.6115993	401b		401-Residential New	401
013-009-000-100-00	9490 W LONG LAKE RD	3/28/2023	50000	WD	50000	48520	17583	32417	31312.75391	1.035	916	35.38973799	401b		401-Residential New	401
013-033-000-608-00	1214 GUYOTTE RD	1/26/2023	98000	WD	98000	92641	13501	84499	80101.21094	1.055	1090	77.52201835	401b		401-Residential New	401
018-095-000-012-00	1145 ELIZABETH ST	7/18/2022	174000	WD	174000	163089	11169	162831	153765.1875	1.059	1908	85.34119497	401b		401-Residential New	402
018-430-000-100-00	WOODCREST DR	6/3/2023	280000	WD	280000	319190	33643	246357	231941.6719	1.062	2268	108.6230159	401b	018-165-000-022-00	401-Residential New	401
018-202-000-019-03	2690 LONG LAKE PARK RD	6/28/2022	266250	WD	266250	245215	6000									



014-004-000-800-00	4250 NORTH POINT RD	11/7/2023	275000	WD	275000	256676	130231	144769	127980.7656	1.131	832	174.0012019	401b	401-Residential New	401
011-004-000-901-00	1029 POHL RD	11/11/2022	68000	WD	68000	60348	10675	57325	50276.31641	1.140	912	62.85635965	401b	401-Residential New	401
013-014-000-785-00	8515 US 23 NORTH	2/9/2023	175000	WD	175000	154034	19002	155998	136672.0645	1.141	1624	96.05788177	401b	401-Residential New	401
013-034-000-574-00	5060 US 23 NORTH	7/29/2022	160000	WD	160000	137690	11114	148886	128113.3594	1.162	1232	120.849026	401b	401-Residential New	401
011-011-000-237-01	2942 S PARTRIDGE POINT RD	10/25/2023	405000	WD	405000	347426	38088	366912	313095.1563	1.172	2247	163.2897196	401b	401-Residential New	401
012-003-000-220-00	4550 LONG LAKE RD	10/28/2022	150000	WD	150000	131767	35499	114501	97437.25	1.175	1536	74.54492188	401b	401-Residential New	401
018-160-000-067-01	1214 SHERIDAN DR	1/11/2024	145000	WD	145000	124996	20587	124413	105677.125	1.177	1728	71.99826389	401b	401-Residential New	401
012-016-000-051-00	1132 US 23 NORTH	4/4/2022	95000	WD	95000	81092	12811	82189	69110.32031	1.189	952	86.33298319	401b	401-Residential New	401
011-004-000-903-00	1035 POHL RD	4/21/2023	115000	WD	115000	93704	4125	110875	90667.00781	1.223	1170	94.76495726	401b	401-Residential New	401
018-037-000-016-00	118 BERNICE LN	8/8/2023	225000	WD	225000	183189	12475	212525	172787.4531	1.230	1640	129.5884146	401b	401-Residential New	401
018-275-000-055-00	3780 ROBINETTE AVE	12/28/2022	215000	WD	215000	174432	12352	202648	164048.5781	1.235	1242	163.1626409	401b	401-Residential New	401
018-335-000-144-01	COWPER ST	4/21/2023	205000	WD	205000	194118	14698	190302	153357.4063	1.241	1600	118.93875	401b	018-335-000-164-00	402
011-005-000-287-00	WERTH RD	5/31/2022	168000	WD	168000	134337	9216	158784	126640.6875	1.254	1456	109.0549451	401b	011-005-000-289-00	402
012-003-000-591-00	4301 US 23 NORTH	11/15/2022	134000	WD	134000	107814	12805	121195	96162.95313	1.260	1636	74.08007335	401b	401-Residential New	401
012-019-000-818-00	LAKE WINYAH RD	10/26/2023	285000	WD	285000	257642	32551	252449	199030.3711	1.268	1932	130.6671843	401b	012-019-000-838-00	402
015-028-000-501-01	7880 BLOOM RD	6/5/2023	319000	WD	319000	276283	127936	191064	150148.7813	1.272	936	204.1282051	401b	401-Residential New	401
013-027-000-775-00	6416 LONG LAKE RD	2/12/2024	62500	WD	62000	50053	9160	52840	41389.67578	1.277	897	58.90746934	401b	401-Residential New	401
013-005-000-505-00	10485 W LONG LAKE RD	10/24/2023	142900	WD	142900	115987	24900	118000	92193.32031	1.280	1566	75.35121328	401b	401-Residential New	401
011-006-000-701-00	3500 WERTH RD	9/11/2023	136000	WD	135000	111852	43020	91980	69668.01563	1.320	800	114.975	401b	401-Residential New	401
012-016-000-051-00	1132 US 23 NORTH	1/12/2024	105000	WD	105000	80507	12226	92774	69110.32031	1.342	952	97.45168067	401b	401-Residential New	401
013-016-000-235-01	8576 W LONG LAKE RD	10/18/2023	265000	WD	265000	217513	87949	177051	131137.6563	1.350	2186	80.99313815	401b	401-Residential New	401
012-009-000-302-01	1133 HAMILTON RD	12/8/2022	90000	WD	90000	68645	12109	77891	57222.67188	1.361	1128	69.05230496	401b	401-Residential New	401
018-045-000-190-00	8478 US 23 SOUTH	10/6/2023	250000	WD	245000	181832	15661	229339	168189.2656	1.364	1812	126.566777	401b	401-Residential New	401
018-275-000-060-00	3786 ROBINETTE AVE	8/8/2022	185000	WD	185000	138352	16592	168408	123238.8672	1.367	988	170.4534413	401b	401-Residential New	401
015-032-000-270-02	6125 BLOOM RD	1/13/2023	178000	WD	178000	149789	76173	101827	74510.11914	1.367	853	119.3751465	401b	015-032-000-270-03	401
012-003-000-910-02	4080 LONG LAKE RD	10/3/2022	142000	WD	141700	105807	15459	126241	91445.34375	1.381	1680	75.14345238	401b	401-Residential New	401
012-003-000-860-00	2690 HAMILTON RD	9/1/2023	349000	WD	349000	265670	58108	290892	210083	1.385	1800	161.6066667	401b	401-Residential New	401
018-240-000-018-00	8464 NORTHLAND AVE	6/22/2023	219000	WD	219000	174096	18394	200606	144736.8438	1.386	1655	121.2120846	401b	018-240-000-019-00, 018-240-000-020-00	401
012-029-000-287-00	1343 KLINE RD	1/9/2023	135000	WD	135000	97398	7260	127740	91232.79688	1.400	1076	118.7174721	401b	401-Residential New	401
