

Oscoda Township-2025 ECF Analysis 01000 '91000 Agricultural'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class
062-016-400-020-00	6562 WENTWORTH RD	12/5/2023	45000	WD	45000	78575	22962	22038	73175	0.301	701	31.437946	04210	94200 RANGE 8 401
064-S30-000-114-00	2098 BUCK ST	6/17/2022	30000	WD	30000	41638	13685	16315	36780.26172	0.444	400	40.7875	04210	94200 RANGE 8 401
062-020-100-026-01	731 BISSONETTE RD	5/20/2022	47000	WD	46900	67547	5689	41211	81392.10156	0.506	896	45.99442	04210	94200 RANGE 8 401
062-016-100-016-00	1570 PASTERZ TR	2/28/2024	70000	WD	70000	82134	8931	61069	96319.73438	0.634	1040	58.720192	04210	94200 RANGE 8 401
062-026-400-004-00	2425 HARVEY TR	5/22/2023	118630	WD	118630	132209	25706	92924	140135.5313	0.663	1250	74.3392	04210	94200 RANGE 8 401
062-020-200-006-00	636 BISSONETTE RD	7/13/2023	80000	WD	80000	85973	10481	69519	99331.57813	0.700	888	78.287162	04210	94200 RANGE 8 401
062-031-300-001-00	625 N WILBER RD	1/22/2024	187900	WD	187900	187995	110762	77138	101622.3655	0.759	1126	68.506217	04210	94200 RANGE 8 401
064-T40-000-010-00	794 BISSONETTE RD	8/24/2023	89000	WD	89000	78606	8435	80565	92330.26563	0.873	916	87.953057	04210	94200 RANGE 8 401
064-S30-000-100-00	2037 FERN AVE	9/23/2022	113000	WD	113000	94247	10356	102644	110382.8984	0.930	1196	85.822742	04210	94200 RANGE 8 401
064-B30-000-008-00	6460 ZELMA ST	6/28/2023	106000	WD	106000	84150	17730	88270	82231.57813	1.073	672	131.35417	04210	062-020-2 94200 RANGE 8 401
064-S31-000-171-00	1997 DUFFERN AVE	7/19/2023	130000	WD	130000	96630	21569	108431	98764.47656	1.098	1168	92.83476	04210	94200 RANGE 8 401
062-027-400-013-00	1893 DUFFERN AVE	3/8/2024	12000	QC	12000	11438	10301	1699	1496.052612	1.136	0	#DIV/0!	04210	94200 RANGE 8 401
064-B30-000-017-00	6457 ZELMA ST	10/31/2023	63000	WD	63000	41660	4510	58490	48881.57813	1.197	650	89.984615	04210	94200 RANGE 8 401
064-B30-000-001-00	6420 ZELMA ST	3/24/2023	149500	WD	149500	83267	7832	141668	99256.57813	1.427	990	143.09899	04210	94200 RANGE 8 401
062-020-200-006-00	636 BISSONETTE RD	1/26/2024	166900	WD	166900	85973	10481	156419	99331.57813	1.575	888	176.14752	04210	94200 RANGE 8 401
												0.888 Use 0.888 for 04210		
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	195000	229414	56556	138444	214997.5156	0.644	2207	62.729497	04010	94485 AUSABLE RIVER R 401
064-H20-000-059-00	4360 DEERLAND RD	7/5/2022	63000	WD	62200	72463	13634	48566	73170.39844	0.664	836	58.093301	04010	064-H20-C 94000 RANGE 6 401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	233890	28413	171587	255568.4063	0.671	2700	63.550741	04010	94000 RANGE 6 401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	182498	14718	151182	208681.5938	0.724	1620	93.322222	04010	94000 RANGE 6 401
064-P10-000-006-00	3496 PINE ACRES RD	3/16/2023	139000	WD	139000	131901	21591	117409	137201.5	0.856	960	122.30104	04010	94000 RANGE 6 401
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	13950	76050	87630.59375	0.868	840	90.535714	04010	064-H20-C 94000 RANGE 6 401
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	11915	103085	112834.5781	0.914	1080	95.449074	04010	94000 RANGE 6 401
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	11782	160718	168965.1719	0.951	1632	98.479167	04010	94000 RANGE 6 401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	150902	16324	164576	167385.5781	0.983	1440	114.28889	04010	94000 RANGE 6 401
064-P10-000-020-00	3403 PINE ACRES RD	12/7/2023	200000	WD	200000	171221	16505	183495	185487.5625	0.989	1080	169.90278	04010	064-P10-0 94000 RANGE 6 401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	168814	16505	183495	185487.5625	0.989	1080	169.90278	04010	064-P10-0 94000 RANGE 6 401
060-004-200-002-00	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	137784	46605	113395	113406.7188	1.000	1216	93.252467	04010	060-004-2 94000 RANGE 6 1
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	215756	22717	257183	239109.4531	1.076	2016	127.57093	04010	064-H20-C 94000 RANGE 6 401
064-H20-000-012-00	4384 LOUD DAM RD	6/24/2022	73500	WD	73500	52436	3027	70473	61453.98047	1.147	600	117.455	04010	94000 RANGE 6 401
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	146345	15869	199131	162283.5781	1.227	1356	146.85177	04010	94000 RANGE 6 401
060-003-200-001-00	7794 JAMES RAY ST	10/27/2022	155900	WD	155900	107974	31017	124883	95717.66406	1.305	768	162.60807	04010	064-S90-9 94000 RANGE 6 401
												1.001 Use 0.859 for 04010, 04110, and 04120		

For 2025: Use Blended Rate of 0.874 For Agricultural

Oscoda Township-2025 ECF Analysis 02100 '92100 Commercial B1'

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
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
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
For 2025, limited sales, use 0.823/Commercial area 02200																
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
For 2025, use 0.983 for Commercial area 02500																
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
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
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
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
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
0.560																
For 2025, use 0.56 for Commercial area 02300																
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		92200 COMMERCIAL B2	201
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
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		92200 COMMERCIAL B2	201
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
754465 924083.6046 0.816																
For 2025, use 0.81 for Commercial area 02200/02600																
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
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
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
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
0.705																
For 2025, use 0.70 for commercial area 02100																
0.694 Avg of 02100, 02200, 02300																
For 2025, use 0.69 for areas 02400/02700/02800																

Oscoda Township-2025 ECF Analysis 02200 '92200 Commercial B2'

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
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
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
For 2025, limited sales, use 0.823/Commercial area 02200																
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
For 2025, use 0.983 for Commercial area 02500																
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
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
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
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
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
0.560																
For 2025, use 0.56 for Commercial area 02300																
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		92200 COMMERCIAL B2	201
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
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		92200 COMMERCIAL B2	201
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
754465 924083.6046 0.816																
For 2025, use 0.81 for Commercial area 02200/02600																
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
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
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
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
0.705																
For 2025, use 0.70 for commercial area 02100																
0.694 Avg of 02100, 02200, 02300																
For 2025, use 0.69 for areas 02400/02700/02800																

Oscoda Township-2025 ECF Analysis 02300 '92300 Commercial F-41'

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
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
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
For 2025, limited sales, use 0.823/Commercial area 02200																
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
For 2025, use 0.983 for Commercial area 02500																
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
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
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
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
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
0.560																
For 2025, use 0.56 for Commercial area 02300																
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		92200 COMMERCIAL B2	201
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
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		92200 COMMERCIAL B2	201
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
754465 924083.6046 0.816																
For 2025, use 0.81 for Commercial area 02200/02600																
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
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
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
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
0.705																
For 2025, use 0.70 for commercial area 02100																
0.694 Avg of 02100, 02200, 02300																
For 2025, use 0.69 for areas 02400/02700/02800																

Oscoda Township-2025 ECF Analysis 02400 '92400 Commercial WAFB'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727	02600	92600 COMMERCIAL NC	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166	02600	92600 COMMERCIAL NC	201
For 2025, limited sales, use 0.823/Commercial area 02200															
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.585145	02500	063-011-2 94410 LAKE HURON	201
For 2025, use 0.983 for Commercial area 02500															
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.984974	02300	064-A30-0 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866	02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686	02300	064-W70-0 92300 COMMERCIAL F 4	201
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 4	401
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333	02300	92300 COMMERCIAL F 4	201
0.560															
For 2025, use 0.56 for Commercial area 02300															
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.110371	02200	92200 COMMERCIAL B2	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166	02600	92600 COMMERCIAL NC	201
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.520952	02200	92200 COMMERCIAL B2	201
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727	02600	92600 COMMERCIAL NC	201
754465 924083.6046 0.816															
For 2025, use 0.81 for Commercial area 02200/02600															
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.548797	02100	92100 COMMERCIAL B1	201
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-V10-0 92100 COMMERCIAL B1	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.234948	02100	92100 COMMERCIAL B1	201
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.21582	02100	92100 COMMERCIAL B1	201
0.705															
For 2025, use 0.70 for commercial area 02100															
0.694 Avg of 02100, 02200, 02300															
For 2025, use 0.69 for areas 02400/02700/02800															

Oscoda Township-2025 ECF Analysis 02500 '92500 Commercial Lake Huron'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727 02600	92600 COMMERCIAL NC	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166 02600	92600 COMMERCIAL NC	201
For 2025, limited sales, use 0.823/Commercial area 02200														
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.585145 02500	063-011-2 94410 LAKE HURON	201
For 2025, use 0.983 for Commercial area 02500														
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.984974 02300	064-A30-0 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866 02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686 02300	064-W70-0 92300 COMMERCIAL F 4	201
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 4	401
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333 02300	92300 COMMERCIAL F 4	201
0.560 For 2025, use 0.56 for Commercial area 02300														
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.110371 02200	92200 COMMERCIAL B2	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166 02600	92600 COMMERCIAL NC	201
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.520952 02200	92200 COMMERCIAL B2	201
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727 02600	92600 COMMERCIAL NC	201
754465 924083.6046 0.816 For 2025, use 0.81 for Commercial area 02200/02600														
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.548797 02100	92100 COMMERCIAL B1	201
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-V10-0 92100 COMMERCIAL B1	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.234948 02100	92100 COMMERCIAL B1	201
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.21582 02100	92100 COMMERCIAL B1	201
0.705 For 2025, use 0.70 for commercial area 02100														
0.694 Avg of 02100, 02200, 02300 For 2025, use 0.69 for areas 02400/02700/02800														

Oscoda Township-2025 ECF Analysis 02600 '92600 Commercial North US 23'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727	02600	92600 COMMERCIAL NC	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166	02600	92600 COMMERCIAL NC	201
For 2025, limited sales, use 0.823/Commercial area 02200															
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.585145	02500	063-011-2 94410 LAKE HURON	201
For 2025, use 0.983 for Commercial area 02500															
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.984974	02300	064-A30-0 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866	02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686	02300	064-W70-0 92300 COMMERCIAL F 4	201
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 4	401
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333	02300	92300 COMMERCIAL F 4	201
0.560 For 2025, use 0.56 for Commercial area 02300															
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.110371	02200	92200 COMMERCIAL B2	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166	02600	92600 COMMERCIAL NC	201
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.520952	02200	92200 COMMERCIAL B2	201
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727	02600	92600 COMMERCIAL NC	201
754465 924083.6046 0.816 For 2025, use 0.81 for Commercial area 02200/02600															
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.548797	02100	92100 COMMERCIAL B1	201
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-V10-0 92100 COMMERCIAL B1	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.234948	02100	92100 COMMERCIAL B1	201
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.21582	02100	92100 COMMERCIAL B1	201
0.705 For 2025, use 0.70 for commercial area 02100															
0.694 Avg of 02100, 02200, 02300 For 2025, use 0.69 for areas 02400/02700/02800															

Oscoda Township-2025 ECF Analysis 02700 '92700 Commercial Outline RG 9'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727 02600	92600 COMMERCIAL NC	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166 02600	92600 COMMERCIAL NC	201
For 2025, limited sales, use 0.823/Commercial area 02200														
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.585145 02500	063-011-2 94410 LAKE HURON	201
For 2025, use 0.983 for Commercial area 02500														
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.984974 02300	064-A30-0 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866 02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686 02300	064-W70-0 92300 COMMERCIAL F 4	201
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 4	401
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333 02300	92300 COMMERCIAL F 4	201
0.560														
For 2025, use 0.56 for Commercial area 02300														
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.110371 02200	92200 COMMERCIAL B2	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166 02600	92600 COMMERCIAL NC	201
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.520952 02200	92200 COMMERCIAL B2	201
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727 02600	92600 COMMERCIAL NC	201
754465 924083.6046 0.816														
For 2025, use 0.81 for Commercial area 02200/02600														
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.548797 02100	92100 COMMERCIAL B1	201
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-V10-0 92100 COMMERCIAL B1	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.234948 02100	92100 COMMERCIAL B1	201
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.21582 02100	92100 COMMERCIAL B1	201
0.705														
For 2025, use 0.70 for commercial area 02100														
0.694 Avg of 02100, 02200, 02300														
For 2025, use 0.69 for areas 02400/02700/02800														



