

Green 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
024-029-000-831-00	1990 MANNING HILL RD	5/15/2023	195000	WD	195000	335185	66237	128763	295222.8284	0.436	3340	38.5518	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	179591	35013	78700	158702.5313	0.496	1248	63.0609	401		General Residential	401
024-029-000-281-00	14223 PARK RD	1/4/2024	87000	QC	87000	100207	68805	18195	34469.8125	0.528	540	33.69444	401		General Residential	401
021-036-000-810-00	16346 BEAVER LAKE RD	6/6/2022	127500	WD	127500	180745	29901	97599	165580.68	0.589	1152	84.72135	401		General Residential	401
023-017-000-555-00	14655 ALFALFA RD	4/28/2022	130000	WD	130000	173950	25597	104403	162846.3281	0.641	1040	100.3875	401		General Residential	401
021-012-000-145-02	16298 JAKES RD	11/17/2022	185000	WD	185000	217513	79055	105945	151984.6339	0.697	1144	92.60927	401	021-012-000-145-03, 0	General Residential	401
021-023-000-601-00	17438 SPRATT RD	10/1/2023	218500	LC	218500	242126	78229	140271	179908.8906	0.780	1782	78.71549	401		General Residential	401
023-020-000-275-01	6361 M65 S	5/12/2022	109900	WD	109900	125596	14285	95615	122185.5122	0.783	941	101.61	401		General Residential	401
021-017-000-517-02	20550 TENNIS RD	4/25/2023	175000	WD	175000	197698	24519	150481	190097.6879	0.792	1482	101.5391	401		General Residential	401
021-012-000-450-00	16530 JAKES RD	10/4/2023	200000	WD	200000	211983	21098	178902	209533.4844	0.854	1728	103.5313	401		General Residential	401
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	145000	140773	32633	112367	118704.7212	0.947	1301	86.36972	401		General Residential	401
024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	125000	119794	18222	106778	111495.0591	0.958	1056	101.1155	401		General Residential	401
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	245000	224875	26013	218987	218289.7895	1.003	2037	107.5047	401		General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500	WD	369500	345768	132487	237013	234117.4526	1.012	1716	138.1195	401		General Residential	401
023-007-000-601-03	15520 MOORES LANDING RD	2/24/2023	197900	WD	197900	181281	40765	157135	154243.6891	1.019	1884	83.40499	401		General Residential	401
022-023-000-301-00	JAMES RD	10/6/2022	125000	WD	125000	114188	56756	68244	63042.80859	1.083	720	94.78333	401		General Residential	401
024-029-000-821-00	13372 CARNEY RD	7/26/2022	125000	WD	125000	108108	62337	62663	50242.58984	1.247	0	#DIV/0!	401		General Residential	401
023-032-000-420-02	8495 ELEVERE RD	9/22/2023	275000	WD	275000	192626	22628	252372	186605.9336	1.352	1260	200.2952	401		General Residential	401
021-012-000-159-00	16260 PARADISE RD	6/21/2022	195000	WD	187000	138443	39186	147814	108953.8984	1.357	720	205.2972	401		General Residential	401
023-008-000-101-03	14329 WAGNER RD	8/29/2023	190000	WD	190000	132198	18582	171418	124715.6992	1.374	1460	117.4096	401		General Residential	401
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	79650	41321	66679	42073.54708	1.585	995	67.01407	401		General Residential	401
024-019-000-821-01	14444 M32 W	2/8/2023	115000	WD	115000	77192	38297	76703	42694.84005	1.797	995	77.08844	401		General Residential	401
022-020-000-601-00	1117 N JACKS LANDING RD	7/15/2022	107000	WD	107000	80415	65333	41667	16555.43405	2.517	228	182.75	401		General Residential	401
022-032-000-001-00	2000 PAUL ROAD	11/17/2022	76000	WD	76000	66708	63000	13000	4070.252441	3.194	672	19.34524	401		General Residential	401
									2831714	3146338.104	0.900					