012-019-000-816-00	1181 LAKE WINYAH RD	9/20/2022	285000	WD	284000	208866	30310	253690	180724.7031	1.404	2076	122.2013487	401b	401-Residential New	401
013-009-000-178-00	9230 W LONG LAKE RD	9/19/2023	160000	WD	160000	114766	7425	152575	108644.7383	1.404	1356	112.5184366	401b	401-Residential New	401
018-255-000-006-00	2115 VAN RD	6/9/2022	104000	WD	103500	74832	8145	95355	67496.96094	1.413	1512	63.06547619	401b	401-Residential New	401
011-011-000-090-07	2082 N PARTRIDGE POINT RD	5/31/2022	153000	WD	153000	106500	18303	134697	89276.31445	1.509	1440	93.53958333	401b	401-Residential New	401
018-220-000-092-00	8325 THIEM CANAL RD	9/8/2022	120000	WD	120000	79555	6000	114000	74448.38281	1.531	936	121.7948718	401b	401-Residential New	401
011-004-000-785-00	3334 US 23 SOUTH	10/28/2022	175000	WD	175000	116358	9886	165114	107765.1797	1.532	1886	87.54718982	401b	401-Residential New	401
018-090-000-013-00	1082 ELIZABETH ST	7/20/2023	195000	WD	195000	127601	9667	185333	119366.3984	1.553	1512	122.5747354	401b	401-Residential New	401
018-037-000-015-00	112 BERNICE LN	4/27/2023	223500	WD	223500	144588	10333	213167	135885.625	1.569	1424	149.695927	401b	401-Residential New	401
018-090-000-016-00	2215 RAYMOND ST	8/11/2023	123500	WD	123500	79293	7087	116413	73082.99219	1.593	1200	97.01083333	401b	401-Residential New	401
012-018-000-801-03	2349 LAKE WINYAH RD	8/23/2022	275700	WD	275700	179914	24340	251360	157463.5625	1.596	1976	127.2064777	401b	401-Residential New	401
011-006-000-715-00	3600 WERTH RD	3/11/2024	175000	WD	162000	121703	30116	131884	80745.95313	1.633	1257	104.91965	401b	011-006-000-721-00	401
018-428-000-030-00	2693 WERTH RD	7/26/2023	131000	WD	116500	71559	4125	112375	68253.03906	1.646	888	126.5484234	401b	401-Residential New	401
018-140-000-110-00	10101 RENSBERRY RD	2/20/2024	110000	WD	110000	74371	21181	88819	53836.03258	1.650	1056	84.10890152	401b	401-Residential New	401
018-405-000-214-00	625 THUNDER BAY AVE	4/20/2022	61000	WD	61000	38480	5291	55709	33592.10547	1.658	600	92.84833333	401b	401-Residential New	401
018-160-000-040-00	1303 SHERIDAN DR	8/15/2023	210000	WD	208000	126551	7755	200245	120238.8672	1.665	936	213.9369658	401b	401-Residential New	401
012-018-000-571-00	2240 LAKE WINYAH RD	10/26/2022	264900	WD	264900	184515	68569	196331	117354.248	1.673	1360	144.3610294	401b	401-Residential New	401
013-017-000-501-00	8425 KANNOVSKI RD	5/25/2023	165000	WD	165000	131681	84739	80261	47512.14453	1.689	576	139.3420139	401b	401-Residential New	401
012-003-000-785-00	4180 LONG LAKE RD	7/19/2023	175000	LC	175000	110553	22184	152816	89442.30469	1.709	1536	99.48958333	401b	401-Residential New	401
011-034-000-791-00	8794 US 23 SOUTH	10/7/2022	175000	WD	175000	106120	12216	162784	95044.53125	1.713	1456	111.8021978	401b	401-Residential New	401
011-004-000-887-00	1085 POHL RD	12/9/2022	129000	WD	128800	75920	6019	122781	70750	1.735	1150	106.766087	401b	401-Residential New	401
018-085-000-031-00	120 RUSSELL CT	8/3/2022	145000	WD	145000	88412	13679	131321	75640.6875	1.736	1104	118.9501812	401b	401-Residential New	401
012-017-000-490-00	1281 LONG RAPIDS RD	11/13/2023	169900	WD	166400	98135	8564	157836	90658.90625	1.741	1085	145.4709677	401b	401-Residential New	401
012-032-000-293-00	2640 WERTH RD	10/10/2023	498000	WD	498000	317262	81122	416878	239008.0938	1.744	2763	150.878755	401b	401-Residential New	401
013-005-000-557-00	10145 W LONG LAKE RD	8/15/2023	130000	WD	127000	8599	74930	118401	67136.64063	1.764	1296	91.3587963	401b	401-Residential New	401
012-003-000-401-02	4691 US 23 NORTH	12/1/2023	118000	LC	118000	69044	8711	109289	61065.78906	1.790	775	141.0180645	401b	401-Residential New	401
018-405-000-548-01	728 MICHIGAN AVE	7/24/2023	127500	WD	127500	74057	8906	118594	65942.30469	1.798	960	123.5354167	401b	401-Residential New	401
012-030-000-013-00	1046 TAMRACK RD	9/8/2022	116000	WD	113500	59733	4866	108634	55533.40234	1.956	900	120.7044444	401b	401-Residential New	401
012-017-000-396-00	1460 LONG RAPIDS RD	11/14/2023	250000	WD	250000	131951	11720	238280	121691.2969	1.958	1680	141.8333333	401b	401-Residential New	401
015-033-000-040-06	7985 BLOOM RD	4/19/2023	195000	WD	195000	111726	27775	167225	84970.64551	1.968	1404	119.1061254	401b	401-Residential New	401
012-016-000-076-00	2513 FRENCH RD	3/25/2023	40000	WD	40000	25264	11077	28923	14359.31152	2.014	744	38.875	401b	401-Residential New	401
018-400-000-010-00	7936 CRESTWOOD DR	8/23/2023	117000	WD	117000	59201	7653	109347	52174.08984	2.096	864	126.5590278	401b	401-Residential New	401
012-007-000-061-01	2498 LONG RAPIDS RD	3/29/2024	168000	WD	168000	77533	14218	153782	64084.00781	2.400	720	213.5861111	401b	401-Residential New	401
012-009-000-439-00	3378 FRENCH RD	5/9/2023	175000	WD	175000	69345	7444	167556	62652.83594	2.674	992	168.9072581	401b	401-Residential New	401
										1.155					