Oscoda Township-2025 ECF Analysis 02800 '92800 Commercial Outline RG 6, 7, 8'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727	02600	92600 COMMERCIAL NC	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166	02600	92600 COMMERCIAL NC	201
For 2025, limited sales, use 0.823/Commercial area 02200															
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	450000	445767	139269	310731	315977.3198	0.983	6530	47.585145	02500	063-011-2 94410 LAKE HURON	201
For 2025, use 0.983 for Commercial area 02500															
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.984974	02300	064-A30-0 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866	02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686	02300	064-W70-0 92300 COMMERCIAL F 4	201
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 4	401
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333	02300	92300 COMMERCIAL F 4	201
0.560															
For 2025, use 0.56 for Commercial area 02300															
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	626863	548442	211861	415002	551772.1312	0.752	6904	60.110371	02200	92200 COMMERCIAL B2	201
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.405166	02600	92600 COMMERCIAL NC	201
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.520952	02200	92200 COMMERCIAL B2	201
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	75000	49294	15314	59686	55704.91803	1.071	1546	38.606727	02600	92600 COMMERCIAL NC	201
754465 924083.6046															
0.816															
For 2025, use 0.81 for Commercial area 02200/02600															
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.0497	0.548	2992	26.548797	02100	92100 COMMERCIAL B1	201
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-V10-0 92100 COMMERCIAL B1	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	160000	148717	26422	133578	200483.6066	0.666	4418	30.234948	02100	92100 COMMERCIAL B1	201
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7031	1.043	1163	129.21582	02100	92100 COMMERCIAL B1	201
0.705															
For 2025, use 0.70 for commercial area 02100															
0.694 Avg of 02100, 02200, 02300															
For 2025, use 0.69 for areas 02400/02700/02800															

Oscoda Township-2025 ECF Analysis 03100 '93100 Industrial-Consumers Energy'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
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 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 4	201
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333 02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686 02300	064-W70- 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866 02300	92300 COMMERCIAL F 4	201
										0.611				

For 2025, use 0.611 for Oscoda Twp Industrial

Oscoda Township-2025 ECF Analysis 03300 '93300 Industrial'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
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 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 4	201
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333	02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686	02300	064-W70-0 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866	02300	92300 COMMERCIAL F 4	201

0.611

For 2025, use 0.611 for Oscoda Twp Industrial

Oscoda Township-2025 ECF Analysis 03600 '93600 Industrial-WAFB'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais	Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
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 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 4	201
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.80422	1.103	1200	55.933333	02300	92300 COMMERCIAL F 4	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.477686	02300	064-W70-0 92300 COMMERCIAL F 4	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	45000	64934	22408	22592	81623.80038	0.277	2310	9.7800866	02300	92300 COMMERCIAL F 4	201
										0.611					

For 2025, use 0.611 for Oscoda Twp Industrial

Oscoda Township-2025 ECF Analysis 04010 '94010 Range 6'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
060-023-400-010-00	3624 GREENVIEW LN	11/10/2023	35000	WD	35000	109370	13954	21046	118676.6172	0.177	1140	18.461404 04010	94000 RANGE 6	401
060-004-200-002-02	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	224114	60286	99714	187971.5905	0.530	4288	23.254198 04010	060-004-2 94000 RANGE 6	401
060-022-300-004-11	4490 M-65	5/23/2022	150000	WD	150000	191768	21580	128420	211676.6245	0.607	2228	57.639138 04010	94000 RANGE 6	401
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	195000	229414	56556	138444	214997.5156	0.644	2207	62.729497 04010	94485 AUSABLE RIVER R6 R7 R8	401
064-H20-000-059-00	4360 DEERLAND RD	7/5/2022	63000	WD	62200	72463	13634	48566	73170.39844	0.664	836	58.093301 04010	064-H20-C 94000 RANGE 6	401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	233890	28413	171587	255568.4063	0.671	2700	63.550741 04010	94000 RANGE 6	401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	182498	14718	151182	208681.5938	0.724	1620	93.322222 04010	94000 RANGE 6	401
064-P10-000-006-00	3496 PINE ACRES RD	3/16/2023	139000	WD	139000	131901	21591	117409	137201.5	0.856	960	122.30104 04010	94000 RANGE 6	401
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	13950	76050	87630.59375	0.868	840	90.535714 04010	064-H20-C 94000 RANGE 6	401
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	11915	103085	112834.5781	0.914	1080	95.449074 04010	94000 RANGE 6	401
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	11782	160718	168965.1719	0.951	1632	98.479167 04010	94000 RANGE 6	401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	150902	16324	164576	167385.5781	0.983	1440	114.28889 04010	94000 RANGE 6	401
064-P10-000-020-00	3403 PINE ACRES RD	12/7/2023	200000	WD	200000	171221	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	168814	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
060-004-200-002-00	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	137784	46605	113395	113406.7188	1.000	1216	93.252467 04010	060-004-2 94000 RANGE 6	1
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	215756	22717	257183	239109.4531	1.076	2016	127.57093 04010	064-H20-C 94000 RANGE 6	401
064-H20-000-012-00	4384 LOUD DAM RD	6/24/2022	73500	WD	73500	52436	3027	70473	61453.98047	1.147	600	117.455 04010	94000 RANGE 6	401
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	146345	15869	199131	162283.5781	1.227	1356	146.85177 04010	94000 RANGE 6	401
060-003-200-001-00	7794 JAMES RAY ST	10/27/2022	155900	WD	155900	107974	31017	124883	95717.66406	1.305	768	162.60807 04010	064-S90-9 94000 RANGE 6	401
0.859 Use 0.859 for 04010, 04110, and 04120														
064-T20-000-008-00	3859 WINN RD	7/31/2023	18000	WD	18000	23878	9441	8559	22382.94531	0.382	720	11.8875 04020	94000 RANGE 6	401
064-G10-000-033-00	3658 PINE ACRES RD	11/4/2022	50000	WD	50000	48240	8278	41722	61956.58984	0.673	764	54.609948 04020	94000 RANGE 6	401
064-T30-000-020-00	3838 ROSEMARY LN	3/8/2024	89900	WD	89900	77262	6480	83420	109739.5313	0.760	1152	72.413194 04020	94000 RANGE 6	401
064-T30-000-036-01	3839 ROSEMARY LN	8/10/2023	25000	WD	25000	17277	11036	13964	15221.95117	0.917	672	20.779762 04020	94000 RANGE 6	402
0.683 For 04020 '94020 Range 6 Mobile Home District'														

Oscoda Township-2025 ECF Analysis 04020 '94020 Range 6 Mobile Home District'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
060-023-400-010-00	3624 GREENVIEW LN	11/10/2023	35000	WD	35000	109370	13954	21046	118676.6172	0.177	1140	18.461404 04010	94000 RANGE 6	401
060-004-200-002-02	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	224114	60286	99714	187971.5905	0.530	4288	23.254198 04010	060-004-2 94000 RANGE 6	401
060-022-300-004-11	4490 M-65	5/23/2022	150000	WD	150000	191768	21580	128420	211676.6245	0.607	2228	57.639138 04010	94000 RANGE 6	401
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	195000	229414	56556	138444	214997.5156	0.644	2207	62.729497 04010	94485 AUSABLE RIVER R6 R7 R8	401
064-H20-000-059-00	4360 DEERLAND RD	7/5/2022	63000	WD	62200	72463	13634	48566	73170.39844	0.664	836	58.093301 04010	064-H20-C 94000 RANGE 6	401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	233890	28413	171587	255568.4063	0.671	2700	63.550741 04010	94000 RANGE 6	401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	182498	14718	151182	208681.5938	0.724	1620	93.322222 04010	94000 RANGE 6	401
064-P10-000-006-00	3496 PINE ACRES RD	3/16/2023	139000	WD	139000	131901	21591	117409	137201.5	0.856	960	122.30104 04010	94000 RANGE 6	401
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	13950	76050	87630.59375	0.868	840	90.535714 04010	064-H20-C 94000 RANGE 6	401
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	11915	103085	112834.5781	0.914	1080	95.449074 04010	94000 RANGE 6	401
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	11782	160718	168965.1719	0.951	1632	98.479167 04010	94000 RANGE 6	401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	150902	16324	164576	167385.5781	0.983	1440	114.28889 04010	94000 RANGE 6	401
064-P10-000-020-00	3403 PINE ACRES RD	12/7/2023	200000	WD	200000	171221	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	168814	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
060-004-200-002-00	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	137784	46605	113395	113406.7188	1.000	1216	93.252467 04010	060-004-2 94000 RANGE 6	1
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	215756	22717	257183	239109.4531	1.076	2016	127.57093 04010	064-H20-C 94000 RANGE 6	401
064-H20-000-012-00	4384 LOUD DAM RD	6/24/2022	73500	WD	73500	52436	3027	70473	61453.98047	1.147	600	117.455 04010	94000 RANGE 6	401
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	146345	15869	199131	162283.5781	1.227	1356	146.85177 04010	94000 RANGE 6	401
060-003-200-001-00	7794 JAMES RAY ST	10/27/2022	155900	WD	155900	107974	31017	124883	95717.66406	1.305	768	162.60807 04010	064-S90-9 94000 RANGE 6	401
											0.859 Use 0.859 for 04010, 04110, and 04120			
064-T20-000-008-00	3859 WINN RD	7/31/2023	18000	WD	18000	23878	9441	8559	22382.94531	0.382	720	11.8875 04020	94000 RANGE 6	401
064-G10-000-033-00	3658 PINE ACRES RD	11/4/2022	50000	WD	50000	48240	8278	41722	61956.58984	0.673	764	54.609948 04020	94000 RANGE 6	401
064-T30-000-020-00	3838 ROSEMARY LN	3/8/2024	89900	WD	89900	77262	6480	83420	109739.5313	0.760	1152	72.413194 04020	94000 RANGE 6	401
064-T30-000-036-01	3839 ROSEMARY LN	8/10/2023	25000	WD	25000	17277	11036	13964	15221.95117	0.917	672	20.779762 04020	94000 RANGE 6	402
											0.683 For 04020 '94020 Range 6 Mobile Home District'			

Oscoda Township-2025 ECF Analysis 04110 '94110 Range 7'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
060-023-400-010-00	3624 GREENVIEW LN	11/10/2023	35000	WD	35000	109370	13954	21046	118676.6172	0.177	1140	18.461404 04010	94000 RANGE 6	401
060-004-200-002-02	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	224114	60286	99714	187971.5905	0.530	4288	23.254198 04010	060-004-2 94000 RANGE 6	401
060-022-300-004-11	4490 M-65	5/23/2022	150000	WD	150000	191768	21580	128420	211676.6245	0.607	2228	57.639138 04010	94000 RANGE 6	401
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	195000	229414	56556	138444	214997.5156	0.644	2207	62.729497 04010	94485 AUSABLE RIVER R6 R7 R8	401
064-H20-000-059-00	4360 DEERLAND RD	7/5/2022	63000	WD	62200	72463	13634	48566	73170.39844	0.664	836	58.093301 04010	064-H20-C 94000 RANGE 6	401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	233890	28413	171587	255568.4063	0.671	2700	63.550741 04010	94000 RANGE 6	401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	182498	14718	151182	208681.5938	0.724	1620	93.322222 04010	94000 RANGE 6	401
064-P10-000-006-00	3496 PINE ACRES RD	3/16/2023	139000	WD	139000	131901	21591	117409	137201.5	0.856	960	122.30104 04010	94000 RANGE 6	401
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	13950	76050	87630.59375	0.868	840	90.535714 04010	064-H20-C 94000 RANGE 6	401
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	11915	103085	112834.5781	0.914	1080	95.449074 04010	94000 RANGE 6	401
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	11782	160718	168965.1719	0.951	1632	98.479167 04010	94000 RANGE 6	401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	150902	16324	164576	167385.5781	0.983	1440	114.28889 04010	94000 RANGE 6	401
064-P10-000-020-00	3403 PINE ACRES RD	12/7/2023	200000	WD	200000	171221	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	168814	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
060-004-200-002-00	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	137784	46605	113395	113406.7188	1.000	1216	93.252467 04010	060-004-2 94000 RANGE 6	1
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	215756	22717	257183	239109.4531	1.076	2016	127.57093 04010	064-H20-C 94000 RANGE 6	401
064-H20-000-012-00	4384 LOUD DAM RD	6/24/2022	73500	WD	73500	52436	3027	70473	61453.98047	1.147	600	117.455 04010	94000 RANGE 6	401
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	146345	15869	199131	162283.5781	1.227	1356	146.85177 04010	94000 RANGE 6	401
060-003-200-001-00	7794 JAMES RAY ST	10/27/2022	155900	WD	155900	107974	31017	124883	95717.66406	1.305	768	162.60807 04010	064-S90-9 94000 RANGE 6	401
0.859 Use 0.859 for 04010, 04110, and 04120														
064-T20-000-008-00	3859 WINN RD	7/31/2023	18000	WD	18000	23878	9441	8559	22382.94531	0.382	720	11.8875 04020	94000 RANGE 6	401
064-G10-000-033-00	3658 PINE ACRES RD	11/4/2022	50000	WD	50000	48240	8278	41722	61956.58984	0.673	764	54.609948 04020	94000 RANGE 6	401
064-T30-000-020-00	3838 ROSEMARY LN	3/8/2024	89900	WD	89900	77262	6480	83420	109739.5313	0.760	1152	72.413194 04020	94000 RANGE 6	401
064-T30-000-036-01	3839 ROSEMARY LN	8/10/2023	25000	WD	25000	17277	11036	13964	15221.95117	0.917	672	20.779762 04020	94000 RANGE 6	402
0.683 For 04020 '94020 Range 6 Mobile Home District'														

