

Baldwin Township-2025 ECF Analysis Lake Huron 0003

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
						256324	37506	47494	159140.3564	0.298	1603	29.62819713	0003	033-L40-003-003-00, 033-L40-003-019-00	LAKE HURON INFL 0003	401
033-L40-003-001-00	1547 MEDIA	7/15/2022	85000	WD	85000	256324	37506	47494	159140.3564	0.298	1603	29.62819713	0003		LAKE HURON INFL 0003	401
033-L40-003-001-00	1547 MEDIA	3/31/2023	78000	WD	78000	211414	12502	65498	144663.2656	0.453	1603	40.85963818	0003		LAKE HURON INFL 0003	407
033-F20-000-001-00	96 BALDWIN RESORT	11/30/2023	40000	WD	40000	58487	3560	36440	39946.91016	0.912	688	52.96511628	0003		LAKE HURON INFL 0003	401
033-L50-000-001-00	595 TAWAS BEACH	4/28/2023	240000	WD	234000	320363	58868	175132	190178.1875	0.921	2110	83.00094787	0003		LAKE HURON INFL 0003	407
033-F20-000-001-00	96 BALDWIN RESORT	3/29/2024	45000	WD	41000	58487	3560	37440	39946.91016	0.937	688	54.41860465	0003		LAKE HURON INFL 0003	401
033-C60-004-002-00	2434 WINONA	3/18/2024	75000	WD	75000	102640	10635	64365	66912.72656	0.962	1040	61.88942308	0003		LAKE HURON INFL 0003	401
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	182163	21941	147059	152302.2763	0.966	1416	103.855226	401		LAKE HURON INFL 0003	401
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	182163	21941	147059	152302.2763	0.966	1416	103.855226	401		LAKE HURON INFL 0003	401
033-H10-000-011-00	249 IOSCO BEACH	2/15/2023	360000	WD	360000	408020	236056	123944	125064.7266	0.991	1632	75.94607843	0003A		LAKE HURON INFL 0003	401
033-H30-003-002-00	1029 OTTAWAS	1/29/2024	145000	WD	145000	201060	19693	125307	125157.0938	1.001	1938	64.65789474	0003	033-H30-003-003-00	LAKE HURON INFL 0003	401
033-C10-000-124-00	1696 US23	5/18/2022	120500	WD	120500	150984	12527	107973	100696	1.072	1199	90.05254379	0003		LAKE HURON INFL 0003	401
033-C10-000-073-00	3656 CRESCENT	11/10/2022	162500	WD	162500	196336	38113	124387	115071.2734	1.081	1374	90.52911208	0003	033-C10-000-072-00	LAKE HURON 0003A	401
033-A40-000-006-00	3988 IRIS	7/12/2023	840000	WD	840000	968204	254012	585988	519412.375	1.128	4332	135.2696214	0003		LAKE HURON INFL 0003	401
032-004-100-020-00	4436 AUSABLE DUNES	6/10/2022	500000	WD	500000	592071	78620	421380	373418.9063	1.128	2194	192.0601641	0003		LAKE HURON INFL 0003	401
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	153902	23646	106254	90048.72656	1.180	1080	98.38333333	0003	033-L40-004-016-00	LAKE HURON INFL 0003	401
033-C10-000-088-00	1731 PRIMROSE	8/8/2022	365000	WD	365000	412323	78570	286430	242729.4489	1.180	2596	110.335131	0003		LAKE HURON INFL 0003	401
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	428904	225679	179321	147800	1.213	1824	98.31195175	0003		LAKE HURON INFL 0003	401
033-S40-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	378500	393971	234365	144135	116077.0938	1.242	1285	112.1673152	0003		LAKE HURON INFL 0003	401