202

102

Alpena Township-2025 ECF Analysis 401c Residential City Lot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-396-000-011-01	1090 CROOKED TREE DR	7/12/2023	177000	QC	177000	486730	54000	123000	400675.9375	0.307	2785	44.16517056	401c		401-ResCityLot	401
018-280-000-070-00	1198 WAYNE RD	5/25/2023	80850	CD	80850	195453	23183	57667	159509.2656	0.362	1416	40.72528249	401c		401-ResCityLot	401
018-260-000-073-00	108 PARTRIDGE AVE	8/10/2023	66000	WD	66000	140236	19862	46138	111457.4063	0.414	1620	28.48024691	401c		401-ResCityLot	401
018-285-000-180-00	1205 ELDENS DR	4/28/2022	62500	WD	62500	120824	17203	45297	95945.36719	0.472	864	52.42708333	401c		401-ResCityLot	401
018-285-000-126-00	1212 ELDENS DR	7/26/2022	100000	WD	100000	175501	31657	68343	133188.8906	0.513	1548	44.14922481	401c		401-ResCityLot	401
018-285-000-164-00	1271 ELDENS DR	8/4/2022	100000	WD	100000	187532	19358	80642	155716.6719	0.518	1864	43.26287554	401c		401-ResCityLot	401
018-075-000-087-00	544 BRENTWOOD DR	4/10/2023	125000	WD	125000	197254	19417	105583	164663.8906	0.641	1616	65.33601485	401c		401-ResCityLot	401
018-180-000-110-00	1073 MEMORY LN	9/26/2023	150000	WD	150000	224508	19708	130292	189629.625	0.687	3176	41.02392947	401c		401-ResCityLot	401
018-335-000-216-00	2323 HOBBS DR	10/28/2022	160000	WD	160000	230440	23063	136937	192015.7344	0.713	1800	76.07611111	401c		401-ResCityLot	401
011-004-000-529-00	3332 PIPER RD	9/25/2022	109500	WD	109500	145403	23947	85553	112459.2578	0.761	2040	41.9377451	401c		401-ResCityLot	401
012-032-000-906-00	2379 WERTH RD	4/26/2022	99900	WD	99900	125625	18434	81466	99250.92578	0.821	1318	61.81031866	401c		401-ResCityLot	401
012-032-000-183-07	2630 HOBBS DR	4/18/2022	165000	QC	165000	199081	32218	132782	154502.7813	0.859	1144	116.0681818	401c		401-ResCityLot	401
018-399-000-020-00	129 BARRINGTON CIR	6/17/2022	301000	WD	301000	366317	37883	263117	304105.5625	0.865	1977	133.0890238	401c		401-ResCityLot	401
018-328-000-006-00	2909 NORALIN DRIVE	12/12/2022	195500	WD	195500	231008	23804	171696	191855.5625	0.895	1394	123.1678623	401c		401-ResCityLot	401
018-399-000-012-00	117 BARRINGTON CIR	11/2/2022	315000	WD	315000	363847	29531	285469	309551.8438	0.922	2039	140.0044139	401c		401-ResCityLot	401
018-280-000-070-00	1198 WAYNE RD	2/16/2024	175000	LC	175000	195453	23183	151817	159509.2656	0.952	1416	107.2153955	401c		401-ResCityLot	401
011-004-000-111-00	1091 MEYERS RD	12/26/2022	60000	LC	60000	66360	12138	47862	50205.55469	0.953	1008	47.48214286	401c		401-ResCityLot	401
011-004-000-079-01	1046 MEYERS RD	7/31/2023	100000	WD	100000	106884	48091	51909	54437.96484	0.954	906	57.29470199	401c		401-ResCityLot	401
018-475-000-036-00	1360 COVINGTON LN	5/24/2022	415000	WD	415000	451388	24020	390980	395711.125	0.988	3270	119.5657492	401c		401-ResCityLot	401
018-335-000-248-00	711 SHELLY ST	3/21/2023	130000	WD	130000	138348	12389	117611	116628.7031	1.008	1340	87.76940299	401c		401-ResCityLot	401
018-285-000-164-00	1271 ELDENS DR	10/18/2023	175000	WD	175000	183920	18504	156496	153162.9688	1.022	1864	83.95708155	401c		401-ResCityLot	401
018-399-000-007-00	103 BRISTOL CRT	6/15/2023	310000	WD	310000	324554	25065	284935	277304.625	1.028	1706	167.0193435	401c		401-ResCityLot	401
018-075-000-034-00	100 KLEMENS DR	9/13/2022	149900	WD	149900	155218	22456	127444	122927.7813	1.037	1824	69.87061404	401c		401-ResCityLot	401
018-328-000-008-00	2875 NORALIN DRIVE	11/10/2023	281000	WD	281000	290316	18368	262632	251803.7031	1.043	3120	84.17692308	401c		401-ResCityLot	401
012-029-000-841-00	1448 HOBBS DR	1/9/2024	175000	WD	175000	177552	29186	145814	137375.9219	1.061	1655	88.10513595	401c		401-ResCityLot	401
018-335-000-270-00	2155 HOBBS DR	7/27/2023	210000	WD	210000	213268	20777	189223	178232.4063	1.062	2252	84.02442274	401c		401-ResCityLot	401
018-165-000-022-00	1320 CRESTVIEW DR	6/3/2023	280000	WD	280000	286497	33643	246357	231941.6719	1.062	2268	108.6230159	401c	018-430-000-100-00	401-ResCityLot	401
012-017-000-120-00	140 FOXBORO DR	8/12/2022	329000	WD	329000	330373	20000	309000	287382.4063	1.075	1884	164.0127389	401c		401-ResCityLot	401
012-029-000-879-00	1492 HOBBS DR	10/7/2022	135000	WD	135000	135181	27663	107337	99553.70313	1.078	1120	95.83660714	401c		401-ResCityLot	401
018-425-000-272-01	1022 WILKE ST	3/17/2023	197000	WD	197000	197011	28550	168450	155982.4063	1.080	1958	86.03166496	401c		401-ResCityLot	401
018-335-000-198-00	2233 HOBBS DR	7/11/2022	144900	WD	141900	139723	22254	119646	108767.5938	1.100	988	121.0991903	401c		401-ResCityLot	401
018-335-000-182-00	2373 HOBBS DR	7/12/2023	131000	WD	131000	127154	11905	119095	106712.0391	1.116	960	124.0572917	401c		401-ResCityLot	2
018-137-000-002-01	525 FOREST HILLS DR	4/26/2023	377000	WD	377000	363810	49661	327339	290878.7188	1.125	1646	198.8693803	401c		401-ResCityLot	401
018-070-000-019-00	431 PRINCETON AVE	12/14/2023	260000	WD	260000	247807	17167	242833	213555.5625	1.137	2152	112.8406134	401c		401-ResCityLot	401
011-004-000-529-00	3332 PIPER RD	12/22/2023	152000	WD	150500	143938	22482	128018	112459.2578	1.138	2040	62.75392157	401c		401-ResCityLot	401
018-425-000-230-00	1114 WILKE ST	8/30/2022	139000	WD	139000	132199	19784	119216	104087.9609	1.145	1040	114.6307692	401c		401-ResCityLot	401
018-315-000-140-00	150 COLORADO RD	11/23/2022	82000	WD	82000	77684	15967	66033	57145.37109	1.156	816	80.92279412	401c		401-ResCityLot	401
011-004-000-031-00	WAYNE RD	2/28/2023	225000	WD	225000	209667	35121	189879	161616.6719	1.175	2058	92.2638484	401c	011-004-000-033-00	401-ResCityLot	401
018-399-000-029-00	101 GLENRIDGE ST	12/15/2023	350000	WD	350000	324777	38713	311287	264874.0625	1.175	2420	128.6309917	401c		401-ResCityLot	401
012-017-000-440-00	1442 LONG RAPIDS RD	12/9/2022	136000	OTH	136000	125221	17908	118092	99363.89063	1.188	1362	86.70484581	401c		401-ResCityLot	401
018-137-000-002-00	525 FOREST HILLS DR	4/26/2023	377000	WD	377000	344244	30095	346905	290878.7188	1.193	1646	210.7563791	401c		401-ResCityLot	401
011-003-000-195-00	3271 US 23 SOUTH	5/1/2023	99900	WD	99900	90551	24410	75490	61241.66797	1.233	1932	39.07349896	401c		401-ResCityLot	401
018-335-000-164-00	801 SHELLY ST	4/21/2023	205000	WD	205000	183220	14698	190302	153357.4063	1.241	1600	118.93875	401c	018-335-000-144-01	401-ResCityLot	401
018-435-000-015-00	2348 SANDY LN	3/5/2024	279900	WD	279900	244449	24386	255514	203762.0313	1.254	1959	130.4308321	401c		401-ResCityLot	401
018-070-000-026-00	495 PRINCETON AVE	9/11/2023	145900	WD	145900	126943	18783	127117	100148.1484	1.269	1040	122.2278846	401c		401-ResCityLot	401
012-016-000-360-00	2364 GENSCHAW RD	1/30/2024	134000	WD	134000	117650	26244	107756	84635.1875	1.273	1256	85.79299363	401c		401-ResCityLot	401
011-004-000-595-00	3539 PIPER RD	1/17/2024	355000	WD	355000	304443	25262	329738	258500.9219	1.276	2184	150.9789377	401c		401-ResCityLot	401