Oscoda Township-2025 ECF Analysis 04120 '94120 Wild Cat Gully'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residua	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
060-023-400-010-00	3624 GREENVIEW LN	11/10/2023	35000	WD	35000	109370	13954	21046	118676.6172	0.177	1140	18.461404 04010	94000 RANGE 6	401
060-004-200-002-02	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	224114	60286	99714	187971.5905	0.530	4288	23.254198 04010	060-004-2 94000 RANGE 6	401
060-022-300-004-11	4490 M-65	5/23/2022	150000	WD	150000	191768	21580	128420	211676.6245	0.607	2228	57.639138 04010	94000 RANGE 6	401
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	195000	229414	56556	138444	214997.5156	0.644	2207	62.729497 04010	94485 AUSABLE RIVER R6 R7 R8	401
064-H20-000-059-00	4360 DEERLAND RD	7/5/2022	63000	WD	62200	72463	13634	48566	73170.39844	0.664	836	58.093301 04010	064-H20-C 94000 RANGE 6	401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	233890	28413	171587	255568.4063	0.671	2700	63.550741 04010	94000 RANGE 6	401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	182498	14718	151182	208681.5938	0.724	1620	93.322222 04010	94000 RANGE 6	401
064-P10-000-006-00	3496 PINE ACRES RD	3/16/2023	139000	WD	139000	131901	21591	117409	137201.5	0.856	960	122.30104 04010	94000 RANGE 6	401
064-H20-000-077-00	4340 CAMP RD (PINE ST)	8/26/2022	95000	WD	90000	84405	13950	76050	87630.59375	0.868	840	90.535714 04010	064-H20-C 94000 RANGE 6	401
060-022-300-015-00	4360 LOUD DAM RD	12/16/2022	115000	WD	115000	102634	11915	103085	112834.5781	0.914	1080	95.449074 04010	94000 RANGE 6	401
064-S90-000-045-01	4271 TYSON ST	9/2/2022	172500	WD	172500	147630	11782	160718	168965.1719	0.951	1632	98.479167 04010	94000 RANGE 6	401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	150902	16324	164576	167385.5781	0.983	1440	114.28889 04010	94000 RANGE 6	401
064-P10-000-020-00	3403 PINE ACRES RD	12/7/2023	200000	WD	200000	171221	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	168814	16505	183495	185487.5625	0.989	1080	169.90278 04010	064-P10-0 94000 RANGE 6	401
060-004-200-002-00	7948 S VAUGHN LAKE DR	2/23/2023	160000	WD	160000	137784	46605	113395	113406.7188	1.000	1216	93.252467 04010	060-004-2 94000 RANGE 6	1
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	215756	22717	257183	239109.4531	1.076	2016	127.57093 04010	064-H20-C 94000 RANGE 6	401
064-H20-000-012-00	4384 LOUD DAM RD	6/24/2022	73500	WD	73500	52436	3027	70473	61453.98047	1.147	600	117.455 04010	94000 RANGE 6	401
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	146345	15869	199131	162283.5781	1.227	1356	146.85177 04010	94000 RANGE 6	401
060-003-200-001-00	7794 JAMES RAY ST	10/27/2022	155900	WD	155900	107974	31017	124883	95717.66406	1.305	768	162.60807 04010	064-S90-9 94000 RANGE 6	401
0.859 Use 0.859 for 04010, 04110, and 04120														
064-T20-000-008-00	3859 WINN RD	7/31/2023	18000	WD	18000	23878	9441	8559	22382.94531	0.382	720	11.8875 04020	94000 RANGE 6	401
064-G10-000-033-00	3658 PINE ACRES RD	11/4/2022	50000	WD	50000	48240	8278	41722	61956.58984	0.673	764	54.609948 04020	94000 RANGE 6	401
064-T30-000-020-00	3838 ROSEMARY LN	3/8/2024	89900	WD	89900	77262	6480	83420	109739.5313	0.760	1152	72.413194 04020	94000 RANGE 6	401
064-T30-000-036-01	3839 ROSEMARY LN	8/10/2023	25000	WD	25000	17277	11036	13964	15221.95117	0.917	672	20.779762 04020	94000 RANGE 6	402
0.683 For 04020 '94020 Range 6 Mobile Home District'														



Oscoda Township-2025 ECF Analysis 04210 '94210 Range 8'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Apprais Land + Yard	Bldg. Residual Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class		
062-016-400-020-00	6562 WENTWORTH RD	12/5/2023	45000	WD	45000	78575	22962	22038	73175	0.301	701	31.437946 04210	94200 RANGE 8	401
064-S30-000-114-00	2098 BUCK ST	6/17/2022	30000	WD	30000	41638	13685	16315	36780.26172	0.444	400	40.7875 04210	94200 RANGE 8	401
062-020-100-026-01	731 BISSONETTE RD	5/20/2022	47000	WD	46900	67547	5689	41211	81392.10156	0.506	896	45.99442 04210	94200 RANGE 8	401
062-016-100-016-00	1570 PASTERZ TR	2/28/2024	70000	WD	70000	82134	8931	61069	96319.73438	0.634	1040	58.720192 04210	94200 RANGE 8	401
062-026-400-004-00	2425 HARVEY TR	5/22/2023	118630	WD	118630	132209	25706	92924	140135.5313	0.663	1250	74.3392 04210	94200 RANGE 8	401
062-020-200-006-00	636 BISSONETTE RD	7/13/2023	80000	WD	80000	85973	10481	69519	99331.57813	0.700	888	78.287162 04210	94200 RANGE 8	401
062-031-300-001-00	625 N WILBER RD	1/22/2024	187900	WD	187900	187995	110762	77138	101622.3655	0.759	1126	68.506217 04210	94200 RANGE 8	401
064-T40-000-010-00	794 BISSONETTE RD	8/24/2023	89000	WD	89000	78606	8435	80565	92330.26563	0.873	916	87.953057 04210	94200 RANGE 8	401
064-S30-000-100-00	2037 FERN AVE	9/23/2022	113000	WD	113000	94247	10356	102644	110382.8984	0.930	1196	85.822742 04210	94200 RANGE 8	401
064-B30-000-008-00	6460 ZELMA ST	6/28/2023	106000	WD	106000	84150	17730	88270	82231.57813	1.073	672	131.35417 04210	062-020-2 94200 RANGE 8	401
064-S31-000-171-00	1997 DUFFERN AVE	7/19/2023	130000	WD	130000	96630	21569	108431	98764.47656	1.098	1168	92.83476 04210	94200 RANGE 8	401
062-027-400-013-00	1893 DUFFERN AVE	3/8/2024	12000	QC	12000	11438	10301	1699	1496.052612	1.136	0	#DIV/0! 04210	94200 RANGE 8	401
064-B30-000-017-00	6457 ZELMA ST	10/31/2023	63000	WD	63000	41660	4510	58490	48881.57813	1.197	650	89.984615 04210	94200 RANGE 8	401
064-B30-000-001-00	6420 ZELMA ST	3/24/2023	149500	WD	149500	83267	7832	141668	99256.57813	1.427	990	143.09899 04210	94200 RANGE 8	401
062-020-200-006-00	636 BISSONETTE RD	1/26/2024	166900	WD	166900	85973	10481	156419	99331.57813	1.575	888	176.14752 04210	94200 RANGE 8	401
										0.888				

Oscoda Township-2025 ECF Analysis 04220 '94220 Foote Site'

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
064-F10-002-007-00	1954 W RIVER RD	11/15/2022	25000	LC	25000	73740	10822	14178	98309.375	0.144	1161	12.2118863	04220		94200 RANGE 8	401
064-F10-004-001-00	1931 W RIVER RD	1/30/2024	225000	LC	225000	397152	120492	104508	396021.3131	0.264	5994	17.43543544	04220	064-F10-999-002-00, 064-F10-999-002-50	94200 RANGE 8	201
064-F10-008-001-00	5037 ALVIN RD	12/1/2022	59000	WD	59000	95537	9006	49994	135204.6875	0.370	1277	39.1495693	04220		94200 RANGE 8	401
064-N30-000-005-00	7415 F 41	5/5/2022	84000	MLC	84000	137555	18052	65948	163255.4688	0.404	2772	23.79076479	04230	062-012-100-018-00	94200 RANGE 8	401
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000	LC	50000	60474	6488	43512	84353.125	0.516	1288	33.7826087	04220		94200 RANGE 8	401
064-F10-005-016-00	1893 BOB WHITE	9/6/2023	55000	CD	55000	62863	7507	47493	86493.75	0.549	868	54.71543779	04220		94200 RANGE 8	401
064-F10-005-007-00	1914 WOOD ST	8/18/2023	69000	WD	69000	71282	16464	52536	85653.125	0.613	988	53.17408907	04220		94200 RANGE 8	401
064-F10-006-009-00	5032 ROY RD	11/7/2023	19000	WD	19000	19133	8341	10659	16862.5	0.632	0	#DIV/0!	04220		94200 RANGE 8	401
064-F10-001-001-00	2010 W RIVER RD	10/13/2023	39900	WD	39900	38459	11349	28551	42359.375	0.674	560	50.98392857	04220		94200 RANGE 8	401
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800	WD	74800	60415	4089	70711	88009.375	0.803	839	84.28009535	04220		94200 RANGE 8	401
													0.497			

Oscoda Township-2025 ECF Analysis 04230 '94230 R8E Northeast Sections'

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
064-F10-002-007-00	1954 W RIVER RD	11/15/2022	25000	LC	25000	73740	10822	14178	98309.375	0.144	1161	12.2118863	04220		94200 RANGE 8	401
064-F10-004-001-00	1931 W RIVER RD	1/30/2024	225000	LC	225000	397152	120492	104508	396021.3131	0.264	5994	17.43543544	04220	064-F10-999-002-00, 064-F10-999-002-50	94200 RANGE 8	201
064-F10-008-001-00	5037 ALVIN RD	12/1/2022	59000	WD	59000	95537	9006	49994	135204.6875	0.370	1277	39.1495693	04220		94200 RANGE 8	401
064-N30-000-005-00	7415 F 41	5/5/2022	84000	MLC	84000	137555	18052	65948	163255.4688	0.404	2772	23.79076479	04230	062-012-100-018-00	94200 RANGE 8	401
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000	LC	50000	60474	6488	43512	84353.125	0.516	1288	33.7826087	04220		94200 RANGE 8	401
064-F10-005-016-00	1893 BOB WHITE	9/6/2023	55000	CD	55000	62863	7507	47493	86493.75	0.549	868	54.71543779	04220		94200 RANGE 8	401
064-F10-005-007-00	1914 WOOD ST	8/18/2023	69000	WD	69000	71282	16464	52536	85653.125	0.613	988	53.17408907	04220		94200 RANGE 8	401
064-F10-006-009-00	5032 ROY RD	11/7/2023	19000	WD	19000	19133	8341	10659	16862.5	0.632	0	#DIV/0!	04220		94200 RANGE 8	401
064-F10-001-001-00	2010 W RIVER RD	10/13/2023	39900	WD	39900	38459	11349	28551	42359.375	0.674	560	50.98392857	04220		94200 RANGE 8	401
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800	WD	74800	60415	4089	70711	88009.375	0.803	839	84.28009535	04220		94200 RANGE 8	401
											0.497					

Oscoda Township-2025 ECF Analysis 04301 '94301 R9E River Rd'

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
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	175000	125133	20770	154230	139896.7813	1.102	1448	106.5124309	04301		94300 R9E	401
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	120646	9668	153332	148764.0781	1.031	1336	114.7694611	04301		94300 R9E	401
										1.067						
For 2025, Use 1.06 for 04301																
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	75000	57536	29208	45792	31793.49023	1.440	780	58.70769231	04302		94300 R9E	401
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000	WD	112000	126593	13459	98541	126974.1875	0.776	1016	96.98917323	04302		94300 R9E	401
063-006-200-002-00	3006 KINGS CORNER RD	3/6/2024	164000	WD	164000	216205	14387	149613	226507.2968	0.661	2800	53.43321429	04302		94300 R9E	401
										0.959						
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000	WD	60000	84460	23328	36672	149102.4375	0.246	1542	23.78210117	04304		94300 R9E	401
064-N60-000-033-00	7263 JEANETTE DR	4/28/2023	73000	WD	73000	30013	5204	67796	60509.75781	1.120	960	70.62083333	04304		94300 R9E	401
064-P50-000-002-00	4281 BISSONETTE RD	3/18/2024	7000	QC	7000	17273	2937	4063	34965.85547	0.116	384	10.58072917	04306		94300 R9E	401
064-P50-000-003-00	5527 FOREST DR	3/18/2024	5500	QC	5500	10390	4091	1409	15363.41504	0.092	720	1.956944444	04306		94300 R9E	401
064-P50-000-004-00	5529 FOREST DR	3/18/2024	7000	QC	7000	17496	3725	3275	33587.80469	0.098	980	3.341836735	04306		94300 R9E	401