For 2025, use 0.90 for Green Twp Ag parcels

Green Township-2025 ECF Analysis Commercial

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	County
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	Alpena
032-270-001-008-01	3190 S M65	11/1/2023	17000	WD	17000	45444	5260	11740	80368	0.146	750	15.65333333	201		COMMERCIAL	201	Alcona
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	Alpena
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	Alpena
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	Alpena
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	Alpena
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	Alcona
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	Alcona
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	Alpena
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	Alpena
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	Alpena
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	Alpena
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	Alpena
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	239900	180947	76235	163665	193552.6802	0.846	2818	58.07842441	201b		Commercial NEW US23-1	201	Alpena
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	109977	76554	53446	61780.03697	0.865	1120	47.71964286	201b		Commercial NEW US23-1	201	Alpena
033-A80-000-014-00	2614 N US23	3/24/2023	380000	WD	380000	318723	110380	269620	262727.6216	1.026	4008	67.27045908	201		LAKE HURON INFL 0003	201	Alcona
033-K10-000-001-00	US23	10/11/2022	779475	WD	779475	631458	156344	623131	599134.9306	1.040	10470	59.51585482	201	033-K10-000-003-00	COMM / IND	202	Alcona
012-016-000-126-01	GOLF COURSE RD	5/26/2022	2822147	WD	2822147	1352306	235233	2586914	2064829.945	1.253	15406	167.9160068	201b	012-016-000-395-00	Commercial NEW US23-1	202	Alpena
										0.615							

For 2025, use 0.615 for Green Twp Commercial

Green 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	County
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	Alpena
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	Alpena
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	Alpena
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	Alpena
033-K10-000-001-00	US23	10/11/2022	779475	WD	779475	631458	156344	623131	599134.9306	<u>1.040</u> 0.588	10470	59.51585482	201	033-K10-000-003-00	COMM / IND	202	Alcona

For 2025, use 0.58 for Green Twp Industrial

Used commercial sales with larger floor area.