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	112500	117023	66089	46411	37042.91016	1.253	440	105.4795455	0003		LAKE HURON INFL 0003	401
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	363415	163945	191055	145069.0938	1.317	1793	106.5560513	0003		LAKE HURON INFL 0003	401
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	461287	55966	394034	294778.9063	1.337	2600	151.5515385	0003		LAKE HURON INFL 0003	401
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	198000	197389	44233	153767	111386.1797	1.380	1466	104.8888131	0003		LAKE HURON 0003A	401
033-A40-000-011-00	3946 IRIS	7/13/2022	425000	WD	425000	415972	209806	215194	149938.9063	1.435	1544	139.3743523	0003		LAKE HURON INFL 0003	401
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	158879	21611	148289	99831.27344	1.485	1378	107.6117562	0003		LAKE HURON INFL 0003	401
033-H30-003-001-00	1027 OTTAWAS	4/27/2022	87000	WD	87000	82210	27503	59497	39786.91016	1.495	600	99.16166667	0003	033-H30-003-021-00	LAKE HURON 0003A	401
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	106441	66240	57760	38213.87891	1.511	943	61.25132556	401		LAKE HURON 0003A	401
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	106441	66240	57760	38213.87891	1.511	943	61.25132556	401		LAKE HURON INFL 0003	401
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	100000	88085	30603	69397	41805.08984	1.660	512	135.5410156	0003		LAKE HURON INFL 0003	401
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	174000	138435	12696	161304	91446.54688	1.764	960	168.025	0003		LAKE HURON INFL 0003	401
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	260000	219814	89641	170359	94671.27344	1.799	1251	136.1782574	0003		LAKE HURON INFL 0003	401
031-035-200-005-00	525 TAWAS BEACH	3/28/2024	205000	WD	205000	157860	20972	184028	99554.90625	1.849	1488	123.6747312	0003		LAKE HURON 0003A	401
033-N10-000-015-00	2565 ALLEN	4/20/2022	160000	WD	160000	123074	18498	141502	76055.27344	1.861	1008	140.3789683	0003		LAKE HURON INFL 0003	2
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	152896	65275	134725	70344	1.915	731	184.3023256	0003	033-H51-003-009-00, 033-H51-003-008-00	LAKE HURON INFL 0003	401
033-H30-002-009-00	1110 OTTAWAS	2/26/2024	262500	WD	262500	222960	123398	139102	72408.72656	1.921	1052	132.2262357	0003		LAKE HURON INFL 0003	401
032-007-100-008-00	1396 US23	8/31/2022	180000	WD	179500	148323	72408	107092	55210.91016	1.940	960	111.5541667	0003		LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	8/10/2023	155000	WD	155000	106836	9918	145082	70485.82031	2.058	1029	140.9931973	0003		LAKE HURON INFL 0003	401
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	195012	114485	125515	58565.08984	2.143	928	135.2532328	0003		LAKE HURON INFL 0003	401