For 2025, area 04304-04306, hold at 0.41; poor sales data

Oscoda Township-2025 ECF Analysis 04302 '94302 R9E West and North VE 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
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	175000	125133	20770	154230	139896.7813	1.102	1448	106.5124309	04301		94300 R9E	401
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	120646	9668	153332	148764.0781	<u>1.031</u>	1336	114.7694611	04301		94300 R9E	401
										1.067						
														For 2025, Use 1.06 for 04301		
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	75000	57536	29208	45792	31793.49023	1.440	780	58.70769231	04302		94300 R9E	401
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000	WD	112000	126593	13459	98541	126974.1875	0.776	1016	96.98917323	04302		94300 R9E	401
063-006-200-002-00	3006 KINGS CORNER RD	3/6/2024	164000	WD	164000	216205	14387	149613	226507.2968	<u>0.661</u>	2800	53.43321429	04302		94300 R9E	401
										0.959						
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000	WD	60000	84460	23328	36672	149102.4375	0.246	1542	23.78210117	04304		94300 R9E	401
064-N60-000-033-00	7263 JEANETTE DR	4/28/2023	73000	WD	73000	30013	5204	67796	60509.75781	1.120	960	70.62083333	04304		94300 R9E	401
064-P50-000-002-00	4281 BISSONETTE RD	3/18/2024	7000	QC	7000	17273	2937	4063	34965.85547	0.116	384	10.58072917	04306		94300 R9E	401
064-P50-000-003-00	5527 FOREST DR	3/18/2024	5500	QC	5500	10390	4091	1409	15363.41504	0.092	720	1.956944444	04306		94300 R9E	401
064-P50-000-004-00	5529 FOREST DR	3/18/2024	7000	QC	7000	17496	3725	3275	33587.80469	0.098	980	3.341836735	04306		94300 R9E	401

For 2025, area 04304-04306, hold at 0.41; poor sales data

Oscoda Township-2025 ECF Analysis 04303 '94303 R9 East of VE 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
064-C40-000-010-00	3964 LAWRENCE DR	9/29/2023	125500	WD	125500	196520	17343	108157	168557.8594	0.642	1456	74.28365385	04303		94303 R9 EAST OF VAN ETTAN LK	401
063-021-100-001-00	6502 LOUD DR	6/2/2023	266900	WD	266900	269822	69212	197688	188281.2813	1.050	1696	116.5613208	04303	063-022-200-009-00	94303 R9 EAST OF VAN ETTAN LK	401
063-016-300-001-00	6630 LOUD DR	5/5/2023	270000	WD	270000	243569	47081	222919	184842.8906	1.206	1138	195.8866432	04303		94303 R9 EAST OF VAN ETTAN LK	401
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000	LC	99000	60521	6583	92417	50741.29688	<u>1.821</u>	624	148.1041667	04303		94303 R9 EAST OF VAN ETTAN LK	401
										1.180						

Oscoda Township-2025 ECF Analysis 04304 '94304 MH District N50 and N60'

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
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	175000	125133	20770	154230	139896.7813	1.102	1448	106.5124309	04301		94300 R9E	401
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	120646	9668	153332	148764.0781	<u>1.031</u>	1336	114.7694611	04301		94300 R9E	401
										1.067						
For 2025, Use 1.06 for 04301																
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	75000	57536	29208	45792	31793.49023	1.440	780	58.70769231	04302		94300 R9E	401
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000	WD	112000	126593	13459	98541	126974.1875	0.776	1016	96.98917323	04302		94300 R9E	401
063-006-200-002-00	3006 KINGS CORNER RD	3/6/2024	164000	WD	164000	216205	14387	149613	226507.2968	<u>0.661</u>	2800	53.43321429	04302		94300 R9E	401
										0.959						
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000	WD	60000	84460	23328	36672	149102.4375	0.246	1542	23.78210117	04304		94300 R9E	401
064-N60-000-033-00	7263 JEANETTE DR	4/28/2023	73000	WD	73000	30013	5204	67796	60509.75781	1.120	960	70.62083333	04304		94300 R9E	401
064-P50-000-002-00	4281 BISSONETTE RD	3/18/2024	7000	QC	7000	17273	2937	4063	34965.85547	0.116	384	10.58072917	04306		94300 R9E	401
064-P50-000-003-00	5527 FOREST DR	3/18/2024	5500	QC	5500	10390	4091	1409	15363.41504	0.092	720	1.956944444	04306		94300 R9E	401
064-P50-000-004-00	5529 FOREST DR	3/18/2024	7000	QC	7000	17496	3725	3275	33587.80469	0.098	980	3.341836735	04306		94300 R9E	401

For 2025, area 04304-04306, hold at 0.41; poor sales data

Oscoda Township-2025 ECF Analysis 04305 '94305 MH District C10'

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
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	175000	125133	20770	154230	139896.7813	1.102	1448	106.5124309	04301		94300 R9E	401
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	120646	9668	153332	148764.0781	1.031	1336	114.7694611	04301		94300 R9E	401
										1.067						
For 2025, Use 1.06 for 04301																
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	75000	57536	29208	45792	31793.49023	1.440	780	58.70769231	04302		94300 R9E	401
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000	WD	112000	126593	13459	98541	126974.1875	0.776	1016	96.98917323	04302		94300 R9E	401
063-006-200-002-00	3006 KINGS CORNER RD	3/6/2024	164000	WD	164000	216205	14387	149613	226507.2968	0.661	2800	53.43321429	04302		94300 R9E	401
										0.959						
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000	WD	60000	84460	23328	36672	149102.4375	0.246	1542	23.78210117	04304		94300 R9E	401
064-N60-000-033-00	7263 JEANETTE DR	4/28/2023	73000	WD	73000	30013	5204	67796	60509.75781	1.120	960	70.62083333	04304		94300 R9E	401
064-P50-000-002-00	4281 BISSONETTE RD	3/18/2024	7000	QC	7000	17273	2937	4063	34965.85547	0.116	384	10.58072917	04306		94300 R9E	401
064-P50-000-003-00	5527 FOREST DR	3/18/2024	5500	QC	5500	10390	4091	1409	15363.41504	0.092	720	1.956944444	04306		94300 R9E	401
064-P50-000-004-00	5529 FOREST DR	3/18/2024	7000	QC	7000	17496	3725	3275	33587.80469	0.098	980	3.341836735	04306		94300 R9E	401

For 2025, area 04304-04306, hold at 0.41; poor sales data



Oscoda Township-2025 ECF Analysis 04306 '94306 MH District P50'

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
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	175000	125133	20770	154230	139896.7813	1.102	1448	106.5124309	04301		94300 R9E	401
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	120646	9668	153332	148764.0781	1.031	1336	114.7694611	04301		94300 R9E	401
										1.067						
For 2025, Use 1.06 for 04301																
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	75000	57536	29208	45792	31793.49023	1.440	780	58.70769231	04302		94300 R9E	401
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000	WD	112000	126593	13459	98541	126974.1875	0.776	1016	96.98917323	04302		94300 R9E	401
063-006-200-002-00	3006 KINGS CORNER RD	3/6/2024	164000	WD	164000	216205	14387	149613	226507.2968	0.661	2800	53.43321429	04302		94300 R9E	401
										0.959						
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000	WD	60000	84460	23328	36672	149102.4375	0.246	1542	23.78210117	04304		94300 R9E	401
064-N60-000-033-00	7263 JEANETTE DR	4/28/2023	73000	WD	73000	30013	5204	67796	60509.75781	1.120	960	70.62083333	04304		94300 R9E	401
064-P50-000-002-00	4281 BISSONETTE RD	3/18/2024	7000	QC	7000	17273	2937	4063	34965.85547	0.116	384	10.58072917	04306		94300 R9E	401
064-P50-000-003-00	5527 FOREST DR	3/18/2024	5500	QC	5500	10390	4091	1409	15363.41504	0.092	720	1.956944444	04306		94300 R9E	401
064-P50-000-004-00	5529 FOREST DR	3/18/2024	7000	QC	7000	17496	3725	3275	33587.80469	0.098	980	3.341836735	04306		94300 R9E	401

For 2025, area 04304-04306, hold at 0.41; poor sales data

Oscoda Township-2025 ECF Analysis 04310 '94310 Old Town'

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
064-V60-002-023-00	122 WHEELER ST	2/26/2024	16000	QC	16000	25227	7662	8338	20786.98242	0.401	420	19.85238095	04310		94310 OLD TOWN	401
064-V10-021-011-50	205 W MICHIGAN AVE	2/7/2024	65000	LC	65000	111321	1815	63185	129592.8984	0.488	1424	44.37148876	04310		94310 OLD TOWN	401
064-V60-024-001-00	400 W DWIGHT AVE	7/29/2022	75000	WD	74500	118373	2714	71786	136874.5625	0.524	1234	58.17341977	04310		94310 OLD TOWN	401
064-V10-018-007-00	117 W RIVER RD	2/13/2023	185000	WD	185000	255295	34146	150854	261714.7969	0.576	2877	52.43448036	04310		94310 OLD TOWN	401
064-V60-002-012-00	500 W RIVER RD	7/13/2022	70000	WD	70000	82602	6852	63148	89644.96875	0.704	864	73.08796296	04310		94310 OLD TOWN	401
064-V10-020-011-00	100 S PEARL ST	7/21/2022	159900	WD	159900	183462	4870	155030	211351.4844	0.734	1946	79.6659815	04310		94310 OLD TOWN	401
064-V10-016-030-00	390 W MICHIGAN AVE	12/28/2022	90000	WD	90000	97550	8984	81016	104811.8359	0.773	1032	78.50387597	04310		94310 OLD TOWN	401
064-V10-003-002-00	215 E BANK ST	10/3/2022	79000	WD	79000	84911	5496	73504	93982.25	0.782	1008	72.92063492	04310		94310 OLD TOWN	401
064-V10-023-003-00	308 W DWIGHT AVE	6/30/2023	170325	WD	170325	160468	5404	164921	183507.6875	0.899	2259	73.00619743	04310		94310 OLD TOWN	401
064-V10-012-001-00	119 E RIVER RD	5/25/2023	210000	WD	210000	199216	32771	177229	196976.3281	0.900	1576	112.4549492	04310		94310 OLD TOWN	401
064-V10-007-010-30	203 S LAKE ST	6/8/2022	69900	LC	69900	54842	4897	65003	59106.50781	1.100	1035	62.80483092	04310		94310 OLD TOWN	401
064-V10-022-009-00	315 W MICHIGAN AVE	10/26/2023	150000	WD	150000	78632	5300	144700	86783.42969	1.667	837	172.8793309	04310		94310 OLD TOWN	401
064-V10-006-007-00	101 S LAKE ST	7/13/2023	340000	WD	340000	166757	15285	324715	179256.8125	1.811	1928	168.4206432	04310		94310 OLD TOWN	401
064-V60-002-025-01	124 WHEELER ST	10/2/2023	93496	WD	93496	38215	4076	89420	40401.18359	<u>2.213</u>	624	143.3012821	04310		94310 OLD TOWN	401
										0.969						
064-V10-003-001-04	200 E WATER ST	10/27/2022	73000	WD	73000	63691	0	73000	38835.97656	1.880	504	144.8412698	04311		94310 OLD TOWN	407

Oscoda Township-2025 ECF Analysis 04311 '94311 East Lake Condominium'

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
064-V60-002-023-00	122 WHEELER ST	2/26/2024	16000	QC	16000	25227	7662	8338	20786.98242	0.401	420	19.85238095	04310		94310 OLD TOWN	401
064-V10-021-011-50	205 W MICHIGAN AVE	2/7/2024	65000	LC	65000	111321	1815	63185	129592.8984	0.488	1424	44.37148876	04310		94310 OLD TOWN	401
064-V60-024-001-00	400 W DWIGHT AVE	7/29/2022	75000	WD	74500	118373	2714	71786	136874.5625	0.524	1234	58.17341977	04310		94310 OLD TOWN	401
064-V10-018-007-00	117 W RIVER RD	2/13/2023	185000	WD	185000	255295	34146	150854	261714.7969	0.576	2877	52.43448036	04310		94310 OLD TOWN	401
064-V60-002-012-00	500 W RIVER RD	7/13/2022	70000	WD	70000	82602	6852	63148	89644.96875	0.704	864	73.08796296	04310		94310 OLD TOWN	401
064-V10-020-011-00	100 S PEARL ST	7/21/2022	159900	WD	159900	183462	4870	155030	211351.4844	0.734	1946	79.6659815	04310		94310 OLD TOWN	401
064-V10-016-030-00	390 W MICHIGAN AVE	12/28/2022	90000	WD	90000	97550	8984	81016	104811.8359	0.773	1032	78.50387597	04310		94310 OLD TOWN	401
064-V10-003-002-00	215 E BANK ST	10/3/2022	79000	WD	79000	84911	5496	73504	93982.25	0.782	1008	72.92063492	04310		94310 OLD TOWN	401
064-V10-023-003-00	308 W DWIGHT AVE	6/30/2023	170325	WD	170325	160468	5404	164921	183507.6875	0.899	2259	73.00619743	04310		94310 OLD TOWN	401
064-V10-012-001-00	119 E RIVER RD	5/25/2023	210000	WD	210000	199216	32771	177229	196976.3281	0.900	1576	112.4549492	04310		94310 OLD TOWN	401
064-V10-007-010-30	203 S LAKE ST	6/8/2022	69900	LC	69900	54842	4897	65003	59106.50781	1.100	1035	62.80483092	04310		94310 OLD TOWN	401
064-V10-022-009-00	315 W MICHIGAN AVE	10/26/2023	150000	WD	150000	78632	5300	144700	86783.42969	1.667	837	172.8793309	04310		94310 OLD TOWN	401
064-V10-006-007-00	101 S LAKE ST	7/13/2023	340000	WD	340000	166757	15285	324715	179256.8125	1.811	1928	168.4206432	04310		94310 OLD TOWN	401
064-V60-002-025-01	124 WHEELER ST	10/2/2023	93496	WD	93496	38215	4076	89420	40401.18359	<u>2.213</u>	624	143.3012821	04310		94310 OLD TOWN	401
										0.969						
064-V10-003-001-04	200 E WATER ST	10/27/2022	73000	WD	73000	63691	0	73000	38835.97656	1.880	504	144.8412698	04311		94310 OLD TOWN	407