Green Township-2025 ECF Analysis General Residential

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
023-004-000-083-00	13273 TAYLOR HAWKS RD	3/31/2023	40000	LC	40000	135985	22581	17419	124482.9844	0.140	3012	5.783200531	401		General Residential	401
023-032-000-430-01	8315 ELEVERE RD	5/9/2023	50000	WD	50000	77509	35180	14820	46464.32422	0.319	1098	13.49726776	401		General Residential	401
025-100-000-143-00	16887 TAYLOR HAWKS RD	4/6/2022	34500	WD	34500	66038	13296	21204	57894.62109	0.366	656	32.32317073	Back	025-100-000-145-00	General Residential	401
024-020-000-940-00	1094 MANNING HILL RD	6/20/2023	55000	WD	55000	112392	14093	40907	107902.3047	0.379	1357	30.14517318	401		General Residential	401
023-019-000-115-00	15554 SPRATT RD	11/21/2023	30000	WD	30000	52489	13654	16346	42628.97852	0.383	1056	15.47916667	401		General Residential	401
023-017-000-285-00	14774 ALFALFA RD	10/4/2022	56000	LC	56000	106559	10274	45726	105691.5469	0.433	1268	36.0615142	Back		General Residential	401
024-029-000-831-00	1990 MANNING HILL RD	5/15/2023	195000	WD	195000	335185	66237	128763	295222.8284	0.436	3340	38.55179641	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	179591	35013	78700	158702.5313	0.496	1248	63.06089744	401		General Residential	401
024-029-000-281-00	14223 PARK RD	1/4/2024	87000	QC	87000	100207	68805	18195	34469.8125	0.528	540	33.69444444	401		General Residential	401
025-050-000-006-00	5045 FISHING SITE RD	8/25/2023	89900	WD	89900	142294	19943	69957	122679.4766	0.570	924	75.71103896	Back	021-017-000-053-00	General Residential	401
021-036-000-810-00	16346 BEAVER LAKE RD	6/6/2022	127500	WD	127500	180745	29901	97599	165580.68	0.589	1152	84.72135417	401		General Residential	401
023-017-000-555-00	14655 ALFALFA RD	4/28/2022	130000	WD	130000	173950	25597	104403	162846.3281	0.641	1040	100.3875	401		General Residential	401
021-012-000-145-02	16298 JAKES RD	11/17/2022	185000	WD	185000	217513	79055	105945	151984.6339	0.697	1144	92.60926573	401	021-012-000-145-03, 0	General Residential	401
021-023-000-601-00	17438 SPRATT RD	10/1/2023	218500	LC	218500	242126	78229	140271	179908.8906	0.780	1782	78.71548822	401		General Residential	401
023-020-000-275-01	6361 M65 S	5/12/2022	109900	WD	109900	125596	14285	95615	122185.5122	0.783	941	101.6099894	401		General Residential	401
021-017-000-517-02	20550 TENNIS RD	4/25/2023	175000	WD	175000	197698	24519	150481	190097.6879	0.792	1482	101.5391363	401		General Residential	401
021-012-000-450-00	16530 JAKES RD	10/4/2023	200000	WD	200000	211983	21098	178902	209533.4844	0.854	1728	103.53125	401		General Residential	401
023-020-000-163-00	6470 CHABOT RD	9/8/2023	55000	WD	55000	53881	20220	34780	36949.50781	0.941	684	50.84795322	Back		General Residential	401
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	145000	140773	32633	112367	118704.7212	0.947	1301	86.3697156	401		General Residential	401
024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	125000	119794	18222	106778	111495.0591	0.958	1056	101.1155303	401		General Residential	401
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	245000	224875	26013	218987	218289.7895	1.003	2037	107.5046637	401		General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500	WD	369500	345768	132487	237013	234117.4526	1.012	1716	138.1194639	401		General Residential	401
023-007-000-601-03	15520 MOORES LANDING RD	2/24/2023	197900	WD	197900	181281	40765	157135	154243.6891	1.019	1884	83.40498938	401		General Residential	401
022-023-000-301-00	JAMES RD	10/6/2022	125000	WD	125000	114188	56756	68244	63042.80859	1.083	720	94.78333333	401		General Residential	401
025-090-000-024-00	236 HAWKS RD	5/26/2023	97000	LC	97000	81614	5500	91500	83549.94531	1.095	1140	80.26315789	Back		General Residential	401
025-070-000-403-00	105 FREDERICK ST	3/15/2024	156000	WD	156000	139724	15910	140090	127427.0039	1.099	1008	138.9781746	Back	025-070-000-404-00	General Residential	401
022-031-000-773-00	2710 JACKS LANDING RD	10/14/2022	135000	WD	135000	105718	17042	117958	97339.1875	1.212	866	136.2101617	Back		General Residential	401
024-029-000-821-00	13372 CARNEY RD	7/26/2022	125000	WD	125000	108108	62337	62663	50242.58984	1.247	0	#DIV/0!	401		General Residential	401
023-032-000-420-02	8495 ELEVERE RD	9/22/2023	275000	WD	275000	192626	22628	252372	186605.9336	1.352	1260	200.2952381	401		General Residential	401
021-012-000-159-00	16260 PARADISE RD	6/21/2022	195000	WD	187000	138443	39186	147814	108953.8984	1.357	720	205.2972222	401		General Residential	401
023-008-000-101-03	14329 WAGNER RD	8/29/2023	190000	WD	190000	132198	18582	171418	124715.6992	1.374	1460	117.409589	401		General Residential	401
025-060-000-033-00	20268 TENNIS RD	12/6/2022	47000	WD	47000	36134	18308	28692	19567.50781	1.466	684	41.94736842	Back		General Residential	401
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	79650	41321	66679	42073.54708	1.585	995	67.01407035	401		General Residential	401
024-019-000-821-01	14444 M32 W	2/8/2023	115000	WD	115000	77192	38297	76703	42694.84005	1.797	995	77.08844221	401		General Residential	401
025-100-000-149-00	166 TAYLOR RD	7/13/2023	75000	WD	55000	39538	12348	42652	23545.55469	1.811	564	75.62411348	Back	025-100-000-150-00	General Residential	401
022-020-000-601-00	1117 N JACKS LANDING RD	7/15/2022	107000	WD	107000	80415	65333	41667	16555.43405	2.517	228	182.75	401		General Residential	401