1.332

For 2025, use 1.33 for Baldwin Twp Lake Huron Influence

Baldwin Township-2025 ECF Analysis losco Beach Club 0003A

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
033-L40-003-001-00	1547 MEDIA	7/15/2022	85000	WD	85000	256324	37506	47494	159140.3564	0.298	1603	29.62819713	0003	033-L40-003-003-00, 033-L40-003-019-00	LAKE HURON INFL 0003	401
033-L40-003-001-00	1547 MEDIA	3/31/2023	78000	WD	78000	211414	12502	65498	144663.2656	0.453	1603	40.85963818	0003		LAKE HURON INFL 0003	401
033-F20-000-001-00	96 BALDWIN RESORT	11/30/2023	40000	WD	40000	58487	3560	36440	39946.91016	0.912	688	52.96511628	0003		LAKE HURON INFL 0003	407
033-L50-000-001-00	595 TAWAS BEACH	4/28/2023	240000	WD	234000	320363	58868	175132	190178.1875	0.921	2110	83.00094787	0003		LAKE HURON INFL 0003	401
033-F20-000-001-00	96 BALDWIN RESORT	3/29/2024	45000	WD	41000	58487	3560	37440	39946.91016	0.937	688	54.41860465	0003		LAKE HURON INFL 0003	407
033-C60-004-002-00	2434 WINONA	3/18/2024	75000	WD	75000	102640	10635	64365	66912.72656	0.962	1040	61.88942308	0003		LAKE HURON INFL 0003	401
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	182163	21941	147059	152302.2763	0.966	1416	103.855226	401		LAKE HURON INFL 0003	401
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	182163	21941	147059	152302.2763	0.966	1416	103.855226	401		LAKE HURON INFL 0003	401
033-H10-000-011-00	249 IOSCO BEACH	2/15/2023	360000	WD	360000	408020	236056	123944	125064.7266	0.991	1632	75.94607843	0003A		LAKE HURON INFL 0003	401
033-H30-003-002-00	1029 OTTAWAS	1/29/2024	145000	WD	145000	201060	19693	125307	125157.0938	1.001	1938	64.65789474	0003	033-H30-003-003-00	LAKE HURON INFL 0003	401
033-C10-000-124-00	1696 US23	5/18/2022	120500	WD	120500	150984	12527	107973	100696	1.072	1199	90.05254379	0003		LAKE HURON INFL 0003	401
033-C10-000-073-00	3656 CRESCENT	11/10/2022	162500	WD	162500	196336	38113	124387	115071.2734	1.081	1374	90.52911208	0003	033-C10-000-072-00	LAKE HURON 0003A	401
033-A40-000-006-00	3988 IRIS	7/12/2023	840000	WD	840000	968204	254012	585988	519412.375	1.128	4332	135.2696214	0003		LAKE HURON INFL 0003	401
032-004-100-020-00	4436 AUSABLE DUNES	6/10/2022	500000	WD	500000	592071	78620	421380	373418.9063	1.128	2194	192.0601641	0003	033-L40-004-016-00	LAKE HURON INFL 0003	401
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	153902	23646	106254	90048.72656	1.180	1080	98.38333333	0003		LAKE HURON INFL 0003	401
033-C10-000-088-00	1731 PRIMROSE	8/8/2022	365000	WD	365000	412323	78570	286430	242729.4489	1.180	2596	110.335131	0003		LAKE HURON INFL 0003	401
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	428904	225679	179321	147800	1.213	1824	98.31195175	0003		LAKE HURON INFL 0003	401
033-S40-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	378500	393971	234365	144135	116077.0938	1.242	1285	112.1673152	0003		LAKE HURON INFL 0003	401
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	112500	117023	66089	46411	37042.91016	1.253	440	105.4795455	0003		LAKE HURON INFL 0003	401
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	363415	163945	191055	145069.0938	1.317	1793	106.5560513	0003		LAKE HURON INFL 0003	401
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	461287	55966	394034	294778.9063	1.337	2600	151.5515385	0003		LAKE HURON INFL 0003	401
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	198000	197389	44233	153767	111386.1797	1.380	1466	104.8888131	0003		LAKE HURON 0003A	401
033-A40-000-011-00	3946 IRIS	7/13/2022	425000	WD	425000	415972	209806	215194	149938.9063	1.435	1544	139.3743523	0003		LAKE HURON INFL 0003	401
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	158879	21611	148289	99831.27344	1.485	1378	107.6117562	0003	033-H30-003-021-00	LAKE HURON INFL 0003	401
033-H30-003-001-00	1027 OTTAWAS	4/27/2022	87000	WD	87000	82210	27503	59497	39786.91016	1.495	600	99.16166667	0003		LAKE HURON 0003A	401
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	106441	66240	57760	38213.87891	1.511	943	61.25132556	401		LAKE HURON 0003A	401
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	106441	66240	57760	38213.87891	1.511	943	61.25132556	401		LAKE HURON INFL 0003	401
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	100000	88085	30603	69397	41805.08984	1.660	512	135.5410156	0003		LAKE HURON INFL 0003	401
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	174000	138435	12696	161304	91446.54688	1.764	960	168.025	0003		LAKE HURON INFL 0003	401
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	260000	219814	89641	170359	94671.27344	1.799	1251	136.1782574	0003		LAKE HURON INFL 0003	401
031-035-200-005-00	525 TAWAS BEACH	3/28/2024	205000	WD	205000	157860	20972	184028	99554.90625	1.849	1488	123.6747312	0003		LAKE HURON INFL 0003	401
033-N10-000-015-00	2565 ALLEN	4/20/2022	160000	WD	160000	123074	18498	141502	76055.27344	1.861	1008	140.3789683	0003	033-H51-003-009-00, 033-H51-003-008-00	LAKE HURON INFL 0003	2
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	152896	65275	134725	70344	1.915	731	184.3023256	0003		LAKE HURON INFL 0003	401
033-H30-002-009-00	1110 OTTAWAS	2/26/2024	262500	WD	262500	222960	123398	139102	72408.72656	1.921	1052	132.2262357	0003		LAKE HURON INFL 0003	401
032-007-100-008-00	1396 US23	8/31/2022	180000	WD	179500	148323	72408	107092	55210.91016	1.940	960	111.5541667	0003		LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	8/10/2023	155000	WD	155000	106836	9918	145082	70485.82031	2.058	1029	140.9931973	0003		LAKE HURON INFL 0003	401
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	195012	114485	125515	58565.08984	<u>2.143</u>	928	135.2532328	0003		LAKE HURON INFL 0003	401