Oscoda Township-2025 ECF Analysis 04325 '94325 US 23 and Cedar Lk Rd and F-41'

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
064-W40-000-060-00	CEDAR LAKE RD	1/6/2023	100000	WD	100000	184277	17828	82172	211229.7031	0.389	1881	43.685274	04325	064-W40-000-061-00	94325 US 23 & CEDAR LK RD & F 41	402
064-W40-000-076-01	5550 CEDAR LAKE RD	7/28/2022	55000	WD	55000	71379	13239	41761	73781.72656	0.566	864	48.334491	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-021-00	5779 N US-23	7/18/2022	80000	WD	80000	99141	5157	74843	119269.0352	0.628	1376	54.391715	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-S70-000-051-00	5898 CEDAR LAKE RD	3/31/2023	48000	WD	48000	56919	7348	40652	62907.35938	0.646	600	67.753333	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-065-00	5614 CEDAR LAKE RD	11/16/2022	105300	WD	105300	121761	11694	93606	139678.9375	0.670	1704	54.933099	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-009-50	5768 N US-23	6/1/2023	90000	WD	90000	98753	15022	74978	106257.6172	0.706	1251	59.934452	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-003-00	5519 CEDAR LAKE RD	8/31/2022	80000	WD	80000	85948	11038	68962	95063.45313	0.725	1172	58.841297	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-028-400-071-00	5510 LODGE RD	4/11/2023	200000	WD	200000	209013	44300	155700	209026.6563	0.745	1697	91.750147	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-027-200-004-00	5959 CEDAR LAKE RD	6/10/2022	475000	WD	475000	468764	75332	399668	499279.1797	0.800	2860	139.74406	04325	063-027-200-004-10	94325 US 23 & CEDAR LK RD & F 41	401
064-E10-000-048-00	6120 N US-23	8/4/2023	100000	WD	100000	91548	14403	85597	97899.75	0.874	925	92.537297	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-022-00	5629 CEDAR LAKE RD	12/27/2022	111600	WD	111600	99409	14630	96970	107587.5625	0.901	1120	86.580357	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-004-00	5531 CEDAR LAKE RD	11/21/2022	99000	WD	99000	85031	12144	86856	92496.19531	0.939	864	100.52778	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-002-00	5515 CEDAR LAKE RD	11/18/2022	89000	WD	89000	74096	6047	82953	86356.60156	0.961	928	89.389009	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-037-00	5695 CEDAR LAKE RD	12/30/2022	105000	WD	105000	72902	7522	97478	82969.54688	1.175	938	103.92111	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-076-01	5550 CEDAR LAKE RD	1/3/2023	105500	WD	105500	71379	13239	92261	73781.72656	1.250	864	106.78356	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-024-00	5641 CEDAR LAKE RD	1/10/2024	139500	WD	139500	78410	12662	126838	83436.54688	1.520	926	136.97408	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-001-00	4794 ELK LN	6/16/2023	111000	WD	111000	54247	7866	103134	58859.13672	<u>1.752</u>	636	162.16038	04325		94325 US 23 & CEDAR LK RD & F 41	401
										0.897						
064-V25-000-019-05	4499 F 41	4/11/2023	30000	WD	30000	47575	522	29478	55291.42188	0.533	744	39.620968	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-18	4501 F 41	3/7/2023	75000	WD	75000	80823	639	74361	94223.26563	0.789	1132	65.689929	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-01	4499 F 41	4/14/2023	60000	WD	60000	49447	0	60000	58104.58203	<u>1.033</u>	744	80.645161	04326		94325 US 23 & CEDAR LK RD & F 41	407
										0.785						
064-P31-000-027-11	5776 CEDAR LAKE RD	3/15/2024	150000	WD	150000	105190	2921	147079	120175.0859	1.224	1260	116.72937	04327		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-03	4701 WILD FLOWER CT	10/28/2022	169000	WD	169000	154493	5459	163541	182416.1563	0.897	1390	117.6554	04328		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-07	4692 WILD FLOWER CT	9/12/2023	179000	WD	179000	150277	10843	168157	170665.8438	<u>0.985</u>	1390	120.97626	04328		94325 US 23 & CEDAR LK RD & F 41	407
										0.941						

Oscoda Township-2025 ECF Analysis 04326 '94326 Jan Manor Condominium'

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
064-W40-000-060-00	CEDAR LAKE RD	1/6/2023	100000	WD	100000	184277	17828	82172	211229.7031	0.389	1881	43.685274	04325	064-W40-000-061-00	94325 US 23 & CEDAR LK RD & F 41	402
064-W40-000-076-01	5550 CEDAR LAKE RD	7/28/2022	55000	WD	55000	71379	13239	41761	73781.72656	0.566	864	48.334491	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-021-00	5779 N US-23	7/18/2022	80000	WD	80000	99141	5157	74843	119269.0352	0.628	1376	54.391715	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-S70-000-051-00	5898 CEDAR LAKE RD	3/31/2023	48000	WD	48000	56919	7348	40652	62907.35938	0.646	600	67.753333	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-065-00	5614 CEDAR LAKE RD	11/16/2022	105300	WD	105300	121761	11694	93606	139678.9375	0.670	1704	54.933099	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-009-50	5768 N US-23	6/1/2023	90000	WD	90000	98753	15022	74978	106257.6172	0.706	1251	59.934452	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-003-00	5519 CEDAR LAKE RD	8/31/2022	80000	WD	80000	85948	11038	68962	95063.45313	0.725	1172	58.841297	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-028-400-071-00	5510 LODGE RD	4/11/2023	200000	WD	200000	209013	44300	155700	209026.6563	0.745	1697	91.750147	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-027-200-004-00	5959 CEDAR LAKE RD	6/10/2022	475000	WD	475000	468764	75332	399668	499279.1797	0.800	2860	139.74406	04325	063-027-200-004-10	94325 US 23 & CEDAR LK RD & F 41	401
064-E10-000-048-00	6120 N US-23	8/4/2023	100000	WD	100000	91548	14403	85597	97899.75	0.874	925	92.537297	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-022-00	5629 CEDAR LAKE RD	12/27/2022	111600	WD	111600	99409	14630	96970	107587.5625	0.901	1120	86.580357	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-004-00	5531 CEDAR LAKE RD	11/21/2022	99000	WD	99000	85031	12144	86856	92496.19531	0.939	864	100.52778	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-002-00	5515 CEDAR LAKE RD	11/18/2022	89000	WD	89000	74096	6047	82953	86356.60156	0.961	928	89.389009	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-037-00	5695 CEDAR LAKE RD	12/30/2022	105000	WD	105000	72902	7522	97478	82969.54688	1.175	938	103.92111	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-076-01	5550 CEDAR LAKE RD	1/3/2023	105500	WD	105500	71379	13239	92261	73781.72656	1.250	864	106.78356	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-024-00	5641 CEDAR LAKE RD	1/10/2024	139500	WD	139500	78410	12662	126838	83436.54688	1.520	926	136.97408	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-001-00	4794 ELK LN	6/16/2023	111000	WD	111000	54247	7866	103134	58859.13672	<u>1.752</u> 0.897	636	162.16038	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-V25-000-019-05	4499 F 41	4/11/2023	30000	WD	30000	47575	522	29478	55291.42188	0.533	744	39.620968	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-18	4501 F 41	3/7/2023	75000	WD	75000	80823	639	74361	94223.26563	0.789	1132	65.689929	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-01	4499 F 41	4/14/2023	60000	WD	60000	49447	0	60000	58104.58203	<u>1.033</u> 0.785	744	80.645161	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-027-11	5776 CEDAR LAKE RD	3/15/2024	150000	WD	150000	105190	2921	147079	120175.0859	1.224	1260	116.72937	04327		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-03	4701 WILD FLOWER CT	10/28/2022	169000	WD	169000	154493	5459	163541	182416.1563	0.897	1390	117.6554	04328		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-07	4692 WILD FLOWER CT	9/12/2023	179000	WD	179000	150277	10843	168157	170665.8438	<u>0.985</u> 0.941	1390	120.97626	04328		94325 US 23 & CEDAR LK RD & F 41	407

Oscoda Township-2025 ECF Analysis 04327 '94327 Silver Oaks Condominium'

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
064-W40-000-060-00	CEDAR LAKE RD	1/6/2023	100000	WD	100000	184277	17828	82172	211229.7031	0.389	1881	43.685274	04325	064-W40-000-061-00	94325 US 23 & CEDAR LK RD & F 41	402
064-W40-000-076-01	5550 CEDAR LAKE RD	7/28/2022	55000	WD	55000	71379	13239	41761	73781.72656	0.566	864	48.334491	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-021-00	5779 N US-23	7/18/2022	80000	WD	80000	99141	5157	74843	119269.0352	0.628	1376	54.391715	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-S70-000-051-00	5898 CEDAR LAKE RD	3/31/2023	48000	WD	48000	56919	7348	40652	62907.35938	0.646	600	67.753333	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-065-00	5614 CEDAR LAKE RD	11/16/2022	105300	WD	105300	121761	11694	93606	139678.9375	0.670	1704	54.933099	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-009-50	5768 N US-23	6/1/2023	90000	WD	90000	98753	15022	74978	106257.6172	0.706	1251	59.934452	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-003-00	5519 CEDAR LAKE RD	8/31/2022	80000	WD	80000	85948	11038	68962	95063.45313	0.725	1172	58.841297	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-028-400-071-00	5510 LODGE RD	4/11/2023	200000	WD	200000	209013	44300	155700	209026.6563	0.745	1697	91.750147	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-027-200-004-00	5959 CEDAR LAKE RD	6/10/2022	475000	WD	475000	468764	75332	399668	499279.1797	0.800	2860	139.74406	04325	063-027-200-004-10	94325 US 23 & CEDAR LK RD & F 41	401
064-E10-000-048-00	6120 N US-23	8/4/2023	100000	WD	100000	91548	14403	85597	97899.75	0.874	925	92.537297	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-022-00	5629 CEDAR LAKE RD	12/27/2022	111600	WD	111600	99409	14630	96970	107587.5625	0.901	1120	86.580357	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-004-00	5531 CEDAR LAKE RD	11/21/2022	99000	WD	99000	85031	12144	86856	92496.19531	0.939	864	100.52778	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-002-00	5515 CEDAR LAKE RD	11/18/2022	89000	WD	89000	74096	6047	82953	86356.60156	0.961	928	89.389009	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-037-00	5695 CEDAR LAKE RD	12/30/2022	105000	WD	105000	72902	7522	97478	82969.54688	1.175	938	103.92111	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-076-01	5550 CEDAR LAKE RD	1/3/2023	105500	WD	105500	71379	13239	92261	73781.72656	1.250	864	106.78356	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-024-00	5641 CEDAR LAKE RD	1/10/2024	139500	WD	139500	78410	12662	126838	83436.54688	1.520	926	136.97408	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-001-00	4794 ELK LN	6/16/2023	111000	WD	111000	54247	7866	103134	58859.13672	<u>1.752</u>	636	162.16038	04325		94325 US 23 & CEDAR LK RD & F 41	401
										0.897						
064-V25-000-019-05	4499 F 41	4/11/2023	30000	WD	30000	47575	522	29478	55291.42188	0.533	744	39.620968	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-18	4501 F 41	3/7/2023	75000	WD	75000	80823	639	74361	94223.26563	0.789	1132	65.689929	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-01	4499 F 41	4/14/2023	60000	WD	60000	49447	0	60000	58104.58203	<u>1.033</u>	744	80.645161	04326		94325 US 23 & CEDAR LK RD & F 41	407
										0.785						
064-P31-000-027-11	5776 CEDAR LAKE RD	3/15/2024	150000	WD	150000	105190	2921	147079	120175.0859	<u>1.224</u>	1260	116.72937	04327		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-03	4701 WILD FLOWER CT	10/28/2022	169000	WD	169000	154493	5459	163541	182416.1563	0.897	1390	117.6554	04328		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-07	4692 WILD FLOWER CT	9/12/2023	179000	WD	179000	150277	10843	168157	170665.8438	<u>0.985</u>	1390	120.97626	04328		94325 US 23 & CEDAR LK RD & F 41	407
										0.941						