0.946

For 2025, use 0.946 for Green Twp Residential

Green Township-2025 ECF Analysis General Small Lots

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
023-004-000-083-00	13273 TAYLOR HAWKS RD	3/31/2023	40000	LC	40000	135985	22581	17419	124482.9844	0.140	3012	5.783201	401		General Residential	401
023-032-000-430-01	8315 ELEVERE RD	5/9/2023	50000	WD	50000	77509	35180	14820	46464.32422	0.319	1098	13.49727	401		General Residential	401
025-100-000-143-00	16887 TAYLOR HAWKS RD	4/6/2022	34500	WD	34500	66038	13296	21204	57894.62109	0.366	656	32.32317	Back	025-100-000-145-00	General Residential	401
024-020-000-940-00	1094 MANNING HILL RD	6/20/2023	55000	WD	55000	112392	14093	40907	107902.3047	0.379	1357	30.14517	401		General Residential	401
023-019-000-115-00	15554 SPRATT RD	11/21/2023	30000	WD	30000	52489	13654	16346	42628.97852	0.383	1056	15.47917	401		General Residential	401
023-017-000-285-00	14774 ALFALFA RD	10/4/2022	56000	LC	56000	106559	10274	45726	105691.5469	0.433	1268	36.06151	Back		General Residential	401
024-029-000-831-00	1990 MANNING HILL RD	5/15/2023	195000	WD	195000	335185	66237	128763	295222.8284	0.436	3340	38.5518	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	179591	35013	78700	158702.5313	0.496	1248	63.0609	401		General Residential	401
024-029-000-281-00	14223 PARK RD	1/4/2024	87000	QC	87000	100207	68805	18195	34469.8125	0.528	540	33.69444	401		General Residential	401
025-050-000-006-00	5045 FISHING SITE RD	8/25/2023	89900	WD	89900	142294	19943	69957	122679.4766	0.570	924	75.71104	Back	021-017-000-053-00	General Residential	401
021-036-000-810-00	16346 BEAVER LAKE RD	6/6/2022	127500	WD	127500	180745	29901	97599	165580.68	0.589	1152	84.72135	401		General Residential	401
023-017-000-555-00	14655 ALFALFA RD	4/28/2022	130000	WD	130000	173950	25597	104403	162846.3281	0.641	1040	100.3875	401		General Residential	401
021-012-000-145-02	16298 JAKES RD	11/17/2022	185000	WD	185000	217513	79055	105945	151984.6339	0.697	1144	92.60927	401	021-012-000-145-03, 0	General Residential	401
021-023-000-601-00	17438 SPRATT RD	10/1/2023	218500	LC	218500	242126	78229	140271	179908.8906	0.780	1782	78.71549	401		General Residential	401
023-020-000-275-01	6361 M65 S	5/12/2022	109900	WD	109900	125596	14285	95615	122185.5122	0.783	941	101.61	401		General Residential	401
021-017-000-517-02	20550 TENNIS RD	4/25/2023	175000	WD	175000	197698	24519	150481	190097.6879	0.792	1482	101.5391	401		General Residential	401
021-012-000-450-00	16530 JAKES RD	10/4/2023	200000	WD	200000	211983	21098	178902	209533.4844	0.854	1728	103.5313	401		General Residential	401
023-020-000-163-00	6470 CHABOT RD	9/8/2023	55000	WD	55000	53881	20220	34780	36949.50781	0.941	684	50.84795	Back		General Residential	401
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	145000	140773	32633	112367	118704.7212	0.947	1301	86.36972	401		General Residential	401
024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	125000	119794	18222	106778	111495.0591	0.958	1056	101.1155	401		General Residential	401
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	245000	224875	26013	218987	218289.7895	1.003	2037	107.5047	401		General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500	WD	369500	345768	132487	237013	234117.4526	1.012	1716	138.1195	401		General Residential	401
023-007-000-601-03	15520 MOORES LANDING RD	2/24/2023	197900	WD	197900	181281	40765	157135	154243.6891	1.019	1884	83.40499	401		General Residential	401
022-023-000-301-00	JAMES RD	10/6/2022	125000	WD	125000	114188	56756	68244	63042.80859	1.083	720	94.78333	401		General Residential	401
025-090-000-024-00	236 HAWKS RD	5/26/2023	97000	LC	97000	81614	5500	91500	83549.94531	1.095	1140	80.26316	Back		General Residential	401
025-070-000-403-00	105 FREDERICK ST	3/15/2024	156000	WD	156000	139724	15910	140090	127427.0039	1.099	1008	138.9782	Back	025-070-000-404-00	General Residential	401
022-031-000-773-00	2710 JACKS LANDING RD	10/14/2022	135000	WD	135000	105718	17042	117958	97339.1875	1.212	866	136.2102	Back		General Residential	401
024-029-000-821-00	13372 CARNEY RD	7/26/2022	125000	WD	125000	108108	62337	62663	50242.58984	1.247	0	#DIV/0!	401		General Residential	401
023-032-000-420-02	8495 ELEVERE RD	9/22/2023	275000	WD	275000	192626	22628	252372	186605.9336	1.352	1260	200.2952	401		General Residential	401
021-012-000-159-00	16260 PARADISE RD	6/21/2022	195000	WD	187000	138443	39186	147814	108953.8984	1.357	720	205.2972	401		General Residential	401
023-008-000-101-03	14329 WAGNER RD	8/29/2023	190000	WD	190000	132198	18582	171418	124715.6992	1.374	1460	117.4096	401		General Residential	401
025-060-000-033-00	20268 TENNIS RD	12/6/2022	47000	WD	47000	36134	18308	28692	19567.50781	1.466	684	41.94737	Back		General Residential	401
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	79650	41321	66679	42073.54708	1.585	995	67.01407	401		General Residential	401
024-019-000-821-01	14444 M32 W	2/8/2023	115000	WD	115000	77192	38297	76703	42694.84005	1.797	995	77.08844	401		General Residential	401
025-100-000-149-00	166 TAYLOR RD	7/13/2023	75000	WD	55000	39538	12348	42652	23545.55469	1.811	564	75.62411	Back	025-100-000-150-00	General Residential	401
022-020-000-601-00	1117 N JACKS LANDING RD	7/15/2022	107000	WD	107000	80415	65333	41667	16555.43405	2.517	228	182.75	401		General Residential	401