1.332

For 2025, use 1.33 for Baldwin Twp Lake Huron Influence

Baldwin Township-2025 ECF Analysis Industrial 0005

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
070-023-200-020-00	126 E MAIN ST	10/27/2022	35000	WD	35000	72806	7586	27414	122593.985	0.224	2328	11.7757732	201		COMMERCIAL HALE	201 losco
170-901-000-053-03	S STATE STREET	3/30/2023	1400	OTH	1400	3037	0	1400	5784.7619	0.242	836	1.674641148	255		STATE ST./AKA N.M-18	210 losco
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.98497387	02300	064-A30-000-049-00	92300 COMMERCIAL F 41	201 losco
064-F10-999-002-00	1945 W RIVER RD	1/30/2024	225000	LC	225000	326996	120492	104508	396021.3131	0.264	5994	17.43543544	02800	064-F10-999-002-50, 064-F10-004-001-00	94200 RANGE 8	201 losco
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.78008658	02300		92300 COMMERCIAL F 41	201 losco
070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	83303	16500	38500	125569.5507	0.307	1824	21.10745614	201		COMMERCIAL HALE	201 losco
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.9231	0.315	2320	20.75258621	251		DOWNTOWN	201 losco
170-060-003-001-03	207 W CEDAR AVENUE	8/24/2022	50000	WD	50000	66747	8242	41758	112509.6154	0.371	1716	24.33449883	251		DOWNTOWN	201 losco
060-003-200-003-00	7995 M-65	11/10/2023	69900	LC	69900	91749	28115	41785	104318.0328	0.401	2728	15.31708211	02800		94000 RANGE 6	201 losco
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	208830	67715	94785	235191.6667	0.403	2136	44.375	COMM		DOWNTOWN AREA	201 losco
170-506-300-011-00	700 E CEDAR AVENUE	9/1/2022	200000	WD	200000	231758	78425	121575	292062.8571	0.416	5616	21.64797009	252		M-61, EAST/WEST	201 losco
170-060-003-004-00	237 W CEDAR AVENUE	6/16/2022	130000	WD	130000	145560	13406	116594	253927.5487	0.459	5200	22.42192308	251		DOWNTOWN	201 losco
070-014-300-009-00	322 N WASHINGTON AVE	12/7/2022	25000	WD	25000	26370	11265	13735	28392.85714	0.484	468	29.3482906	201		COMMERCIAL HALE	201 losco
170-901-000-056-11	S STATE STREET	10/24/2022	15000	OTH	15000	16258	0	15000	30967.61905	0.484	3276	4.578754579	255		STATE ST./AKA N.M-18	210 losco
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.47768595	02300	064-W70-000-057-00	92300 COMMERCIAL F 41	201 losco
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.7692	0.540	5772	16.39518365	251		DOWNTOWN	201 losco
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.54879679	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201 losco
070-015-400-028-00	M65	6/15/2023	40000	WD	40000	38727	15896	24104	42915.41353	0.562	1564	15.41176471	201		COMMERCIAL HALE	201 losco
070-014-300-020-00	200 N WASHINGTON AVE	8/30/2022	100000	WD	100000	95081	10635	89365	158733.0827	0.563	2796	31.96173104	201		COMMERCIAL HALE	201 losco
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	37000	38090	23874	13126	23304.91803	0.563	400	32.815	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201 losco
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	90000	92397	27238	62762	106818.0328	0.588	3060	20.51045752	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201 losco
170-060-002-001-01	105 W CEDAR AVENUE	6/24/2022	188000	WD	188000	165213	14895	173105	289073.0769	0.599	5625	30.77422222	251		DOWNTOWN	201 losco
170-060-004-003-01	327 W CEDAR AVENUE	5/4/2023	100000	WD	100000	87112	8800	91200	150600	0.606	1452	62.80991736	251		DOWNTOWN	201 losco
070-013-300-006-20	3692 TOWERLINE RD	2/23/2024	760000	MLC	760000	667843	60226	699774	1145578.947	0.611	6825	102.530989	201	070-013-300-006-16	Residential	201 losco
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	60000	52224	20657	39343	60589.25	0.649	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401 losco