Oscoda Township-2025 ECF Analysis 04328 '94328 Heather Hills Estate Condos'

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
064-W40-000-060-00	CEDAR LAKE RD	1/6/2023	100000	WD	100000	184277	17828	82172	211229.7031	0.389	1881	43.685274	04325	064-W40-000-061-00	94325 US 23 & CEDAR LK RD & F 41	402
064-W40-000-076-01	5550 CEDAR LAKE RD	7/28/2022	55000	WD	55000	71379	13239	41761	73781.72656	0.566	864	48.334491	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-021-00	5779 N US-23	7/18/2022	80000	WD	80000	99141	5157	74843	119269.0352	0.628	1376	54.391715	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-S70-000-051-00	5898 CEDAR LAKE RD	3/31/2023	48000	WD	48000	56919	7348	40652	62907.35938	0.646	600	67.753333	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-065-00	5614 CEDAR LAKE RD	11/16/2022	105300	WD	105300	121761	11694	93606	139678.9375	0.670	1704	54.933099	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-009-50	5768 N US-23	6/1/2023	90000	WD	90000	98753	15022	74978	106257.6172	0.706	1251	59.934452	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-003-00	5519 CEDAR LAKE RD	8/31/2022	80000	WD	80000	85948	11038	68962	95063.45313	0.725	1172	58.841297	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-028-400-071-00	5510 LODGE RD	4/11/2023	200000	WD	200000	209013	44300	155700	209026.6563	0.745	1697	91.750147	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-027-200-004-00	5959 CEDAR LAKE RD	6/10/2022	475000	WD	475000	468764	75332	399668	499279.1797	0.800	2860	139.74406	04325	063-027-200-004-10	94325 US 23 & CEDAR LK RD & F 41	401
064-E10-000-048-00	6120 N US-23	8/4/2023	100000	WD	100000	91548	14403	85597	97899.75	0.874	925	92.537297	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-022-00	5629 CEDAR LAKE RD	12/27/2022	111600	WD	111600	99409	14630	96970	107587.5625	0.901	1120	86.580357	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-004-00	5531 CEDAR LAKE RD	11/21/2022	99000	WD	99000	85031	12144	86856	92496.19531	0.939	864	100.52778	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-002-00	5515 CEDAR LAKE RD	11/18/2022	89000	WD	89000	74096	6047	82953	86356.60156	0.961	928	89.389009	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-037-00	5695 CEDAR LAKE RD	12/30/2022	105000	WD	105000	72902	7522	97478	82969.54688	1.175	938	103.92111	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-076-01	5550 CEDAR LAKE RD	1/3/2023	105500	WD	105500	71379	13239	92261	73781.72656	1.250	864	106.78356	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-024-00	5641 CEDAR LAKE RD	1/10/2024	139500	WD	139500	78410	12662	126838	83436.54688	1.520	926	136.97408	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-001-00	4794 ELK LN	6/16/2023	111000	WD	111000	54247	7866	103134	58859.13672	<u>1.752</u>	636	162.16038	04325		94325 US 23 & CEDAR LK RD & F 41	401
										0.897						
064-V25-000-019-05	4499 F 41	4/11/2023	30000	WD	30000	47575	522	29478	55291.42188	0.533	744	39.620968	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-18	4501 F 41	3/7/2023	75000	WD	75000	80823	639	74361	94223.26563	0.789	1132	65.689929	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-01	4499 F 41	4/14/2023	60000	WD	60000	49447	0	60000	58104.58203	<u>1.033</u>	744	80.645161	04326		94325 US 23 & CEDAR LK RD & F 41	407
										0.785						
064-P31-000-027-11	5776 CEDAR LAKE RD	3/15/2024	150000	WD	150000	105190	2921	147079	120175.0859	<u>1.224</u>	1260	116.72937	04327		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-03	4701 WILD FLOWER CT	10/28/2022	169000	WD	169000	154493	5459	163541	182416.1563	0.897	1390	117.6554	04328		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-07	4692 WILD FLOWER CT	9/12/2023	179000	WD	179000	150277	10843	168157	170665.8438	<u>0.985</u>	1390	120.97626	04328		94325 US 23 & CEDAR LK RD & F 41	407
										0.941						

Oscoda Township-2025 ECF Analysis 04330 '94330 R2 J50 and L15 L16 L17 L18'

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
064-L15-000-687-00	6899 WOODLEA RD	7/20/2022	26666	WD	26666	111578	8677	17989	120634.2344	0.149	1280	14.05390625	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-911-00	4766 LOGAN ST	10/6/2022	40000	QC	40000	108638	12626	27374	112558.0313	0.243	1156	23.6799308	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-233-00	6449 MIKADO ST	10/26/2022	32141	AFF	32141	84431	5278	26863	92793.67188	0.289	1056	25.43844697	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-171-00	6453 CEDAR ST	1/23/2024	40000	WD	40000	93207	7492	32508	100486.5156	0.324	1104	29.44565217	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-278-00	4850 CHIPPEWA AVE	12/27/2022	45000	CD	45000	94215	8218	36782	100817.1172	0.365	1056	34.83143939	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-911-00	4766 LOGAN ST	10/14/2022	80000	LC	80000	108638	12626	67374	112558.0313	0.599	1156	58.28200692	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-887-00	4687 GASTON WAY	1/20/2023	105900	WD	105900	125086	7916	97984	137362.25	0.713	1416	69.19774011	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-252-00	6361 MIKADO ST	5/11/2022	76900	WD	76900	86028	6237	70663	93541.61719	0.755	1074	65.79422719	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-866-00	4821 GASTON WAY	6/14/2023	174000	WD	174000	182178	28084	145916	180649.4688	0.808	1740	83.85977011	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-922-00	4735 WILLIAMS ST	10/25/2022	140000	WD	140000	144152	17573	122427	148392.7344	0.825	1590	76.99811321	04330	064-L17-000-924-00	94330 J50/60 & L15 L16 L17 L18	401
064-L16-000-835-00	6740 WOODLEA RD	7/13/2022	89000	WD	89000	89378	4329	84671	99705.74219	0.849	1080	78.39907407	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-904-00	4712 LOGAN ST	8/26/2022	140000	WD	140000	139721	13085	126915	148459.5469	0.855	1264	100.4074367	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L15-000-626-00	7287 WOODLEA RD	11/28/2022	180000	WD	180000	166054	21952	158048	168935.5156	0.936	1680	94.07619048	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L16-000-711-00	6741 WOODLEA RD	8/23/2023	158000	WD	158000	138041	6658	151342	154024.625	0.983	1568	96.51913265	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-148-00	6392 SEMINOLE ST	12/29/2023	175000	WD	175000	162426	32374	142626	135780.7813	1.050	2206	64.6536718	04330	064-J50-000-185-00, 064-J50-000-187-00, 064-J50-000-189-00	94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-185-00	CHEROKEE AVE	12/29/2023	175000	WD	175000	175402	32374	142626	135780.7813	1.050	2206	64.6536718	04330	064-J50-000-148-00, 064-J50-000-187-00, 064-J50-000-189-00	94330 J50/60 & L15 L16 L17 L18	402
064-J50-000-192-00	6311 CEDAR ST	10/25/2022	115000	WD	115000	91459	5280	109720	101030.4844	1.086	1056	103.9015152	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L18-000-969-00	6752 CEDAR LAKE RD	10/4/2022	171000	WD	171000	136364	10148	160852	147967.1719	1.087	1456	110.4752747	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-243-00	6375 MIKADO ST	7/28/2023	99000	WD	99000	78365	7836	91164	82683.46875	1.103	884	103.1266968	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-882-00	4721 GASTON WAY	8/3/2022	100500	WD	100500	79064	9562	90938	81479.48438	1.116	720	126.3027778	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-280-00	4866 CHIPPEWA AVE	3/15/2024	130000	WD	130000	98935	11620	118380	102362.25	1.156	1078	109.8144712	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-167-00	4796 CHIPPEWA AVE	9/14/2022	99900	WD	99900	75183	6045	93855	81052.75781	1.158	1248	75.20432692	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-314-00	4845 CHIPPEWA AVE	5/23/2022	122000	WD	122000	88870	4239	117761	99215.71094	1.187	1056	111.5160985	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L18-000-969-00	6752 CEDAR LAKE RD	2/13/2024	184000	WD	184000	133558	10037	173963	144807.7344	1.201	1456	119.4800824	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-233-00	6449 MIKADO ST	10/26/2023	135000	WD	135000	82737	5259	129741	90830.01563	<u>1.428</u>	1056	122.8607955	04330		94330 J50/60 & L15 L16 L17 L18	401
										0.853						
064-J50-000-026-00	6475 POTOMAC ST	6/9/2022	95000	WD	95000	66828	14290	80710	131674.1875	0.613	1540	52.40909091	04331		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-132-01	6283 SEMINOLE ST	7/31/2023	110000	WD	110000	79267	32570	77430	117035.0859	<u>0.662</u>	1246	62.14285714	04331		94330 J50/60 & L15 L16 L17 L18	401
										0.637						

Oscoda Township-2025 ECF Analysis 04331 '94331 MH District J50 and J60'

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
064-L15-000-687-00	6899 WOODLEA RD	7/20/2022	26666	WD	26666	111578	8677	17989	120634.2344	0.149	1280	14.05390625	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-911-00	4766 LOGAN ST	10/6/2022	40000	QC	40000	108638	12626	27374	112558.0313	0.243	1156	23.6799308	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-233-00	6449 MIKADO ST	10/26/2022	32141	AFF	32141	84431	5278	26863	92793.67188	0.289	1056	25.43844697	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-171-00	6453 CEDAR ST	1/23/2024	40000	WD	40000	93207	7492	32508	100486.5156	0.324	1104	29.44565217	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-278-00	4850 CHIPPEWA AVE	12/27/2022	45000	CD	45000	94215	8218	36782	100817.1172	0.365	1056	34.83143939	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-911-00	4766 LOGAN ST	10/14/2022	80000	LC	80000	108638	12626	67374	112558.0313	0.599	1156	58.28200692	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-887-00	4687 GASTON WAY	1/20/2023	105900	WD	105900	125086	7916	97984	137362.25	0.713	1416	69.19774011	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-252-00	6361 MIKADO ST	5/11/2022	76900	WD	76900	86028	6237	70663	93541.61719	0.755	1074	65.79422719	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-866-00	4821 GASTON WAY	6/14/2023	174000	WD	174000	182178	28084	145916	180649.4688	0.808	1740	83.85977011	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-922-00	4735 WILLIAMS ST	10/25/2022	140000	WD	140000	144152	17573	122427	148392.7344	0.825	1590	76.99811321	04330	064-L17-000-924-00	94330 J50/60 & L15 L16 L17 L18	401
064-L16-000-835-00	6740 WOODLEA RD	7/13/2022	89000	WD	89000	89378	4329	84671	99705.74219	0.849	1080	78.39907407	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-904-00	4712 LOGAN ST	8/26/2022	140000	WD	140000	139721	13085	126915	148459.5469	0.855	1264	100.4074367	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L15-000-626-00	7287 WOODLEA RD	11/28/2022	180000	WD	180000	166054	21952	158048	168935.5156	0.936	1680	94.07619048	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L16-000-711-00	6741 WOODLEA RD	8/23/2023	158000	WD	158000	138041	6658	151342	154024.625	0.983	1568	96.51913265	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-148-00	6392 SEMINOLE ST	12/29/2023	175000	WD	175000	162426	32374	142626	135780.7813	1.050	2206	64.6536718	04330	064-J50-000-185-00, 064-J50-000-187-00, 064-J50-000-189-00	94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-185-00	CHEROKEE AVE	12/29/2023	175000	WD	175000	175402	32374	142626	135780.7813	1.050	2206	64.6536718	04330	064-J50-000-148-00, 064-J50-000-187-00, 064-J50-000-189-00	94330 J50/60 & L15 L16 L17 L18	402
064-J50-000-192-00	6311 CEDAR ST	10/25/2022	115000	WD	115000	91459	5280	109720	101030.4844	1.086	1056	103.9015152	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L18-000-969-00	6752 CEDAR LAKE RD	10/4/2022	171000	WD	171000	136364	10148	160852	147967.1719	1.087	1456	110.4752747	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-243-00	6375 MIKADO ST	7/28/2023	99000	WD	99000	78365	7836	91164	82683.46875	1.103	884	103.1266968	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-882-00	4721 GASTON WAY	8/3/2022	100500	WD	100500	79064	9562	90938	81479.48438	1.116	720	126.3027778	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-280-00	4866 CHIPPEWA AVE	3/15/2024	130000	WD	130000	98935	11620	118380	102362.25	1.156	1078	109.8144712	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-167-00	4796 CHIPPEWA AVE	9/14/2022	99900	WD	99900	75183	6045	93855	81052.75781	1.158	1248	75.20432692	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-314-00	4845 CHIPPEWA AVE	5/23/2022	122000	WD	122000	88870	4239	117761	99215.71094	1.187	1056	111.5160985	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L18-000-969-00	6752 CEDAR LAKE RD	2/13/2024	184000	WD	184000	133558	10037	173963	144807.7344	1.201	1456	119.4800824	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-233-00	6449 MIKADO ST	10/26/2023	135000	WD	135000	82737	5259	129741	90830.01563	1.428	1056	122.8607955	04330		94330 J50/60 & L15 L16 L17 L18	401
										0.853						
064-J50-000-026-00	6475 POTOMAC ST	6/9/2022	95000	WD	95000	66828	14290	80710	131674.1875	0.613	1540	52.40909091	04331		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-132-01	6283 SEMINOLE ST	7/31/2023	110000	WD	110000	79267	32570	77430	117035.0859	0.662	1246	62.14285714	04331		94330 J50/60 & L15 L16 L17 L18	401
										0.637						