202

018-295-000-150-00	1143 PINE RD	7/20/2023	134000 WD	134000	115457	14304	119696	93660.1875	1.278	1750	68.39771429	401c	401-ResCityLot	401	
018-075-000-043-00	425 MARYWOOD DR	4/24/2023	215000 WD	215000	183284	14780	200220	156022.2188	1.283	1358	147.437408	401c	401-ResCityLot	401	
018-425-000-195-00	1113 WILKE ST	12/11/2023	205000 WD	205000	174995	21447	183553	142174.0781	1.291	1568	117.0618622	401c	401-ResCityLot	401	
018-065-000-129-00	3015 HARBOR DR	8/30/2023	145000 WD	145000	124161	18572	126428	97767.59375	1.293	1152	109.7465278	401c	401-ResCityLot	401	
018-215-000-070-00	2522 DIAMOND DR	6/6/2023	196500 WD	196500	164617	16931	179569	136746.2969	1.313	1521	118.0598291	401c	401-ResCityLot	401	
018-075-000-090-00	532 BRENTWOOD DR	11/29/2022	190000 WD	189000	158475	17773	171227	130279.6328	1.314	1480	115.6939189	401c	401-ResCityLot	401	
018-260-000-052-00	108 SUNSET BLVD	1/10/2024	160000 WD	157000	132213	18328	138672	105449.0703	1.315	1532	90.51697128	401c	401-ResCityLot	401	
011-004-000-322-00	3154 PIPER RD	3/2/2023	139000 WD	134800	112684	14966	119834	90479.63281	1.324	896	133.7433036	401c	401-ResCityLot	401	
018-103-000-154-00	3103 LOWELL AVE	4/15/2022	102000 WD	102000	86117	18033	83967	63040.74219	1.332	726	115.6570248	401c	401-ResCityLot	401	
018-285-000-123-00	3023 HINCKLEY BLVD	10/4/2023	220000 WD	220000	181578	20430	199570	149211.1094	1.338	1120	178.1875	401c	401-ResCityLot	401	
018-435-000-070-00	2345 SANDY LN	9/13/2022	280000 WD	280000	226790	18848	261152	192538.8906	1.356	1346	194.0208024	401c	401-ResCityLot	401	
018-260-000-066-00	105 SUNSET BLVD	9/26/2022	255000 WD	255000	207785	23416	231584	170712.0391	1.357	2036	113.7445972	401c	401-ResCityLot	401	
018-355-000-055-03	1127 WAYNE RD	7/22/2022	137000 WD	137000	112077	16341	120659	88644.44531	1.361	1316	91.68617021	401c	401-ResCityLot	401	
018-075-000-053-00	466 MARYWOOD DR	12/2/2022	184900 WD	184900	149805	17358	167542	122636.1094	1.366	1920	87.26145833	401c	401-ResCityLot	401	
018-315-000-165-00	140 COLORADO RD	12/1/2022	105000 WD	105000	85722	14580	90420	65872.21875	1.373	936	96.6025641	401c	401-ResCityLot	401	
012-029-000-863-00	1020 GRANT ST	1/2/2024	155000 WD	155000	126603	22095	132905	96766.66406	1.373	1184	112.2508446	401c	401-ResCityLot	401	
018-075-000-054-00	470 MARYWOOD DR	7/21/2023	130000 WD	130000	105428	15398	114602	83361.10938	1.375	1040	110.1942308	401c	401-ResCityLot	401	
012-017-000-409-01	730 GOLF COURSE RD	7/1/2022	299000 WD	299000	236332	32885	266115	188376.8594	1.413	1708	155.8050351	401c	401-ResCityLot	401	
018-175-000-010-00	1101 WILLOWDALE DR	5/11/2022	158000 WD	158000	123548	14630	143370	100850	1.422	1176	121.9132653	401c	401-ResCityLot	401	
011-004-000-107-01	MEYERS RD	10/21/2022	139000 WD	139000	116883	47057	91943	64653.70313	1.422	1052	87.39828897	401c	011-004-000-107-02	401-ResCityLot	402
018-425-000-250-00	1058 WILKE ST	8/8/2023	155000 WD	151000	118419	18345	132655	92661.10938	1.432	1451	91.42315644	401c	401-ResCityLot	401	
018-290-000-190-01	1286 WOODLANE DR	5/17/2022	161000 WD	161000	119946	19980	141020	92561.10938	1.524	1223	115.3066231	401c	401-ResCityLot	401	
011-004-000-305-00	3124 PIPER RD	8/2/2023	161000 WD	161000	117798	14965	146035	95215.74219	1.534	1120	130.3883929	401c	401-ResCityLot	401	
018-260-000-037-00	112 PRINCETON AVE	8/14/2023	325000 WD	325000	232593	17835	307165	198850	1.545	2511	122.3277579	401c	401-ResCityLot	401	
018-075-000-089-00	536 BRENTWOOD DR	10/11/2023	220000 WD	220000	156623	13613	206387	132416.6719	1.559	1516	136.1391821	401c	401-ResCityLot	401	
018-295-000-130-00	1115 PINE RD	8/9/2023	124000 WD	124000	88337	12885	111115	69862.96094	1.590	1152	96.45399306	401c	401-ResCityLot	401	
018-285-000-130-00	1224 ELDENS DR	11/1/2023	162750 WD	162750	114983	14126	148624	93386.10938	1.592	1040	142.9076923	401c	401-ResCityLot	401	
018-435-000-075-00	2339 SANDY LN	2/20/2024	228000 WD	228000	162912	25800	202200	126955.5547	1.593	1660	121.8072289	401c	401-ResCityLot	401	
012-032-000-798-00	2468 WERTH RD	5/5/2023	125000 WD	125000	88369	12575	112425	70179.63281	1.602	896	125.4743304	401c	401-ResCityLot	401	
018-295-000-085-00	3138 US 23 SOUTH	11/21/2023	110000 WD	110000	76560	9900	100100	61722.22266	1.622	936	106.9444444	401c	401-ResCityLot	401	
018-165-000-001-00	1200 CRESTVIEW DR	6/9/2022	150000 WD	150000	103393	15114	134886	81739.8125	1.650	1008	133.8154762	401c	401-ResCityLot	401	
018-315-000-120-00	158 COLORADO RD	9/7/2023	180000 WD	180000	123730	17737	162263	98141.66797	1.653	1419	114.3502467	401c	401-ResCityLot	401	
018-075-000-014-00	407 MARYWOOD DR	8/1/2022	210000 WD	210000	142344	15862	194138	117112.9609	1.658	1902	102.0704522	401c	401-ResCityLot	401	
018-260-000-392-00	310 PRINCETON AVE	10/19/2023	185000 WD	185000	128112	24990	160010	95483.33594	1.676	1222	130.9410802	401c	401-ResCityLot	401	
018-260-000-302-00	203 PRINCETON AVE	11/21/2023	184500 WD	184500	125037	20309	164191	96970.36719	1.693	1224	134.1429739	401c	401-ResCityLot	401	
018-260-000-359-00	206 PARTRIDGE AVE	8/16/2022	190000 WD	190000	127823	20279	169721	99577.78125	1.704	1092	155.4221612	401c	401-ResCityLot	401	
018-075-000-045-00	435 VICTORIA DR	8/5/2022	160000 WD	156500	105651	19006	137494	80226.85156	1.714	960	143.2229167	401c	401-ResCityLot	401	
018-280-000-110-00	1247 WAYNE RD	8/10/2023	189900 WD	189900	127142	23020	166880	96409.25781	1.731	1476	113.0623306	401c	401-ResCityLot	401	
018-290-000-205-00	1291 WOODLANE DR	8/25/2022	160000 WD	160000	107149	21977	138023	78862.96094	1.750	1020	135.3166667	401c	401-ResCityLot	401	
018-070-000-016-00	410 SUNSET BLVD	7/21/2023	230000 WD	230000	149057	19010	210990	120413.8906	1.752	1960	107.6479592	401c	401-ResCityLot	401	
018-295-000-035-00	1050 PINE RD	12/29/2023	115000 WD	115000	75234	12422	102578	58159.25781	1.764	848	120.9646226	401c	401-ResCityLot	401	
018-175-000-029-00	1064 GREENHAVEN LN	12/4/2023	265000 WD	265000	171817	24870	240130	136062.0391	1.765	1432	167.6885475	401c	401-ResCityLot	401	
018-165-000-011-00	1210 CRESTVIEW DR	3/7/2023	175000 WD	174000	108645	14235	159765	87416.66406	1.828	1092	146.3049451	401c	401-ResCityLot	401	
012-016-000-390-00	2272 GENSCHAW RD	4/29/2022	192000 WD	192000	122001	26287	165713	88624.07031	1.870	1290	128.4596899	401c	401-ResCityLot	401	
011-004-000-531-00	3331 PIPER RD	8/16/2022	166500 WD	166500	95562	13443	153057	76036.10938	2.013	1092	140.1620879	401c	401-ResCityLot	401	
012-032-000-146-00	2435 HOBBS DR	11/14/2022	117500 WD	117500	68379	13895	103605	50448.14844	2.054	768	134.9023438	401c	401-ResCityLot	401	
012-032-000-828-00	2500 WERTH RD	8/31/2023	185800 WD	185800	103104	17131	168669	79604.63281	2.119	1320	127.7795455	401c	401-ResCityLot	401	