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.23494794	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201 losco
073-L60-999-007-00	4973 N MAIN ST	9/28/2023	55000	WD	55000	45348	15416	39584	56263.15789	0.704	2100	18.84952381	201		COMMERCIAL HALE	201 losco
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.1103708	02200		COMMERCIAL B2	201 losco
170-601-200-011-10	1210 W CEDAR AVENUE	4/27/2022	155000	LC	155000	132599	89040	65960	82969.52381	0.795	8573	7.693922781	252		M-61, EAST/WEST	201 losco
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	97645	21088	107912	127595	0.846	1587	67.99747952	COMM		DOWNTOWN AREA	201 losco
121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	192740	176400	23600	27233.33333	0.867	1078	21.89239332	COMM		COMMERCIAL	201 losco
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.40516618	02600		92600 COMMERCIAL NORTH TO HURON ST	201 losco
170-601-304-001-02	452 QUARTER STREET	8/1/2023	2795000	WD	2795000	1985306	112418	2682582	3059706.928	0.877	24933	107.5916256	254	170-601-304-001-01	NON-TRUNKLINE COMM'L.	201 losco
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.28571	0.916	896	22.76785714	252		HWY. M-18 (SOUTH)	401 losco
121-O40-003-002-00	214 W BAY ST	12/13/2022	299500	LC	299500	315084	39455	260045	275629	0.943	2892	89.91874136	DT		DOWNTOWN AREA	201 losco
170-100-005-001-10	101 HILL STREET	9/29/2023	2082158	WD	2082158	1264299	230798	1851360	1944055.238	0.952	11960	154.7959866	252	170-100-006-001-00	M-61, EAST/WEST	201 losco
070-014-200-005-10	3890 M65	5/8/2023	400000	WD	400000	257046	77998	322002	336556.391	0.957	6400	50.3128125	201		COMMERCIAL HALE	201 losco
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.52095238	02200		COMMERCIAL B2	201 losco
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.58514548	02500	063-011-200-007-00	94410 LAKE HURON	201 losco
170-601-200-010-10	1234 W CEDAR AVENUE	10/4/2023	525000	WD	525000	315986	79489	445511	450470.4762	0.989	6800	65.51632353	252		M-61, EAST/WEST	201 losco
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	275916	79843	195157	196073	0.995	5190	37.60250482	DT		DOWNTOWN AREA	201 losco
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.2158212	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201 losco
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.60672704	02600		92600 COMMERCIAL NORTH TO HURON ST	201 losco
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.93333333	02300		92300 COMMERCIAL F 41	201 losco
120-021-300-010-00	1230 E US-23	6/30/2023	700000	WD	700000	342467	70138	629862	453881.6667	1.388	8800	71.57522727	COMM		COMMERCIAL	201 losco
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	254154	138263	271737	189985.2459	1.430	6852	39.65805604	02200		92200 COMMERCIAL B2	201 losco
064-S60-000-010-50	5130 N US-23	5/8/2023	1000000	WD	1000000	569940	282001	717999	472031.1475	1.521	10444	68.74751053	02200		92200 COMMERCIAL B2	201 losco
170-100-006-001-00	120 S CEMETERY STREET	4/11/2023	165000	WD	165000	105519	79864	85136	48866.66667	1.742	4570	18.62932166	252		M-61, EAST/WEST	1 losco
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	64650	38090	23874	40776	23304.91803	1.750	400	101.94	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201 losco
121-F30-004-001-00	820 W BAY ST	12/21/2023	300000	WD	300000	118543	26304	273696	153731.6667	1.780	3087	88.66083576	COMM		COMMERCIAL	201 losco
072-010-300-027-00	7065 JOSE LAKE DR	2/15/2023	525000	WD	525000	250930	135580	389420	216823.3052	1.796	5428	71.74281503	201		JOSE LAKE FRONTAGE	201 losco

