

Wilson Township-2025 ECF Analysis Agricultural Buildings in Agricultural Class

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
042-010-000-051-00	9886 CATHRO RD	8/23/2022	140000	WD	140000	225073	122431	17569	132696.3111	0.132	1496	11.74398396	101		Agricultural	101	Alpena
031-021-200-025-00	3608 S M65	8/28/2023	97000	WD	97000	93509	28665	68335	78694.17335	0.868	864	79.09143519	101		AGRICULTURAL	101	Alcona
023-031-000-351-00	8167 M65 S	10/27/2022	334645	WD	334645	299795	177755	156890	136204.1513	1.152	1582	99.17193426	101		General Agricultural	101	Alpena
023-009-000-251-00	4120 EVANS RD	8/26/2022	200000	WD	200000	154589	37439	162561	132452.9468	1.227	1827	88.97701149	101		General Agricultural	101	Alpena
042-029-000-351-00	7823 METZKE RD	7/7/2023	159000	WD	159000	113490	43010	115990	92371.13465	<u>1.256</u>	1380	84.05072464	101		Agricultural	101	Alpena

0.927

For 2025, use 0.927 for Wilson Twp Ag Buildings in Ag Class

Wilson 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
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
										0.623							

For 2025, use 0.62 for Wilson Twp Commercial & Industrial

Wilson 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
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
										0.623							

For 2025, use 0.62 for Wilson Twp Commercial & Industrial

Wilson Township-2025 ECF Analysis Residential Buildings

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
081-012-000-038-00	4320 S HERRON ROAD	9/13/2023	75000	WD	75000	102820	16729	58271	82147.89844	0.709	1232	47.29788961	401		RESIDENTIAL	401
082-024-000-340-00	4704 WERTH ROAD	2/8/2023	130000	WD	130000	179072	18916	111084	152820.6094	0.727	1248	89.00961538	401		RESIDENTIAL	401
084-028-000-015-00	1030 OLD MILL ROAD	12/4/2023	35000	WD	35000	42559	16580	18420	24789.12305	0.743	1232	14.9512987	401		RESIDENTIAL	401
083-023-000-809-00	1185 N EMERSON ROAD	8/19/2022	190000	WD	190000	245430	38270	151730	197671.7506	0.768	2395	63.35281837	401	083-023-000-810-01	RESIDENTIAL	401
082-005-000-001-02	2994 KING SETTLEMENT ROAD	6/13/2022	200000	WD	200000	254107	18899	181101	224435.1094	0.807	2201	82.2812358	401		RESIDENTIAL	401
082-024-000-281-00	4595 BRILINSKI ROAD	8/2/2022	211000	WD	211000	253292	30964	180036	212145.0313	0.849	2004	89.83832335	401		RESIDENTIAL	401
085-080-000-004-00	1088 FERN LANE	11/30/2023	65000	WD	65000	74557	14009	50991	57774.80859	0.883	808	63.10767327	401	085-080-000-011-00	RESIDENTIAL	401
083-036-000-905-00	2875 MORRIS ROAD	9/13/2023	30000	WD	30000	31216	23360	6640	7496.183105	0.886	1052	6.311787072	401		RESIDENTIAL	401
084-027-000-289-00	M32 WEST	4/21/2022	189000	WD	189000	217466	25181	163819	183478.0469	0.893	2534	64.648382	401	084-027-000-295-00	RESIDENTIAL	402
084-024-000-251-09	1810 N DEER VALLEY ROAD	7/11/2022	194000	WD	184000	197004	103058	80942	89643.13281	0.903	960	84.31458333	401		RESIDENTIAL	401
082-016-000-010-00	7333 NAPPERS ROAD	3/27/2023	189000	WD	189000	206393	68057	120943	132000	0.916	1456	83.06524725	401		RESIDENTIAL	401
083-022-000-485-02	11600 M32 WEST	4/12/2022	165000	WD	165000	185154	20576	144424	157040.0807	0.920	2210	65.35022624	401		RESIDENTIAL	401
085-070-000-007-01	1098 MOSQUITO LANE	10/18/2023	145000	WD	145000	161474	10750	134250	143820.6094	0.933	1500	89.5	401		RESIDENTIAL	401
083-023-000-830-01	10151 N EMERSON ACRES	8/3/2023	170000	WD	169000	184991	20040	148960	157396	0.946	1464	101.7486339	401		RESIDENTIAL	401
082-023-000-780-01	5271 WERTH ROAD	2/16/2024	150005	WD	150005	155389	45751	104254	104616.4123	0.997	1298	80.31895223	401		RESIDENTIAL	401
082-011-000-270-00	4445 DANN ROAD	11/10/2023	80000	WD	80000	81456	48217	31783	31716.60352	1.002	672	47.29613095	401		RESIDENTIAL	401
082-021-000-768-00	7355 WERTH ROAD	10/27/2022	205000	WD	205000	208670	26828	178172	173513.3615	1.027	1120	159.0821429	401		RESIDENTIAL	401
083-022-000-010-02	1968 BEAN CREEK ROAD	11/14/2022	125000	WD	125000	126343	22434	102566	99149.8125	1.034	1092	93.92490842	401		RESIDENTIAL	401
081-010-000-277-00	4280 STINSON ROAD	5/26/2023	252000	WD	252000	251128	31387	220613	209676.5313	1.052	1152	191.5043403	401		RESIDENTIAL	401
081-014-000-001-02	5105 PREVO ROAD	6/21/2023	278000	WD	278000	269395	30295	247705	228148.8594	1.086	1680	147.4434524	401		RESIDENTIAL	401
083-023-000-815-00	10061 N EMERSON ACRES	1/8/2024	305000	WD	305000	277274	21830	283170	243744.2813	1.162	2660	106.4548872	401		RESIDENTIAL	401
084-026-000-005-02	M32 WEST	12/15/2023	85000	WD	85000	86978	14188	70812	58499.04688	1.210	864	81.95833333	401	084-026-000-025-00	RESIDENTIAL	402
082-030-000-251-04	7475 S HERRON ROAD	9/2/2022	355000	WD	355000	306641	36867	318133	257417.9456	1.236	1872	169.9428419	401		RESIDENTIAL	401
082-029-000-515-02	7787 WOLF CREEK ROAD	5/3/2022	98000	WD	98000	86628	23982	74018	59776.71875	1.238	1442	51.33009709	401		RESIDENTIAL	401
082-011-000-905-00	4646 INDIAN RESERVE ROAD	2/21/2023	159000	WD	159000	132044	28823	130177	98493.32431	1.322	896	145.2868304	401		RESIDENTIAL	401
081-012-000-030-00	4365 BESAW ROAD	3/28/2023	318900	WD	318900	234552	43097	275803	182686.0625	1.510	2086	132.2162033	401		RESIDENTIAL	401
082-007-000-225-00	9415 BUSSIE ROAD	8/18/2022	345000	WD	340000	225250	62235	277765	155548.6598	1.786	1190	233.4159664	401		RESIDENTIAL	401
083-023-000-781-00	10449 M32 WEST	8/2/2023	67000	WD	67000	43093	11665	55335	29988.54883	1.845	858	64.49300699	401		RESIDENTIAL	401

1.050

For 2025, use 1.05 for Residential Buildings