1.258

For 2025, use 1.25 for Residential, City Like Lots

Alpena Township-2025 ECF Analysis 401g Residential Golf Course

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-426-000-014-03	445 PARTRIDGE AVE	8/22/2022	399900	WD	399900	493256	27854	372046	451846.5938	0.823	3280	113.4286585	401g		401-Golf Course	401
012-016-000-124-00	1288 GOLF COURSE RD	12/16/2022	134000	WD	134000	148089	33381	100619	111366.9922	0.903	1588	63.36209068	401g		401-Golf Course	401
018-135-000-033-00	222 EAGLE DR	6/30/2022	100000	WD	100000	102008	16660	83340	82862.13281	1.006	1040	80.13461538	401g		401-Golf Course	401
018-260-000-372-00	203 PARTRIDGE AVE	5/19/2023	240000	WD	240000	238571	36618	203382	196070.875	1.037	2180	93.29449541	401g		401-Golf Course	401
012-016-000-369-00	1106 GOLF COURSE RD	11/28/2022	258000	WD	258000	245663	29102	228898	210253.3906	1.089	1702	134.4876616	401g		401-Golf Course	401
012-016-000-410-00	1180 GOLF COURSE RD	8/25/2022	110000	WD	110000	97636	20500	89500	74889.32031	1.195	1360	65.80882353	401g		401-Golf Course	401
018-135-000-040-00	208 EAGLE DR	8/18/2023	150000	WD	150000	133082	30085	119915	99997.08594	1.199	1064	112.7020677	401g		401-Golf Course	401
018-150-000-051-00	1110 DOW DR	4/22/2022	210000	WD	210000	172153	20349	189651	147382.5313	1.287	1852	102.4033477	401g		401-Golf Course	401
018-260-000-370-00	201 PARTRIDGE AVE	5/24/2023	249000	WD	249000	202513	38235	210765	159493.2031	1.321	1789	117.8116266	401g		401-Golf Course	401
012-016-000-330-01	1066 GOLF COURSE RD	9/21/2022	142000	WD	136000	105449	17216	118784	85663.10547	1.387	888	133.7657658	401g		401-Golf Course	401
018-150-000-098-00	1241 DOW DR	8/16/2023	265000	WD	265000	203429	63570	201430	143991.2656	<u>1.399</u>	2288	88.03758741	401g	018-150-000-100-00	401-Golf Course	401
										1.150						

For 2025, use 1.15 for Residential Golf Course

Alpena Township-2025 ECF Analysis Condo 1 Village Green

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-397-000-101-00	1280 HOBBS DR	2/26/2024	71800	WD	71800	115850	546	71254	72977.21875	0.976	928	76.78233	Cndo1		Condo Common	407
018-398-000-933-00	140 CANTERBURY LN	10/14/2022	95000	WD	95000	138620	1613	93387	86713.28906	1.077	1074	86.95251	Cndo1		Condo Common	407
018-398-000-621-00	137 CANTERBURY LN	9/15/2023	118000	WD	118000	132166	988	117012	83024.04688	1.409	1074	108.9497	Cndo1		Condo Common	407
018-398-000-936-00	142 CANTERBURY LN	8/1/2023	150000	WD	150000	145929	988	149012	91734.8125	1.624	1074	138.7449	Cndo1		Condo Common	407
018-398-000-962-00	3535 S THIRD AVE	12/14/2022	150000	WD	150000	145343	553	149447	91639.24219	1.631	1118	133.6735	Cndo1		Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	7/6/2022	155000	WD	155000	138007	1000	154000	86713.28906	1.776	1074	143.3892	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	11/3/2023	175000	WD	175000	143497	546	174454	90475.32031	1.928	1118	156.0411	Cndo1		Condo Common	407
018-398-000-951-00	3513 S THIRD AVE	7/3/2023	180000	WD	180000	143258	546	179454	90324.04688	1.987	1118	160.5134	Cndo1		Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	4/17/2023	175500	WD	175500	135506	988	174512	85137.97656	2.050	1074	162.4879	Cndo1		Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	2/13/2023	165000	WD	165000	126572	1000	164000	79475.95313	2.064	928	176.7241	Cndo1		Condo Common	407
018-398-000-949-00	3509 S THIRD AVE	8/12/2022	180000	WD	180000	138007	1000	179000	86713.28906	2.064	1074	166.6667	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	4/21/2023	99500	WD	99500	75809	847	98653	47444.30469	2.079	882	111.8515	Cndo1		Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	8/1/2023	167000	WD	167000	124190	988	166012	77975.95313	2.129	928	178.8922	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	8/18/2023	116000	WD	116000	75809	847	115153	47444.30469	2.427	882	130.559	Cndo1		Condo Common	407
018-397-000-414-00	111 CANTERBURY LN	7/21/2023	149000	WD	149000	80954	1028	147972	50586.07422	2.925	882	167.7687	Cndo1		Condo Common	407
018-397-000-311-00	3405 S THIRD AVE	3/28/2024	139900	WD	139900	75917	967	138933	47436.70703	<u>2.929</u>	882	157.5204	Cndo1		Condo Common	407

1.942

For 2025, use 1.942 for Condo 1

018-475-000-017-00	2171 WYNDHAM LN	9/30/2022	257500	WD	257500	232858	7565	249935	248942.5469	1.004	1721	145.2266	Cndo4		Condo Common	407
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For 2025, use 1.004 for Condo 2, 3, and 4

018-139-000-005-00	1306 FOX FARM DR	8/31/2023	138699	WD	138699	244248	3853	134846	265629.8438	0.508	1419	95.02889	Cndo5		Condo Common	407
018-139-000-008-00	1322 FOX FARM DR	5/19/2023	249000	WD	239945	266324	4612	235333	289184.5313	0.814	1409	167.0213	Cndo5		Condo Common	407
018-139-000-003-00	1290 FOX FARM DR	6/23/2023	275000	WD	275000	284125	4144	270856	309371.2813	0.876	1419	190.8781	Cndo5		Condo Common	407
018-139-000-010-00	1283 FOX FARM DR	9/20/2023	260000	WD	260000	262664	3317	256683	286571.2813	0.896	1419	180.8901	Cndo5		Condo Common	407
018-139-000-007-00	1318 FOX FARM DR	4/20/2023	270000	WD	270000	267960	4649	265351	290951.375	<u>0.912</u>	1423	186.4729	Cndo5		Condo Common	407