For 2025, use 0.784 for Baldwin Twp Commercial & Industrial

Baldwin 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
033-D10-000-024-00	1856 E PINE	11/29/2023	120000	WD	120000	349515	59086	60914	276073.1895	0.221	1784	34.14461883	401		SUBS NO LAKE INF	401
033-L40-009-001-00	1551 N US23	2/23/2024	58500	WD	58500	101323	31855	26645	75706.27344	0.352	1168	22.8125	401	033-L40-009-020-00	SUBS NO LAKE INF	401
030-012-100-004-50	WILBER	12/12/2022	60000	PTA	60000	79379	37608	22392	39706.27419	0.564	0	#DIV/0!	401		Residential	401
033-L20-000-030-00	3467 WALNUT	4/18/2022	40000	WD	40000	58751	9654	30346	46670.15234	0.650	704	43.10511364	401		SUBS NO LAKE INF	401
030-012-300-003-00	1240 BISCHOFF	2/23/2023	115000	WD	115000	167439	27433	87567	133085.5469	0.658	1704	51.38908451	401		Residential	401
031-018-300-007-00	652 N WILBER	5/31/2022	172000	WD	172000	233443	24250	147750	198852.6563	0.743	1696	87.11674528	401		SUBS NO LAKE INF	401
033-L20-000-029-00	3477 WALNUT	6/3/2022	55000	WD	55000	66578	9654	45346	54110.26563	0.838	760	59.66578947	401		SUBS NO LAKE INF	401
033-W30-000-023-01	2771 N US23	4/14/2022	120000	WD	120000	141893	18542	101458	117253.8047	0.865	1860	54.54731183	401	031-013-400-002-00	SUBS NO LAKE INF	2
030-012-300-001-50	296 OLD STATE	7/18/2023	35000	WD	35000	36482	24655	10345	11242.39544	0.920	0	#DIV/0!	401		Residential	401
030-002-400-004-00	1585 BISCHOFF	3/30/2023	170000	WD	170000	182702	19170	150830	155448.6719	0.970	1768	85.31108597	401		Residential	401
031-005-300-001-00	1721 N GRENKE LN	12/4/2023	320000	WD	320000	317723	85320	234680	220915.4063	1.062	2432	96.49671053	401		Residential	401
030-012-200-011-00	430 OLD STATE	8/23/2023	135000	WD	135000	131495	45161	89839	82066.53906	1.095	1152	77.98524306	401		SUBS NO LAKE INF	401
033-W40-000-008-00	2645 N US23	6/14/2023	95000	WD	95000	90643	20498	74502	66677.75781	1.117	936	79.59615385	401		Residential	401
031-014-200-003-00	2110 E LINCOLN	8/22/2023	360000	WD	360000	339372	36460	323540	287939.1563	1.124	2196	147.3315118	401		SUBS NO LAKE INF	401
033-K10-000-027-00	2160 RUTH	6/15/2022	115000	WD	105000	97220	12179	92821	80837.45313	1.148	1168	79.47003425	401		SUBS NO LAKE INF	401
033-K10-000-024-00	2140 RUTH	10/11/2022	105000	WD	105000	96861	12233	92767	80444.86719	1.153	1088	85.26378676	401		Residential	401
030-012-100-002-50	51 DEBUCK	10/4/2022	256000	WD	256000	234305	11461	244539	211828.8906	1.154	1730	141.3520231	401		SUBS NO LAKE INF	401
033-L30-000-007-00	833 US23	12/29/2023	159500	WD	159500	146472	36592	122908	104448.6719	1.177	728	168.8296703	401		SUBS NO LAKE INF	401
033-N20-000-036-00	515 JANET	7/18/2022	160000	WD	160000	142896	13540	146460	122961.9766	1.191	1440	101.7083333	401		SUBS NO LAKE INF	401
033-W30-000-023-00	2771 N US23	4/14/2022	120000	WD	120000	106799	16106	103894	86210.07813	1.205	936	110.9978632	401	031-013-400-002-00	Residential	401
030-003-400-002-00	1046 ANDERSON	10/17/2023	150000	WD	150000	134706	37258	112742	92631.17969	1.217	864	130.4884259	401		SUBS NO LAKE INF	401
033-H40-000-034-00	1005 WINTERGREEN	5/13/2022	198000	WD	198000	173392	16882	181118	148773.7656	1.217	1395	129.8336918	401		Residential	401
030-013-100-005-00	733 MONUMENT	8/21/2023	165000	WD	165000	145843	31953	133047	108260.4531	1.229	1584	83.99431818	401		SUBS NO LAKE INF	401
033-W30-000-020-00	2765 HURON	7/17/2023	185000	WD	185000	156867	36288	148712	114618.8203	1.297	1680	88.51904762	401	031-013-400-006-00	SUBS NO LAKE INF	401
033-H30-006-009-00	1049 N US23	6/27/2023	205000	WD	205000	168991	27859	177141	134155.8906	1.320	1541	114.9519792	401		SUBS NO LAKE INF	401
033-W40-000-001-00	2587 N HURON	9/22/2022	130000	WD	130000	104970	12698	117302	87711.02344	1.337	1056	111.0814394	401		SUBS NO LAKE INF	401
032-007-100-033-75	1285 WINTERGREEN	9/14/2023	300000	WD	300000	236661	15601	284399	210133.0809	1.353	1848	153.8955628	401		Residential	401
030-002-300-005-00	772 ANDERSON	9/30/2022	350000	LC	350000	291932	93343	256657	188772.8125	1.360	1512	169.7466931	401	030-002-300-003-75, 033-B20-000-008-00	Residential	401