0.946

For 2025, use 0.946 for Green Twp Residential

Green Township-2025 ECF Analysis Backlots by 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
021-035-000-087-00	8568 OHURN RD	8/19/2023	40000	WD	40000	79288	16447	23553	75530.04688	0.312	816	28.86397059	Backl		Beaver Lake BACK	401
021-035-000-089-00	8582 OHURN RD	6/16/2023	90000	CD	90000	95862	18414	71586	93086.53906	0.769	1001	71.51448551	Backl		Beaver Lake BACK	401
025-080-000-212-00	174 BEAVER SHORES DR	10/18/2022	83500	WD	83500	82873	20290	63210	75219.95313	0.840	768	82.3046875	Backl		Beaver Lake BACK	401
025-081-000-156-01	257 PONDEROSA DR	7/12/2022	175100	WD	175100	145731	40816	134284	126099.7578	1.065	975	137.7271795	Backl		Beaver Lake BACK	401
025-080-000-188-00	266 BEAVER SHORES DR	7/12/2022	209000	WD	209000	140926	46487	162513	113508.4141	1.432	900	180.57	Backl		Beaver Lake BACK	401

0.884

For 2025, use 0.884 for Beaver lake backlots

025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	162301	58331	21669	107185.5703	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-080-000-126-00	187 BEAVER SHORES DR	5/24/2019	112000	QC	134400	213052	80629	53771	124574.7891	0.432	1519	20.32323897	Beavr		Beaver Lake	401 *time adjusted
021-035-000-101-05	8801 LOON LN	11/19/2021	229900	WD	252890	268480	85100	167790	169169.7461	0.992	1176	123.1292517	Beavr	021-035-000-104-00	Beaver Lake	401 *time adjusted
021-035-000-104-00	8798 LOON LN	11/19/2021	229900	WD	252890	268480	85100	167790	169169.7461	0.992	1176	123.1292517	Beavr	021-035-000-101-05	Beaver Lake	401 *time adjusted
025-080-000-123-00	181 BEAVER SHORES DR	11/10/2021	230000	WD	253000	252890	69492	183508	169186.3438	1.085	1664	96.45913462	Beavr		Beaver Lake	401 *time adjusted
025-080-000-107-00	151 BEAVER SHORES DR	4/30/2021	399900	WD	439890	394857	121338	318552	252323.7969	1.262	2160	128.9638889	Beavr		Beaver Lake	401 *time adjusted
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	238303	92011	180989	129846.3906	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
025-080-000-156-00	251 BEAVER SHORES DR	8/26/2020	235000	WD	270250	239435	68269	201981	143235.1406	1.410	1320	123.2810606	Beavr		Beaver Lake	401 *time adjusted
025-080-000-102-02	131 BEAVER SHORES DR	8/16/2019	205000	WD	246000	195166	70967	175033	116838.1953	1.498	1300	103.1023077	Beavr		Beaver Lake	401 *time adjusted
025-080-000-122-00	179 BEAVER SHORES DR	8/21/2020	320000	WD	368000	317771	136891	231109	151364.0127	1.527	1372	133.4613703	Beavr	025-080-000-121-00	Beaver Lake	401 *time adjusted