0.801

For 2025, use 0.801 for Condo 5











Alpena Township-2025 ECF Analysis Lake Huron Marsh

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-010-000-521-00	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	40604	59296	65591.89063	0.904	1056	56.15152	LH1		Lake Huron NEW Marsh	401
For 2025, use 0.904 for Lake Huron Marsh																
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	280245	83700	251300	170908.7031	1.470	1690	148.6982	LH2		Lake Huron NEW ROCK	401
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	319342	101863	283137	189112.1719	1.497	1344	210.6674	LH2		Lake Huron NEW ROCK	401
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	280234	85012	312988	169758.2656	1.844	1666	187.8679	LH2		Lake Huron NEW ROCK	401
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	142835	82434	102566	52522.60938	1.953	682	150.39	LH2		Lake Huron NEW ROCK	401
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	259606	93781	302219	144195.6563	2.096	2100	143.9138	LH2		Lake Huron NEW ROCK	401
014-033-000-520-00	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	60000	200000	91153.91406	2.194	1000	200	LH2		Lake Huron NEW ROCK	401
For 2025, use Lake Huron Sand ECF																
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	377630	214495	165505	209147.4375	0.791	2968	55.76314	LH3		Lake Huron NEW Sand	401
018-110-000-008-00	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	172872	327128	292417.9531	1.119	3706	88.26983	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	162370	105850	84150	72461.53906	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
1.024																
For 2025, use 1.02 for Lake Huron Sand																
018-060-000-140-00	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	40250	44750	51669.34375	0.866	768	58.26823	LH4		Lake Huron Canal NEW	401
018-065-000-097-00	121 CHANNEL RD #1	9/19/2022	240000	WD	239200	156103	40684	198516	154510.0469	1.285	2178	91.14601	LH4		Lake Huron Canal NEW	401
2025, large range, prior year was 0.747; increase 25% to 1.0 for Lake Huron Canal																

Alpena Township-2025 ECF Analysis Lake Huron Rock

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-010-000-521-00	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	40604	59296	65591.89063	0.904	1056	56.15152	LH1		Lake Huron NEW Marsh	401
For 2025, use 0.904 for Lake Huron Marsh																
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	280245	83700	251300	170908.7031	1.470	1690	148.6982	LH2		Lake Huron NEW ROCK	401
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	319342	101863	283137	189112.1719	1.497	1344	210.6674	LH2		Lake Huron NEW ROCK	401
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	280234	85012	312988	169758.2656	1.844	1666	187.8679	LH2		Lake Huron NEW ROCK	401
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	142835	82434	102566	52522.60938	1.953	682	150.39	LH2		Lake Huron NEW ROCK	401
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	259606	93781	302219	144195.6563	2.096	2100	143.9138	LH2		Lake Huron NEW ROCK	401
014-033-000-520-00	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	60000	200000	91153.91406	2.194	1000	200	LH2		Lake Huron NEW ROCK	401
For 2025, use Lake Huron Sand ECF																
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	377630	214495	165505	209147.4375	0.791	2968	55.76314	LH3		Lake Huron NEW Sand	401
018-110-000-008-00	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	172872	327128	292417.9531	1.119	3706	88.26983	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	162370	105850	84150	72461.53906	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
											1.024					
For 2025, use 1.02 for Lake Huron Sand																
018-060-000-140-00	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	40250	44750	51669.34375	0.866	768	58.26823	LH4		Lake Huron Canal NEW	401
018-065-000-097-00	121 CHANNEL RD #1	9/19/2022	240000	WD	239200	156103	40684	198516	154510.0469	1.285	2178	91.14601	LH4		Lake Huron Canal NEW	401
2025, large range, prior year was 0.747; increase 25% to 1.0 for Lake Huron Canal																

Alpena Township-2025 ECF Analysis Lake Huron Sand

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-010-000-521-00	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	40604	59296	65591.89063	0.904	1056	56.15152	LH1		Lake Huron NEW Marsh	401
For 2025, use 0.904 for Lake Huron Marsh																
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	280245	83700	251300	170908.7031	1.470	1690	148.6982	LH2		Lake Huron NEW ROCK	401
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	319342	101863	283137	189112.1719	1.497	1344	210.6674	LH2		Lake Huron NEW ROCK	401
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	280234	85012	312988	169758.2656	1.844	1666	187.8679	LH2		Lake Huron NEW ROCK	401
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	142835	82434	102566	52522.60938	1.953	682	150.39	LH2		Lake Huron NEW ROCK	401
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	259606	93781	302219	144195.6563	2.096	2100	143.9138	LH2		Lake Huron NEW ROCK	401
014-033-000-520-00	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	60000	200000	91153.91406	2.194	1000	200	LH2		Lake Huron NEW ROCK	401
For 2025, use Lake Huron Sand ECF																
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	377630	214495	165505	209147.4375	0.791	2968	55.76314	LH3		Lake Huron NEW Sand	401
018-110-000-008-00	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	172872	327128	292417.9531	1.119	3706	88.26983	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	162370	105850	84150	72461.53906	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
										1.024						
For 2025, use 1.02 for Lake Huron Sand																
018-060-000-140-00	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	40250	44750	51669.34375	0.866	768	58.26823	LH4		Lake Huron Canal NEW	401
018-065-000-097-00	121 CHANNEL RD #1	9/19/2022	240000	WD	239200	156103	40684	198516	154510.0469	1.285	2178	91.14601	LH4		Lake Huron Canal NEW	401
2025, large range, prior year was 0.747; increase 25% to 1.0 for Lake Huron Canal																

Alpena Township-2025 ECF Analysis Lake Huron Canal

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-010-000-521-00	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	99900	89142	40604	59296	65591.89063	0.904	1056	56.15152	LH1		Lake Huron NEW Marsh	401
For 2025, use 0.904 for Lake Huron Marsh																
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	280245	83700	251300	170908.7031	1.470	1690	148.6982	LH2		Lake Huron NEW ROCK	401
014-029-000-188-00	7278 NORTH POINT SHORES RD	3/28/2024	385000	WD	385000	319342	101863	283137	189112.1719	1.497	1344	210.6674	LH2		Lake Huron NEW ROCK	401
018-245-000-028-00	8206 NORTH POINT SHORES RD	6/21/2023	398000	WD	398000	280234	85012	312988	169758.2656	1.844	1666	187.8679	LH2		Lake Huron NEW ROCK	401
015-027-000-137-00	6081 LAPPAN RD	7/3/2023	185000	WD	185000	142835	82434	102566	52522.60938	1.953	682	150.39	LH2		Lake Huron NEW ROCK	401
014-029-000-168-00	7412 NORTH POINT SHORES RD	8/9/2023	400000	WD	396000	259606	93781	302219	144195.6563	2.096	2100	143.9138	LH2		Lake Huron NEW ROCK	401
014-033-000-520-00	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	260000	164827	60000	200000	91153.91406	2.194	1000	200	LH2		Lake Huron NEW ROCK	401
For 2025, use Lake Huron Sand ECF																
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	377630	214495	165505	209147.4375	0.791	2968	55.76314	LH3		Lake Huron NEW Sand	401
018-110-000-008-00	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	500000	400958	172872	327128	292417.9531	1.119	3706	88.26983	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	162370	105850	84150	72461.53906	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
										1.024						
For 2025, use 1.02 for Lake Huron Sand																
018-060-000-140-00	113 CHANNEL RD #3	11/29/2022	85000	WD	85000	78847	40250	44750	51669.34375	0.866	768	58.26823	LH4		Lake Huron Canal NEW	401
018-065-000-097-00	121 CHANNEL RD #1	9/19/2022	240000	WD	239200	156103	40684	198516	154510.0469	1.285	2178	91.14601	LH4		Lake Huron Canal NEW	401
2025, large range, prior year was 0.747; increase 25% to 1.0 for Lake Huron Canal																