1.019

For 2025, use 1.02 for Baldwin Twp Residential & Agricultural

Baldwin Township-2025 ECF Analysis Commercial

Table with columns: 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. Contains 100 rows of property data.

For 2025, use 0.784 for Baldwin Twp Commercial & Industrial

Baldwin 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
033-D10-000-024-00	1856 E PINE	11/29/2023	120000	WD	120000	349515	59086	60914	276073.1895	0.221	1784	34.14461883	401		SUBS NO LAKE INF	401
033-L40-009-001-00	1551 N US23	2/23/2024	58500	WD	58500	101323	31855	26645	75706.27344	0.352	1168	22.8125	401	033-L40-009-020-00	SUBS NO LAKE INF	401
030-012-100-004-50	WILBER	12/12/2022	60000	PTA	60000	79379	37608	22392	39706.27419	0.564	0	#DIV/0!	401		Residential	401
033-L20-000-030-00	3467 WALNUT	4/18/2022	40000	WD	40000	58751	9654	30346	46670.15234	0.650	704	43.10511364	401		SUBS NO LAKE INF	401
030-012-300-003-00	1240 BISCHOFF	2/23/2023	115000	WD	115000	167439	27433	87567	133085.5469	0.658	1704	51.38908451	401		Residential	401
031-018-300-007-00	652 N WILBER	5/31/2022	172000	WD	172000	233443	24250	147750	198852.6563	0.743	1696	87.11674528	401		SUBS NO LAKE INF	401
033-L20-000-029-00	3477 WALNUT	6/3/2022	55000	WD	55000	66578	9654	45346	54110.26563	0.838	760	59.66578947	401		SUBS NO LAKE INF	2
033-W30-000-023-01	2771 N US23	4/14/2022	120000	WD	120000	141893	18542	101458	117253.8047	0.865	1860	54.54731183	401	031-013-400-002-00	SUBS NO LAKE INF	401
030-012-300-001-50	296 OLD STATE	7/18/2023	35000	WD	35000	36482	24655	10345	11242.39544	0.920	0	#DIV/0!	401		Residential	401
030-002-400-004-00	1585 BISCHOFF	3/30/2023	170000	WD	170000	182702	19170	150830	155448.6719	0.970	1768	85.31108597	401		Residential	401
031-005-300-001-00	1721 N GRENKE LN	12/4/2023	320000	WD	320000	317723	85320	234680	220915.4063	1.062	2432	96.49671053	401		Residential	401
030-012-200-011-00	430 OLD STATE	8/23/2023	135000	WD	135000	131495	45161	89839	82066.53906	1.095	1152	77.98524306	401		Residential	401
033-W40-000-008-00	2645 N US23	6/14/2023	95000	WD	95000	90643	20498	74502	66677.75781	1.117	936	79.59615385	401		SUBS NO LAKE INF	401
031-014-200-003-00	2110 E LINCOLN	8/22/2023	360000	WD	360000	339372	36460	323540	287939.1563	1.124	2196	147.3315118	401		Residential	401
033-K10-000-027-00	2160 RUTH	6/15/2022	115000	WD	105000	97220	12179	92821	80837.45313	1.148	1168	79.47003425	401		SUBS NO LAKE INF	401
033-K10-000-024-00	2140 RUTH	10/11/2022	105000	WD	105000	96861	12233	92767	80444.86719	1.153	1088	85.26378676	401		SUBS NO LAKE INF	401
030-012-100-002-50	51 DEBUCK	10/4/2022	256000	WD	256000	234305	11461	244539	211828.8906	1.154	1730	141.3520231	401		Residential	401