Oscoda Township-2025 ECF Analysis 04341 '94341 LWS Golf and Country Club'

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
064-L24-000-542-00	7209 WESTWOOD DR	8/30/2022	185000	WD	185000	245986	6818	178182	237741.5469	0.749	1766	100.8958097	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L25-000-679-00	4427 WOODLAWN DR	8/22/2023	210000	WD	210000	253230	13051	196949	238746.5156	0.825	2201	89.48159927	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-550-00	7349 CEDAR LAKE RD	4/1/2022	175000	WD	175000	188647	18511	156489	169121.2656	0.925	1400	111.7778571	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L25-000-711-00	7383 MAPLEHURST WAY	4/27/2022	171000	WD	171000	178426	13993	157007	163452.2813	0.961	1329	118.1392024	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-554-00	7309 CEDAR LAKE RD	5/11/2023	199000	WD	199000	212555	23341	175659	181243.5313	0.969	1356	129.5420354	04341	064-L24-000-537-00, 064-L24-000-538-00	94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-562-00	7229 CEDAR LAKE RD	3/15/2024	380000	WD	380000	350478	37340	342660	311270.375	1.101	2499	137.1188475	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-562-00	7229 CEDAR LAKE RD	6/30/2022	389900	WD	387900	357353	38074	349826	317374.75	1.102	2499	139.9863946	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L42-001-156-00	4534 OAKRIDGE DR	7/11/2022	285000	WD	285000	233064	15472	269528	216294.2344	1.246	1862	144.7518797	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L26-000-813-00	7839 E GOLFPVIEW CIRCLE	6/30/2022	233000	WD	233000	173039	11291	221709	160783.2969	1.379	1894	117.0586061	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L20-000-102-00	7412 WESTWOOD DR	7/22/2022	289900	WD	289900	209848	15001	274899	193684.8906	1.419	1746	157.4450172	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L23-000-460-00	7189 CEDAR LAKE RD	6/14/2023	319000	WD	319000	224734	10551	308449	212905.5625	<u>1.449</u>	1280	240.9757813	04341		94341 LWS GOLF & COUNTRY CLUB	401
										1.102						
064-L70-000-001-00	7817 CEDAR LAKE RD	6/6/2022	120000	WD	120000	117468	10907	109093	113483.4922	0.961	1006	108.4423459	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-005-00	7849 CEDAR LAKE RD	11/15/2023	120000	WD	120000	114210	10627	109373	110312.0313	0.991	1006	108.7206759	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-005-50	7853 CEDAR LAKE RD	2/14/2023	132000	WD	132000	116700	10823	121177	112755.0547	<u>1.075</u>	1006	120.4542744	04342		94341 LWS GOLF & COUNTRY CLUB	401
										1.009						

Oscoda Township-2025 ECF Analysis 04342 '94342 Lakewood Shores Villas'

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
064-L24-000-542-00	7209 WESTWOOD DR	8/30/2022	185000	WD	185000	245986	6818	178182	237741.5469	0.749	1766	100.8958097	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L25-000-679-00	4427 WOODLAWN DR	8/22/2023	210000	WD	210000	253230	13051	196949	238746.5156	0.825	2201	89.48159927	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-550-00	7349 CEDAR LAKE RD	4/1/2022	175000	WD	175000	188647	18511	156489	169121.2656	0.925	1400	111.7778571	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L25-000-711-00	7383 MAPLEHURST WAY	4/27/2022	171000	WD	171000	178426	13993	157007	163452.2813	0.961	1329	118.1392024	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-554-00	7309 CEDAR LAKE RD	5/11/2023	199000	WD	199000	212555	23341	175659	181243.5313	0.969	1356	129.5420354	04341	064-L24-000-537-00, 064-L24-000-538-00	94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-562-00	7229 CEDAR LAKE RD	3/15/2024	380000	WD	380000	350478	37340	342660	311270.375	1.101	2499	137.1188475	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-562-00	7229 CEDAR LAKE RD	6/30/2022	389900	WD	387900	357353	38074	349826	317374.75	1.102	2499	139.9863946	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L42-001-156-00	4534 OAKRIDGE DR	7/11/2022	285000	WD	285000	233064	15472	269528	216294.2344	1.246	1862	144.7518797	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L26-000-813-00	7839 E GOLFVIEW CIRCLE	6/30/2022	233000	WD	233000	173039	11291	221709	160783.2969	1.379	1894	117.0586061	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L20-000-102-00	7412 WESTWOOD DR	7/22/2022	289900	WD	289900	209848	15001	274899	193684.8906	1.419	1746	157.4450172	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L23-000-460-00	7189 CEDAR LAKE RD	6/14/2023	319000	WD	319000	224734	10551	308449	212905.5625	<u>1.449</u>	1280	240.9757813	04341		94341 LWS GOLF & COUNTRY CLUB	401
										1.102						
064-L70-000-001-00	7817 CEDAR LAKE RD	6/6/2022	120000	WD	120000	117468	10907	109093	113483.4922	0.961	1006	108.4423459	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-005-00	7849 CEDAR LAKE RD	11/15/2023	120000	WD	120000	114210	10627	109373	110312.0313	0.991	1006	108.7206759	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-005-50	7853 CEDAR LAKE RD	2/14/2023	132000	WD	132000	116700	10823	121177	112755.0547	<u>1.075</u>	1006	120.4542744	04342		94341 LWS GOLF & COUNTRY CLUB	401
										1.009						

Oscoda Township-2025 ECF Analysis 04350 '94350 Lake Huron Backlots and Influence'

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
064-L11-000-295-00	6637 N US-23	10/6/2023	28500	WD	28500	27956	11677	16823	22361.26367	0.752	360	46.730556	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-P30-000-010-60	5763 ELK LN	4/21/2023	200000	WD	200000	131674	9931	190069	167229.3906	1.137	1272	149.42531	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
063-011-200-003-00	7433 N US-23	3/15/2024	770000	WD	770000	653755	170824	599176	512776.4018	1.168	7551	79.35055	04350	063-011-200-003-50	94350 LK HURON BACKLOTS & INFLUENCE	201
064-O10-000-126-00	4813 ERIE ST	8/2/2023	125000	WD	125000	72120	7890	117110	88228.02344	1.327	960	121.98958	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-061-00	4822 ST CLAIR ST	9/7/2023	244000	WD	244000	139236	16267	227733	168913.4688	1.348	1637	139.11607	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-065-00	4830 ST CLAIR ST	11/22/2023	250000	WD	250000	134457	17445	232555	160730.7656	1.447	1692	137.44385	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-078-00	7495 N US-23	4/8/2022	305000	WD	305000	161375	16260	288740	199333.7891	<u>1.449</u>	1788	161.4877	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
										1.233						
064-L12-000-391-01	7265 N US-23	10/3/2022	97000	WD	97000	195972	44244	52756	188014.875	0.281	2526	20.885194	04351	064-L12-000-391-02, 064-L12-000-391-03	94350 LK HURON BACKLOTS & INFLUENCE	407
064-L12-000-388-00	7255 N US-23	8/23/2022	140000	WD	140000	181914	55026	84974	157234.2031	0.540	1588	53.510076	04351	064-L15-000-613-00	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-342-00	7015 N US-23	5/17/2022	66000	WD	66000	71230	19218	46782	64451.05469	0.726	842	55.56057	04351		94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-316-00	6885 N US-23	7/15/2022	340000	WD	338000	228069	45311	292689	226465.9219	<u>1.292</u>	1824	160.46546	04351		94350 LK HURON BACKLOTS & INFLUENCE	401
										0.710						

Oscoda Township-2025 ECF Analysis 04351 '94351 Lake Huron View Across From Parks'

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
064-L11-000-295-00	6637 N US-23	10/6/2023	28500	WD	28500	27956	11677	16823	22361.26367	0.752	360	46.730556	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-P30-000-010-60	5763 ELK LN	4/21/2023	200000	WD	200000	131674	9931	190069	167229.3906	1.137	1272	149.42531	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
063-011-200-003-00	7433 N US-23	3/15/2024	770000	WD	770000	653755	170824	599176	512776.4018	1.168	7551	79.35055	04350	063-011-200-003-50	94350 LK HURON BACKLOTS & INFLUENCE	201
064-O10-000-126-00	4813 ERIE ST	8/2/2023	125000	WD	125000	72120	7890	117110	88228.02344	1.327	960	121.98958	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-061-00	4822 ST CLAIR ST	9/7/2023	244000	WD	244000	139236	16267	227733	168913.4688	1.348	1637	139.11607	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-065-00	4830 ST CLAIR ST	11/22/2023	250000	WD	250000	134457	17445	232555	160730.7656	1.447	1692	137.44385	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-078-00	7495 N US-23	4/8/2022	305000	WD	305000	161375	16260	288740	199333.7891	1.449	1788	161.4877	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
										1.233						
064-L12-000-391-01	7265 N US-23	10/3/2022	97000	WD	97000	195972	44244	52756	188014.875	0.281	2526	20.885194	04351	064-L12-000-391-02, 064-L12-000-391-03	94350 LK HURON BACKLOTS & INFLUENCE	407
064-L12-000-388-00	7255 N US-23	8/23/2022	140000	WD	140000	181914	55026	84974	157234.2031	0.540	1588	53.510076	04351	064-L15-000-613-00	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-342-00	7015 N US-23	5/17/2022	66000	WD	66000	71230	19218	46782	64451.05469	0.726	842	55.56057	04351		94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-316-00	6885 N US-23	7/15/2022	340000	WD	338000	228069	45311	292689	226465.9219	1.292	1824	160.46546	04351		94350 LK HURON BACKLOTS & INFLUENCE	401
										0.710						



Oscoda Township-2025 ECF Analysis 04360 '94360 VE Lk Backlots and Influence'

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
063-007-400-040-01	7133 LAKEVIEW DR	5/18/2023	10000	WD	10000	39457	5038	4962	44297.29688	0.112	520	9.542307692	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-016-300-002-00	6742 LOUD DR	12/16/2022	14000	WD	14000	51730	5534	8466	59454.3125	0.142	946	8.949260042	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-016-300-002-00	6742 LOUD DR	8/23/2023	16500	WD	16500	52666	7547	8953	58068.21094	0.154	946	9.464059197	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-039-01	7135 LAKEVIEW DR	4/27/2023	40000	WD	40000	82162	5405	34595	98786.35938	0.350	1106	31.27938517	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-041-01	7133 COLBATH RD	5/3/2023	20000	WD	20000	33137	4695	15305	36604.89063	0.418	432	35.42824074	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V42-002-008-00	7317 LAKEVIEW DR	11/10/2023	100000	WD	100000	141561	28906	71094	144987.1254	0.490	1200	59.245	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-054-00	6137 CEDAR LAKE RD	12/1/2022	54900	WD	54900	77750	15229	39671	80464.60938	0.493	768	51.65494792	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-021-100-027-00	6399 LOUD DR	11/12/2022	95000	WD	95000	114464	5658	89342	140033.4688	0.638	1456	61.36126374	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-039-00	6108 CEDAR LAKE RD	9/5/2023	75000	WD	75000	84063	8277	66723	97536.67969	0.684	1040	64.15673077	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-035-00	7145 LAKEVIEW DR	3/27/2023	49000	WD	49000	54797	5737	43263	63140.28125	0.685	624	69.33173077	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-011-00	4755 INTERLAKE DR	10/19/2023	100000	WD	100000	106539	7125	92875	127945.9453	0.726	1056	87.94981061	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-017-00	7169 COLBATH RD	8/25/2022	93000	WD	93000	94881	16686	76314	100637.0625	0.758	1056	72.26704545	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V40-000-046-00	6056 CEDAR LAKE RD	9/1/2022	100000	MLC	100000	100605	11240	88760	115012.8672	0.772	1167	76.05826907	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-020-00	4818 INTERLAKE DR	9/14/2023	121000	WD	121000	121037	24245	96755	124571.4297	0.777	1180	81.99576271	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-N40-000-025-00	3554 HILL CREST DR	7/25/2022	150000	WD	150000	147413	14896	135104	170549.5469	0.792	2180	61.97431193	04360	064-N40-000-026-00	94360 VE LK BACK LOTS & INFLUENCE	401
064-V75-000-006-00	6025 CEDAR LAKE RD	10/19/2023	160000	WD	160000	175220	49243	110757	133231.6563	0.831	1248	88.74759615	04360	064-V40-000-045-00	94360 VE LK BACK LOTS & INFLUENCE	401
063-008-400-003-00	7070 LOUD DR	8/3/2023	110000	WD	110000	104234	22242	87758	105523.8125	0.832	1101	79.7075386	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-008-400-001-00	7090 LOUD DR	9/8/2023	275000	WD	275000	231151	40766	234234	245025.7344	0.956	2332	100.4433962	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-043-00	7119 LAKEVIEW DR	8/19/2022	69000	WD	69000	56738	6549	62451	64593.30859	0.967	634	98.50315457	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-087-00	6316 LOUD DR	8/4/2023	142000	WD	142000	114875	16149	125851	127060.4922	0.990	1176	107.0161565	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-017-100-001-25	7000 LOUD DR	1/13/2023	199000	WD	199000	152669	29150	169850	158969.1094	1.068	1508	112.632626	04360	063-017-100-001-50	94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-048-00	7096 COLBATH RD	11/16/2023	117500	WD	117500	85600	9446	108054	98010.29688	1.102	1184	91.26182432	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-081-00	4535 INTERLAKE DR	10/4/2023	135000	WD	135000	88032	6353	128647	105120.9766	1.224	1160	110.9025862	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-016-300-006-50	6710 LOUD DR	6/14/2022	130000	WD	130000	84739	10009	119991	96177.60938	1.248	1008	119.0386905	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-N20-000-032-00	7334 LOUD DR	10/23/2023	200000	LC	200000	125864	11372	188628	147351.3516	1.280	2160	87.32777778	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-021-100-006-00	6464 LOUD DR	6/5/2023	136500	WD	136500	80329	7044	129456	94317.89063	1.373	1056	122.5909091	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-N20-000-034-00	7324 LOUD DR	12/27/2023	148000	WD	148000	89548	15780	132220	94939.50781	1.393	720	183.6388889	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-S10-000-036-00	7164 LOUD DR	10/10/2022	90000	LC	90000	52727	6563	83437	59413.12891	1.404	625	133.4992	04360		94360 VE LK BACK LOTS & INFLUENCE	401
										0.809						