Alpena Township-2025 ECF Analysis Long Lake Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	24774	425226	230783.7813	1.843	2016	210.9256	Long1		Long Lake New 1	401
For 2025, use Avg of Area 2-4 or 1.23 for Long Lake Area 1																
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	54954	191046	147682.0938	1.294	2102	90.88773	Long2		Long Lake New 2	401
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	365440	102446	287554	196264.1719	1.465	1914	150.2372	Long2		Long Lake New 2	401
For 2025, use 1.30 for Long Lake, Area 2																
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	249485	152958	19042	75411.71875	0.253	1000	19.042	Long3		Long Lake New 3	401
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	310108	48274	323726	204557.8125	1.583	1586	204.1148	Long3	018-390-000-115-00	Long Lake New 3	401
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	167994	207006	119168.75	1.737	2152	96.19238	Long3		Long Lake New 3	401
										1.191						
For 2025, use 1.191 for Long Lake, Area 3																
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	256000	426703	183317	72683	181631.3438	0.400	2145	33.88485	Long4	013-008-000-060-02	Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	529011	238515	153985	216788.0625	0.710	1120	137.4866	Long4		Long Lake New 4	401
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	154890	145110	172726.127	0.840	1928	75.26452	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	437419	213171	141029	167349.25	0.843	1484	95.03302	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	378992	278497	76503	74996.26563	1.020	1080	70.83611	Long4		Long Lake New 4	401
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	125850	105150	102897.7578	1.022	722	145.6371	Long4		Long Lake New 4	401
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	96388	271612	210855.2188	1.288	1296	209.5772	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	307082	110954	199046	146364.1719	1.360	880	226.1886	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	510113	241523	274977	200440.2969	1.372	1763	155.9711	Long4		Long Lake New 4	401
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	80169	179831	123864.9219	1.452	1152	156.1033	Long4		Long Lake New 4	401
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	83900	91100	54073.87891	1.685	768	118.6198	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	41201	80949	43749.25391	1.850	692	116.9783	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	139961	72070	95930	50664.92578	1.893	544	176.3419	Long4		Long Lake New 4	401
										1.210						
For 2025, use 1.21 for Long Lake, Area 4																
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	11169	213831	168529.0625	1.269	1404	152.3013	LLCrk		Long Lake Creek NEW	401
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	15365	110635	80144.44336	1.380	2406	45.98296	LLCrk		Long Lake Creek NEW	401
										1.325						
For 225, use 1.32 for Long Lake Creek																

Alpena Township-2025 ECF Analysis Long Lake 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	24774	425226	230783.7813	1.843	2016	210.9256	Long1		Long Lake New 1	401
For 2025, use Avg of Area 2-4 or 1.23 for Long Lake Area 1																
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	54954	191046	147682.0938	1.294	2102	90.88773	Long2		Long Lake New 2	401
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	365440	102446	287554	196264.1719	1.465	1914	150.2372	Long2		Long Lake New 2	401
For 2025, use 1.30 for Long Lake, Area 2																
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	249485	152958	19042	75411.71875	0.253	1000	19.042	Long3		Long Lake New 3	401
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	310108	48274	323726	204557.8125	1.583	1586	204.1148	Long3	018-390-000-115-00	Long Lake New 3	401
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	167994	207006	119168.75	1.737	2152	96.19238	Long3		Long Lake New 3	401
1.191																
For 2025, use 1.191 for Long Lake, Area 3																
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	256000	426703	183317	72683	181631.3438	0.400	2145	33.88485	Long4	013-008-000-060-02	Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	529011	238515	153985	216788.0625	0.710	1120	137.4866	Long4		Long Lake New 4	401
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	154890	145110	172726.127	0.840	1928	75.26452	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	437419	213171	141029	167349.25	0.843	1484	95.03302	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	378992	278497	76503	74996.26563	1.020	1080	70.83611	Long4		Long Lake New 4	401
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	125850	105150	102897.7578	1.022	722	145.6371	Long4		Long Lake New 4	401
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	96388	271612	210855.2188	1.288	1296	209.5772	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	307082	110954	199046	146364.1719	1.360	880	226.1886	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	510113	241523	274977	200440.2969	1.372	1763	155.9711	Long4		Long Lake New 4	401
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	80169	179831	123864.9219	1.452	1152	156.1033	Long4		Long Lake New 4	401
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	83900	91100	54073.87891	1.685	768	118.6198	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	41201	80949	43749.25391	1.850	692	116.9783	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	139961	72070	95930	50664.92578	1.893	544	176.3419	Long4		Long Lake New 4	401
1.210																
For 2025, use 1.21 for Long Lake, Area 4																
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	11169	213831	168529.0625	1.269	1404	152.3013	LLCrk		Long Lake Creek NEW	401
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	15365	110635	80144.44336	1.380	2406	45.98296	LLCrk		Long Lake Creek NEW	401
1.325																
For 225, use 1.32 for Long Lake Creek																

Alpena Township-2025 ECF Analysis Long Lake 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	24774	425226	230783.7813	1.843	2016	210.9256	Long1		Long Lake New 1	401
For 2025, use Avg of Area 2-4 or 1.23 for Long Lake Area 1																
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	54954	191046	147682.0938	1.294	2102	90.88773	Long2		Long Lake New 2	401
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	365440	102446	287554	196264.1719	1.465	1914	150.2372	Long2		Long Lake New 2	401
For 2025, use 1.30 for Long Lake, Area 2																
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	249485	152958	19042	75411.71875	0.253	1000	19.042	Long3		Long Lake New 3	401
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	310108	48274	323726	204557.8125	1.583	1586	204.1148	Long3	018-390-000-115-00	Long Lake New 3	401
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	167994	207006	119168.75	1.737	2152	96.19238	Long3		Long Lake New 3	401
											1.191					
For 2025, use 1.191 for Long Lake, Area 3																
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	256000	426703	183317	72683	181631.3438	0.400	2145	33.88485	Long4	013-008-000-060-02	Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	529011	238515	153985	216788.0625	0.710	1120	137.4866	Long4		Long Lake New 4	401
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	154890	145110	172726.127	0.840	1928	75.26452	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	437419	213171	141029	167349.25	0.843	1484	95.03302	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	378992	278497	76503	74996.26563	1.020	1080	70.83611	Long4		Long Lake New 4	401
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	125850	105150	102897.7578	1.022	722	145.6371	Long4		Long Lake New 4	401
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	96388	271612	210855.2188	1.288	1296	209.5772	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	307082	110954	199046	146364.1719	1.360	880	226.1886	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	510113	241523	274977	200440.2969	1.372	1763	155.9711	Long4		Long Lake New 4	401
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	80169	179831	123864.9219	1.452	1152	156.1033	Long4		Long Lake New 4	401
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	83900	91100	54073.87891	1.685	768	118.6198	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	41201	80949	43749.25391	1.850	692	116.9783	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	139961	72070	95930	50664.92578	1.893	544	176.3419	Long4		Long Lake New 4	401
											1.210					
For 2025, use 1.21 for Long Lake, Area 4																
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	11169	213831	168529.0625	1.269	1404	152.3013	LLCrk		Long Lake Creek NEW	401
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	15365	110635	80144.44336	1.380	2406	45.98296	LLCrk		Long Lake Creek NEW	401
											1.325					
For 225, use 1.32 for Long Lake Creek																