1.079

For 2025, use 1.079 for Beaver lakefront

Original SP	Time Adj.
	None
112000	120%
229900	110%
229900	110%
230000	110%
399900	110%
	None
235000	115%
205000	120%
320000	115%

Green Township-2025 ECF Analysis Beaver Lake Frontage

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
021-035-000-087-00	8568 OHURN RD	8/19/2023	40000	WD	40000	79288	16447	23553	75530.04688	0.312	816	28.86397059	Backl		Beaver Lake BACK	401
021-035-000-089-00	8582 OHURN RD	6/16/2023	90000	CD	90000	95862	18414	71586	93086.53906	0.769	1001	71.51448551	Backl		Beaver Lake BACK	401
025-080-000-212-00	174 BEAVER SHORES DR	10/18/2022	83500	WD	83500	82873	20290	63210	75219.95313	0.840	768	82.3046875	Backl		Beaver Lake BACK	401
025-081-000-156-01	257 PONDEROSA DR	7/12/2022	175100	WD	175100	145731	40816	134284	126099.7578	1.065	975	137.7271795	Backl		Beaver Lake BACK	401
025-080-000-188-00	266 BEAVER SHORES DR	7/12/2022	209000	WD	209000	140926	46487	162513	113508.4141	<u>1.432</u>	900	180.57	Backl		Beaver Lake BACK	401

0.884

For 2025, use 0.884 for Beaver lake backlots

025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	162301	58331	21669	107185.5703	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-080-000-126-00	187 BEAVER SHORES DR	5/24/2019	112000	QC	134400	213052	80629	53771	124574.7891	0.432	1519	20.32323897	Beavr		Beaver Lake	401 *time adjusted
021-035-000-101-05	8801 LOON LN	11/19/2021	229900	WD	252890	268480	85100	167790	169169.7461	0.992	1176	123.1292517	Beavr	021-035-000-104-00	Beaver Lake	401 *time adjusted
021-035-000-104-00	8798 LOON LN	11/19/2021	229900	WD	252890	268480	85100	167790	169169.7461	0.992	1176	123.1292517	Beavr	021-035-000-101-05	Beaver Lake	401 *time adjusted
025-080-000-123-00	181 BEAVER SHORES DR	11/10/2021	230000	WD	253000	252890	69492	183508	169186.3438	1.085	1664	96.45913462	Beavr		Beaver Lake	401 *time adjusted
025-080-000-107-00	151 BEAVER SHORES DR	4/30/2021	399900	WD	439890	394857	121338	318552	252323.7969	1.262	2160	128.9638889	Beavr		Beaver Lake	401 *time adjusted
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	238303	92011	180989	129846.3906	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
025-080-000-156-00	251 BEAVER SHORES DR	8/26/2020	235000	WD	270250	239435	68269	201981	143235.1406	1.410	1320	123.2810606	Beavr		Beaver Lake	401 *time adjusted
025-080-000-102-02	131 BEAVER SHORES DR	8/16/2019	205000	WD	246000	195166	70967	175033	116838.1953	1.498	1300	103.1023077	Beavr		Beaver Lake	401 *time adjusted
025-080-000-122-00	179 BEAVER SHORES DR	8/21/2020	320000	WD	368000	317771	136891	231109	151364.0127	<u>1.527</u>	1372	133.4613703	Beavr	025-080-000-121-00	Beaver Lake	401 *time adjusted

1.079

For 2025, use 1.079 for Beaver lakefront

Original SP	Time Adj.
	None
112000	120%
229900	110%
229900	110%
230000	110%
399900	110%
	None
235000	115%
205000	120%
320000	115%

Green Township-2025 ECF Analysis Floodwaters

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
025-444-000-005-00	20915 E RIVERSIDE DR	9/5/2023	289000	WD	289000	256658	23037	265963	256444.5625	1.037	2304	115.4353299	River		Rivers - Thunder Bay	401

Long Rapids River Study:

