

Long Rapids 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
031-016-000-010-02		4/29/2022	32000	WD	32000	38859	27351	4649	14034.14648	0.331	0	#DIV/0!	401		Residential Acres	401
031-016-000-001-01	2918 BEAN CREEK ROAD	1/23/2024	80000	LC	80000	132403	31680	48320	123941.4668	0.390	1056	45.75758	401	031-016-000-010-02	Residential Acres	2
031-010-000-520-00	3025 BEAN CREEK ROAD	3/15/2023	92283	SD	92283	138642	47625	44658	110996.3438	0.402	840	53.16429	401		Residential Acres	401
032-003-000-751-02	11492 MAPLE LANE ROAD	4/4/2022	150000	WD	150000	137906	65024	84976	88880.48438	0.956	1158	73.38169	401		Residential Acres	401
032-035-000-540-00	10845 LONG RAPIDS ROAD	10/7/2022	235000	WD	235000	181207	36565	198435	176392.6875	<u>1.125</u>	1352	146.7714	401		Residential Acres	401
										0.641						

For 2025, use 0.65 for Long Rapids Ag

Long Rapids 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
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
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
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
018-103-000-206-01	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
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
084-023-000-765-02	4384 M32 WEST	5/11/2022	250000	WD	250000	113652	13883	236117	155889.0625	1.515	4286	55.09029398	201		COMMERCIAL	201	Alpena

0.657

For 2025, use 0.657 for Long Rapids Commercial & Industrial

Long Rapids 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
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
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
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
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
018-103-000-206-01	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
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
084-023-000-765-02	4384 M32 WEST	5/11/2022	250000	WD	250000	113652	13883	236117	155889.0625	1.515	4286	55.09029398	201		COMMERCIAL	201	Alpena

0.657

For 2025, use 0.657 for Long Rapids Commercial & Industrial

Long Rapids Township-2025 ECF Analysis 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
031-016-000-001-00	2918 BEAN CREEK ROAD	1/23/2024	80000	LC	80000	143510	41878	38122	123941.4668	0.308	1056	36.1004	401	031-016-000-010-02	Residential Backlots	401
031-016-000-010-02		4/29/2022	32000	WD	32000	38859	27351	4649	14034.14648	0.331	0	#DIV/0!	401		Residential Acres	401
031-016-000-001-01	2918 BEAN CREEK ROAD	1/23/2024	80000	LC	80000	132403	31680	48320	123941.4668	0.390	1056	45.7576	401	031-016-000-010-02	Residential Acres	2
031-010-000-520-00	3025 BEAN CREEK ROAD	3/15/2023	92283	SD	92283	138642	47625	44658	110996.3438	0.402	840	53.1643	401		Residential Acres	401
032-002-000-755-00	10050 OHLRICH ROAD	10/17/2023	87500	CD	87500	118741	11836	75664	130371.9531	0.580	1440	52.5444	401		Residential Backlots	401
032-032-000-055-00	LONG RAPIDS ROAD	12/12/2022	135000	WD	133000	160000	27421	105579	161681.7031	0.653	1232	85.6972	401	032-032-000-065-00	Residential Backlots	402
032-032-000-065-00	13028 LONG RAPIDS ROAD	12/12/2022	135000	WD	135000	160000	27421	107579	161681.7031	0.665	1232	87.3206	401	032-032-000-055-00	Residential Backlots	401
032-022-000-510-00	7469 M65 NORTH	3/31/2023	109650	WD	109650	126789	10832	98818	141410.9688	0.699	2384	41.4505	401		Residential Backlots	401
033-037-000-007-00	2222 M65 NORTH	12/28/2022	34000	WD	34000	37583	7491	26509	36697.5625	0.722	1020	25.9892	401		Residential Backlots	401
033-037-000-001-00	2194 M65 NORTH	2/2/2023	25000	WD	25000	25238	3813	21187	26128.04883	0.811	1320	16.0508	401		Residential Backlots	401
032-032-000-824-00	5163 SAULS ROAD	10/10/2022	130500	WD	130500	125081	15959	114541	133075.6094	0.861	1056	108.467	401		Residential Backlots	401
032-036-000-844-00	9494 NORMS ROAD	6/16/2022	66000	WD	66000	63571	23466	42534	48908.53516	0.870	924	46.0325	401		Residential Backlots	401
032-033-000-275-00	5581 M65 NORTH	6/16/2023	134000	WD	134000	117713	8424	125576	133279.2656	0.942	1120	112.121	401		Residential Backlots	401
033-038-000-001-00	12903 LONG RAPIDS ROAD	1/9/2024	72000	LC	72000	64341	14845	57155	60360.97656	0.947	1152	49.6137	401		Residential Backlots	401
032-036-000-025-00	5588 N HERRON ROAD	6/17/2022	95000	WD	95000	82528	6653	88347	92530.48438	0.955	1008	87.6458	401		Residential Backlots	401
032-003-000-751-02	11492 MAPLE LANE ROAD	4/4/2022	150000	WD	150000	137906	65024	84976	88880.48438	0.956	1158	73.3817	401		Residential Acres	401
032-006-000-251-00	14711 CARR ROAD	2/12/2024	110000	WD	110000	95282	16673	93327	95864.63281	0.974	864	108.017	401		Residential Backlots	401
031-016-000-290-00	2501 M65 NORTH	8/26/2022	210500	WD	210500	172473	25734	184766	178950	1.033	1300	142.128	401		Residential Backlots	401
032-035-000-540-00	10845 LONG RAPIDS ROAD	10/7/2022	235000	WD	235000	181207	36565	198435	176392.6875	1.125	1352	146.771	401		Residential Acres	401
032-033-000-570-15	12711 LONG RAPIDS ROAD	5/20/2022	176000	WD	176000	108117	20789	155211	106497.5625	1.457	1728	89.8212	401		Residential Backlots	401
032-023-000-270-00	6813 GRAHAM ROAD	11/5/2022	335000	WD	335000	223441	153826	181174	84896.34375	2.134	848	213.649	401		Residential Acres	401
032-025-000-001-01	9260 FITZPATRICK ROAD	1/2/2024	105000	WD	105000	79084	63616	41384	18863.41406	2.194	636	65.0692	401		Residential Acres	401
											1938511	2249385.359	0.862			

Long Rapids Township-2025 ECF Analysis 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
031-005-000-040-00	4838 M65 NORTH	9/30/2022	125000	WD	122500	112622	18911	103589	90106.73438	1.150	936	110.672	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	50.78492	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	74.1963	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	122.0741	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	160.6657	RIVER	043-045-000-062-00, 041-002-000-350-00	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	99.90714	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	174.3562	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	167.3244	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	157.5812	RIVER		TB River Frontage	401
									1307576	1190167.927	1.099					

For Long Rapids Twp River, 2025, use 1.15