033-L30-000-007-00	833 US23	12/29/2023	159500	WD	159500	146472	36592	122908	104448.6719	1.177	728	168.8296703	401		SUBS NO LAKE INF	401
033-N20-000-036-00	515 JANET	7/18/2022	160000	WD	160000	142896	13540	146460	122961.9766	1.191	1440	101.7083333	401		SUBS NO LAKE INF	401
033-W30-000-023-00	2771 N US23	4/14/2022	120000	WD	120000	106799	16106	103894	86210.07813	1.205	936	110.9978632	401	031-013-400-002-00	SUBS NO LAKE INF	401
030-003-400-002-00	1046 ANDERSON	10/17/2023	150000	WD	150000	134706	37258	112742	92631.17969	1.217	864	130.4884259	401		Residential	401
033-H40-000-034-00	1005 WINTERGREEN	5/13/2022	198000	WD	198000	173392	16882	181118	148773.7656	1.217	1395	129.8336918	401		SUBS NO LAKE INF	401
030-013-100-005-00	733 MONUMENT	8/21/2023	165000	WD	165000	145843	31953	133047	108260.4531	1.229	1584	83.99431818	401		Residential	401
033-W30-000-020-00	2765 HURON	7/17/2023	185000	WD	185000	156867	36288	148712	114618.8203	1.297	1680	88.51904762	401	031-013-400-006-00	SUBS NO LAKE INF	401
033-H30-006-009-00	1049 N US23	6/27/2023	205000	WD	205000	168991	27859	177141	134155.8906	1.320	1541	114.9519792	401		SUBS NO LAKE INF	401
033-W40-000-001-00	2587 N HURON	9/22/2022	130000	WD	130000	104970	12698	117302	87711.02344	1.337	1056	111.0814394	401		SUBS NO LAKE INF	401
032-007-100-033-75	1285 WINTERGREEN	9/14/2023	300000	WD	300000	236661	15601	284399	210133.0809	1.353	1848	153.8955628	401		Residential	401
030-002-300-005-00	772 ANDERSON	9/30/2022	350000	LC	350000	291932	93343	256657	188772.8125	1.360	1512	169.7466931	401	030-002-300-003-75, 033-B20-000-008-00	Residential	401

1.019

For 2025, use 1.02 for Baldwin Twp Residential & Agricultural

Baldwin Township-2025 ECF Analysis Condo

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
033-H70-000-001-00	675 LAKEVIEW	8/8/2022	499000	WD	449000	523368	74520	374480	389625.0137	0.961	1840	203.5217391	CONDO		CONDO	407
033-H70-000-002-00	675 LAKEVIEW	5/17/2022	488000	WD	488000	465619	74372	413628	339624.125	<u>1.218</u>	2059	200.8878096	CONDO		CONDO	407
										1.090						

For 2025, use 1.09 for Condo, Cottages at Tawas Point

Baldwin Township-2025 ECF Analysis Tawas 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
033-P30-001-016-00	1043 CRANBERRY PIKE	5/19/2022	190000	WD	190000	155826	81028	108972	85679.26563	1.272	1008	108.1071429	TAWAS		TAWAS LAKE INFL	401
033-R10-000-001-00	1264 SCHILL RD	5/12/2022	138000	WD	138000	156713	6398	131602	172182.125	0.764	1200	109.6683333	TAWAS		TAWAS LAKE INFL	401
033-R10-000-003-00	1260 SCHILL RD	12/8/2023	152000	WD	152000	101942	28876	123124	83695.30469	1.471	1152	106.8784722	TAWAS		TAWAS LAKE INFL	401
										<u>1.169</u>						

For 2025, use 1.16 for Tawas Lake Area