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
031-005-000-040-00	4838 M65 NORTH	9/30/2022	125000	WD	122500	112622	18911	103589	90106.73438	1.150	936	110.6720085	RIVER		River	401

Maple Ridge River Study:

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
042-032-000-613-00	7715 LONG RAPIDS ROAD	9/29/2022	210000	WD	210000	333315	109649	100351	237185.5781	0.423	1976	50.78491903	RIVER		TB River Frontage	401
043-115-000-004-00	3499 LONG RAPIDS ROAD	10/12/2023	140000	WD	140000	170296	19802	120198	159590.6719	0.753	1620	74.1962963	RIVER		TB River Frontage	401
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD	100000	85797	29197	70803	60021.20703	1.180	580	122.0741379	RIVER		TB River Frontage	401
041-002-000-071-00	LONG RAPIDS RD	5/5/2022	430000	WD	430000	351066	113810	316190	264157.3125	1.197	1968	160.6656504	RIVER	043-045-000-062-00, 041	TB River Frontage	401
043-075-000-015-00	148 MABEL AVE	3/3/2023	87500	WD	87500	68453	17565	69935	53963.94531	1.296	700	99.90714286	RIVER		TB River Frontage	401
042-031-000-418-00	8387 LONG RAPIDS ROAD	6/30/2022	425000	WD	425000	318319	67221	357779	266275.7195	1.344	2052	174.3562378	RIVER		TB River Frontage	401
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	100817	34076	124824	70775.1875	1.764	746	167.3243968	RIVER		TB River Frontage	401
043-115-000-025-00	3811 LONG RAPIDS ROAD	8/14/2023	165000	WD	165000	91245	17504	147496	78198.30469	1.886	936	157.5811966	RIVER		TB River Frontage	401
									1307576	1190167.927	1.099					

For Green Twp, 2025, use 1.10 for Thunder Bay River and Floodwaters

Green:	1.040
Long Rapids	1.150
Maple Ridge	1.100
	1.097



Green 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
025-444-000-005-00	20915 E RIVERSIDE DR	9/5/2023	289000	WD	289000	256658	23037	265963	256444.5625	1.037	2304	115.4353299	River		Rivers - Thunder Bay	401

Long Rapids River Study:

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
031-005-000-040-00	4838 M65 NORTH	9/30/2022	125000	WD	122500	112622	18911	103589	90106.73438	1.150	936	110.6720085	RIVER		River	401

Maple Ridge River Study:

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
042-032-000-613-00	7715 LONG RAPIDS ROAD	9/29/2022	210000	WD	210000	333315	109649	100351	237185.5781	0.423	1976	50.78491903	RIVER		TB River Frontage	401
043-115-000-004-00	3499 LONG RAPIDS ROAD	10/12/2023	140000	WD	140000	170296	19802	120198	159590.6719	0.753	1620	74.1962963	RIVER		TB River Frontage	401
042-032-000-067-00	7020 LONG RAPIDS ROAD	12/29/2022	105000	WD	100000	85797	29197	70803	60021.20703	1.180	580	122.0741379	RIVER		TB River Frontage	401
041-002-000-071-00	LONG RAPIDS RD	5/5/2022	430000	WD	430000	351066	113810	316190	264157.3125	1.197	1968	160.6656504	RIVER	043-045-000-062-00, 041	TB River Frontage	401
043-075-000-015-00	148 MABEL AVE	3/3/2023	87500	WD	87500	68453	17565	69935	53963.94531	1.296	700	99.90714286	RIVER		TB River Frontage	401
042-031-000-418-00	8387 LONG RAPIDS ROAD	6/30/2022	425000	WD	425000	318319	67221	357779	266275.7195	1.344	2052	174.3562378	RIVER		TB River Frontage	401
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	100817	34076	124824	70775.1875	1.764	746	167.3243968	RIVER		TB River Frontage	401
043-115-000-025-00	3811 LONG RAPIDS ROAD	8/14/2023	165000	WD	165000	91245	17504	147496	78198.30469	1.886	936	157.5811966	RIVER		TB River Frontage	401
									1307576	1190167.927	1.099					

For Green Twp, 2025, use 1.10 for Thunder Bay River and Floodwaters

Green:	1.040
Long Rapids	1.150
Maple Ridge	1.100
	<u>1.097</u>