Alpena Township-2025 ECF Analysis Long Lake 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	24774	425226	230783.7813	1.843	2016	210.9256	Long1		Long Lake New 1	401
For 2025, use Avg of Area 2-4 or 1.23 for Long Lake Area 1																
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	54954	191046	147682.0938	1.294	2102	90.88773	Long2		Long Lake New 2	401
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	365440	102446	287554	196264.1719	1.465	1914	150.2372	Long2		Long Lake New 2	401
For 2025, use 1.30 for Long Lake, Area 2																
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	249485	152958	19042	75411.71875	0.253	1000	19.042	Long3		Long Lake New 3	401
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	310108	48274	323726	204557.8125	1.583	1586	204.1148	Long3	018-390-000-115-00	Long Lake New 3	401
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	167994	207006	119168.75	1.737	2152	96.19238	Long3		Long Lake New 3	401
										1.191						
For 2025, use 1.191 for Long Lake, Area 3																
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	256000	426703	183317	72683	181631.3438	0.400	2145	33.88485	Long4	013-008-000-060-02	Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	529011	238515	153985	216788.0625	0.710	1120	137.4866	Long4		Long Lake New 4	401
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	154890	145110	172726.127	0.840	1928	75.26452	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	437419	213171	141029	167349.25	0.843	1484	95.03302	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	378992	278497	76503	74996.26563	1.020	1080	70.83611	Long4		Long Lake New 4	401
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	125850	105150	102897.7578	1.022	722	145.6371	Long4		Long Lake New 4	401
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	96388	271612	210855.2188	1.288	1296	209.5772	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	307082	110954	199046	146364.1719	1.360	880	226.1886	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	510113	241523	274977	200440.2969	1.372	1763	155.9711	Long4		Long Lake New 4	401
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	80169	179831	123864.9219	1.452	1152	156.1033	Long4		Long Lake New 4	401
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	83900	91100	54073.87891	1.685	768	118.6198	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	41201	80949	43749.25391	1.850	692	116.9783	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	139961	72070	95930	50664.92578	1.893	544	176.3419	Long4		Long Lake New 4	401
										1.210						
For 2025, use 1.21 for Long Lake, Area 4																
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	11169	213831	168529.0625	1.269	1404	152.3013	LLCrk		Long Lake Creek NEW	401
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	15365	110635	80144.44336	1.380	2406	45.98296	LLCrk		Long Lake Creek NEW	401
										1.325						
For 225, use 1.32 for Long Lake Creek																

Alpena Township-2025 ECF Analysis Long Lake 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	450000	366334	24774	425226	230783.7813	1.843	2016	210.9256	Long1		Long Lake New 1	401
For 2025, use Avg of Area 2-4 or 1.23 for Long Lake Area 1																
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	246000	252848	54954	191046	147682.0938	1.294	2102	90.88773	Long2		Long Lake New 2	401
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	365440	102446	287554	196264.1719	1.465	1914	150.2372	Long2		Long Lake New 2	401
For 2025, use 1.30 for Long Lake, Area 2																
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	249485	152958	19042	75411.71875	0.253	1000	19.042	Long3		Long Lake New 3	401
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	372000	310108	48274	323726	204557.8125	1.583	1586	204.1148	Long3	018-390-000-115-00	Long Lake New 3	401
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	375000	320530	167994	207006	119168.75	1.737	2152	96.19238	Long3		Long Lake New 3	401
1.191																
For 2025, use 1.191 for Long Lake, Area 3																
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	256000	426703	183317	72683	181631.3438	0.400	2145	33.88485	Long4	013-008-000-060-02	Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	11/2/2023	400000	WD	392500	529011	238515	153985	216788.0625	0.710	1120	137.4866	Long4		Long Lake New 4	401
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	300000	386343	154890	145110	172726.127	0.840	1928	75.26452	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	437419	213171	141029	167349.25	0.843	1484	95.03302	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	378992	278497	76503	74996.26563	1.020	1080	70.83611	Long4		Long Lake New 4	401
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	231000	263733	125850	105150	102897.7578	1.022	722	145.6371	Long4		Long Lake New 4	401
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	368000	378934	96388	271612	210855.2188	1.288	1296	209.5772	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	307082	110954	199046	146364.1719	1.360	880	226.1886	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	510113	241523	274977	200440.2969	1.372	1763	155.9711	Long4		Long Lake New 4	401
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	260000	246148	80169	179831	123864.9219	1.452	1152	156.1033	Long4		Long Lake New 4	401
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	175000	156359	83900	91100	54073.87891	1.685	768	118.6198	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	122150	99825	41201	80949	43749.25391	1.850	692	116.9783	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	139961	72070	95930	50664.92578	1.893	544	176.3419	Long4		Long Lake New 4	401
1.210																
For 2025, use 1.21 for Long Lake, Area 4																
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	225000	208348	11169	213831	168529.0625	1.269	1404	152.3013	LLCrk		Long Lake Creek NEW	401
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	126000	109134	15365	110635	80144.44336	1.380	2406	45.98296	LLCrk		Long Lake Creek NEW	401
1.325																
For 225, use 1.32 for Long Lake Creek																

Alpena Township-2025 ECF Analysis Sunset Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-265-000-030-00	1672 LAKEVIEW DR	8/14/2023	22000	QC	22000	30882	16717	5283	13752.42676	0.384	720	7.3375	SunLk		SUNSET LAKE	401
012-029-000-819-00	1490 LAKEVIEW DR	3/24/2023	132000	WD	132000	131531	21336	110664	106985.4375	1.034	1196	92.52842809	SunLk		SUNSET LAKE	401
012-029-000-823-00	1510 LAKEVIEW DR	9/16/2022	255000	WD	255000	221091	26547	228453	188877.6719	1.210	2218	102.9995491	SunLk		SUNSET LAKE	401
018-265-000-025-00	1632 LAKEVIEW DR	5/19/2023	96000	WD	96000	83855	20637	75363	61376.69922	1.228	1352	55.74186391	SunLk		SUNSET LAKE	401
											0.964					

For 2025, use 0.96 for Sunset Lake

Alpena Township-2025 ECF Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
012-007-000-300-19	LAKE BLUFF DR	6/28/2022	351000	WD	351000	369446	149744	201256	187779.488	1.072	1120	179.6928571	TBRiv	012-007-000-300-20	Thunder Bay River NEW	401
012-017-000-870-01	1700 BURKHOLDER DR	8/1/2022	330000	WD	330000	345200	47993	282007	212290.7188	1.328	1456	193.6861264	Water		Water Acres NEW	401
012-020-000-765-00	1350 BURKHOLDER DR	4/21/2023	400000	WD	400000	510238	51029	348971	328006.4336	<u>1.064</u>	2485	140.4309859	Water		Water Acres NEW	401
										1.155						

For 2025, use 1.15 for Thunder Bay River & Water Acres

Alpena Township-2025 ECF Analysis Water General

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
012-007-000-300-19	LAKE BLUFF DR	6/28/2022	351000	WD	351000	369446	149744	201256	187779.488	1.072	1120	179.6928571	TBRiv	012-007-000-300-20	Thunder Bay River NEW	401
012-017-000-870-01	1700 BURKHOLDER DR	8/1/2022	330000	WD	330000	345200	47993	282007	212290.7188	1.328	1456	193.6861264	Water		Water Acres NEW	401
012-020-000-765-00	1350 BURKHOLDER DR	4/21/2023	400000	WD	400000	510238	51029	348971	328006.4336	1.064	2485	140.4309859	Water		Water Acres NEW	401
																1.155

For 2025, use 1.15 for Thunder Bay River & Water Acres