Oscoda Township-2025 ECF Analysis 04370 '94370 Cedar Lake Influence'

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
064-L14-000-538-00	7590 CEDAR LAKE DR	6/9/2023	95000	WD	95000	100727	6177	88823	114606.0625	0.775	1152	77.10329861	04370		94370 CEDAR LAKE INFLUENCE	401
064-L10-000-173-00	7948 CEDAR LAKE DR	9/2/2022	123000	WD	123000	94406	7996	115004	104739.3906	1.098	1196	96.15719064	04370		94370 CEDAR LAKE INFLUENCE	401
064-L14-000-505-01	7430 CEDAR LAKE DR	12/11/2023	279000	WD	279000	211106	15403	263597	237215.75	1.111	2128	123.8707707	04370		94370 CEDAR LAKE INFLUENCE	401
064-S21-000-034-00	7580 CEDAR LAKE RD	6/30/2023	299900	WD	299900	222729	5679	294221	263090.9063	1.118	1824	161.3053728	04370		94370 CEDAR LAKE INFLUENCE	401
064-L14-000-534-01	7570 CEDAR LAKE DR	5/20/2022	229000	WD	228000	180096	55068	172932	151549.0938	1.141	1364	126.7829912	04370	064-L14-000-429-00	94370 CEDAR LAKE INFLUENCE	401
064-L14-000-540-00	CEDAR LAKE DR	5/30/2023	127500	WD	127500	82588	11038	116462	70688.48438	1.648	850	137.0141176	04370	064-L14-000-541-00, 064-L22-000-334-00	94370 CEDAR LAKE INFLUENCE	402
064-S21-000-046-00	7587 TEAL ST	9/15/2023	159900	WD	159900	82382	15678	144222	80853.33594	1.784	780	184.9	04370		94370 CEDAR LAKE INFLUENCE	401
										1.239						
064-L10-000-181-08	7900 CEDAR LAKE DR	8/4/2022	66500	WD	66500	67017	0	66500	63825.71484	1.042	724	91.85082873	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-10	7900 CEDAR LAKE DR	7/22/2022	65000	WD	62500	60796	0	62500	57900.95313	1.079	700	89.28571429	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-08	7900 CEDAR LAKE DR	4/6/2022	72500	WD	71500	67017	0	71500	63825.71484	1.120	724	98.75690608	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-02	7900 CEDAR LAKE DR	5/2/2022	65000	WD	65000	59975	0	65000	57119.04688	1.138	688	94.47674419	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-13	7900 CEDAR LAKE DR	7/8/2022	69900	WD	65900	59249	0	65900	56427.61719	1.168	670	98.35820896	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-11	7900 CEDAR LAKE DR	6/3/2022	72000	WD	72000	61187	0	72000	58273.33203	1.236	665	108.2706767	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-09	7900 CEDAR LAKE DR	11/10/2023	75000	WD	75000	56572	0	75000	53878.09375	1.392	660	113.6363636	04375		94370 CEDAR LAKE INFLUENCE	407
										1.168						

Oscoda Township-2025 ECF Analysis 04375 '94375 Alpine Condominium'

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
064-L14-000-538-00	7590 CEDAR LAKE DR	6/9/2023	95000	WD	95000	100727	6177	88823	114606.0625	0.775	1152	77.10329861	04370		94370 CEDAR LAKE INFLUENCE	401
064-L10-000-173-00	7948 CEDAR LAKE DR	9/2/2022	123000	WD	123000	94406	7996	115004	104739.3906	1.098	1196	96.15719064	04370		94370 CEDAR LAKE INFLUENCE	401
064-L14-000-505-01	7430 CEDAR LAKE DR	12/11/2023	279000	WD	279000	211106	15403	263597	237215.75	1.111	2128	123.8707707	04370		94370 CEDAR LAKE INFLUENCE	401
064-S21-000-034-00	7580 CEDAR LAKE RD	6/30/2023	299900	WD	299900	222729	5679	294221	263090.9063	1.118	1824	161.3053728	04370		94370 CEDAR LAKE INFLUENCE	401
064-L14-000-534-01	7570 CEDAR LAKE DR	5/20/2022	229000	WD	228000	180096	55068	172932	151549.0938	1.141	1364	126.7829912	04370	064-L14-000-429-00	94370 CEDAR LAKE INFLUENCE	401
064-L14-000-540-00	CEDAR LAKE DR	5/30/2023	127500	WD	127500	82588	11038	116462	70688.48438	1.648	850	137.0141176	04370	064-L14-000-541-00, 064-L22-000-334-00	94370 CEDAR LAKE INFLUENCE	402
064-S21-000-046-00	7587 TEAL ST	9/15/2023	159900	WD	159900	82382	15678	144222	80853.33594	<u>1.784</u>	780	184.9	04370		94370 CEDAR LAKE INFLUENCE	401
										1.239						
064-L10-000-181-08	7900 CEDAR LAKE DR	8/4/2022	66500	WD	66500	67017	0	66500	63825.71484	1.042	724	91.85082873	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-10	7900 CEDAR LAKE DR	7/22/2022	65000	WD	62500	60796	0	62500	57900.95313	1.079	700	89.28571429	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-08	7900 CEDAR LAKE DR	4/6/2022	72500	WD	71500	67017	0	71500	63825.71484	1.120	724	98.75690608	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-02	7900 CEDAR LAKE DR	5/2/2022	65000	WD	65000	59975	0	65000	57119.04688	1.138	688	94.47674419	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-13	7900 CEDAR LAKE DR	7/8/2022	69900	WD	65900	59249	0	65900	56427.61719	1.168	670	98.35820896	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-11	7900 CEDAR LAKE DR	6/3/2022	72000	WD	72000	61187	0	72000	58273.33203	1.236	665	108.2706767	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-09	7900 CEDAR LAKE DR	11/10/2023	75000	WD	75000	56572	0	75000	53878.09375	<u>1.392</u>	660	113.6363636	04375		94370 CEDAR LAKE INFLUENCE	407
										1.168						

Oscoda Township-2025 ECF Analysis 04410 '94410 Lake Huron R1'

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
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	360303	304655	148627	211676	126646.1016	1.671	1416	149.4887	04410		94410 LAKE HURON	401
064-S60-000-009-00	5128 BACHMAN RD	12/28/2023	300000	WD	300000	350054	160642	139358	141457.7969	0.985	1120	124.4268	04411		94410 LAKE HURON	401
063-011-200-003-50	7432 N US-23	3/15/2024	770000	WD	770000	565659	170824	599176	512776.4018	1.168	7551	79.35055	04412	063-011-200-003-00	94410 LAKE HURON	201
										1.275						
For 2025, Use 1.275 for 04410, 04411, 04412																
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.2403	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.1036	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.3502	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.7811	04416		94410 LAKE HURON	407
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.1453	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.8063	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.8114	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.8114	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.2839	04418		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGTON A	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.8429	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.6324	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.4956	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.9927	04420		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.8347	04421		94410 LAKE HURON	407

Oscoda Township-2025 ECF Analysis 04411 '94411 Lake Huron R3, R4 and RT'

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
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	360303	304655	148627	211676	126646.1016	1.671	1416	149.4887	04410		94410 LAKE HURON	401
064-S60-000-009-00	5128 BACHMAN RD	12/28/2023	300000	WD	300000	350054	160642	139358	141457.7969	0.985	1120	124.4268	04411		94410 LAKE HURON	401
063-011-200-003-50	7432 N US-23	3/15/2024	770000	WD	770000	565659	170824	599176	512776.4018	1.168	7551	79.35055	04412	063-011-200-003-00	94410 LAKE HURON	201
										1.275						
																For 2025, Use 1.275 for 04410, 04411, 04412
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.2403	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.1036	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.3502	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.7811	04416		94410 LAKE HURON	407
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.1453	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.8063	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.8114	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.8114	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.2839	04418		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGTON A	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.8429	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.6324	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.4956	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.9927	04420		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.8347	04421		94410 LAKE HURON	407

Oscoda Township-2025 ECF Analysis 04412 '94412 Lake Huron Shallow Lots / Off'

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
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	360303	304655	148627	211676	126646.1016	1.671	1416	149.4887	04410		94410 LAKE HURON	401
064-S60-000-009-00	5128 BACHMAN RD	12/28/2023	300000	WD	300000	350054	160642	139358	141457.7969	0.985	1120	124.4268	04411		94410 LAKE HURON	401
063-011-200-003-50	7432 N US-23	3/15/2024	770000	WD	770000	565659	170824	599176	512776.4018	1.168	7551	79.35055	04412	063-011-200-003-00	94410 LAKE HURON	201
										1.275						
For 2025, Use 1.275 for 04410, 04411, 04412																
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.2403	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.1036	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.3502	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.7811	04416		94410 LAKE HURON	407
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.1453	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.8063	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.8114	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.8114	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.2839	04418		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGTON A	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.8429	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.6324	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.4956	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.9927	04420		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.8347	04421		94410 LAKE HURON	407

Oscoda Township-2025 ECF Analysis 04415 '94415 Surfside | Condominiums'

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
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.24027	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.10363	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.35019	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.78106	04416		94410 LAKE HURON	407
										2.085						
										For 2025, Use 2.085 for 04415 and 04416						
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.14526	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.80631	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.28388	04418		94410 LAKE HURON	407
										2.516						
064-S60-000-023-06	5226 WASHINGTON AVE	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.84286	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.63239	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.49562	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.99271	04420		94410 LAKE HURON	407
										2.105						
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.83468	04421		94410 LAKE HURON	407
										2.365						

Oscoda Township-2025 ECF Analysis 04416 '94416 Surfside II Condominiums'

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	
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.24027	04416		94410 LAKE HURON	407	
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.10363	04416		94410 LAKE HURON	407	
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.35019	04416		94410 LAKE HURON	407	
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.78106	04416		94410 LAKE HURON	407	
										2.085							
										For 2025, Use 2.085 for 04415 and 04416							
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.14526	04417		94410 LAKE HURON	407	
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.80631	04418		94410 LAKE HURON	407	
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407	
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407	
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.28388	04418		94410 LAKE HURON	407	
										2.516							
064-S60-000-023-06	5226 WASHINGTON AVE	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.84286	04419		94410 LAKE HURON	407	
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.63239	04420		94410 LAKE HURON	407	
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.49562	04420		94410 LAKE HURON	407	
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.99271	04420		94410 LAKE HURON	407	
										2.105							
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407	
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.83468	04421		94410 LAKE HURON	407	
										2.365							



Oscoda Township-2025 ECF Analysis 04417 '94417 Waterlake Condominium'

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
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.24027	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.10363	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.35019	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.78106	04416		94410 LAKE HURON	407
										2.085						
For 2025, Use 2.085 for 04415 and 04416																
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.14526	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.80631	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.28388	04418		94410 LAKE HURON	407
										2.516						
064-S60-000-023-06	5226 WASHINGTON AVE	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.84286	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.63239	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.49562	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.99271	04420		94410 LAKE HURON	407
										2.105						
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.83468	04421		94410 LAKE HURON	407
										2.365						

Oscoda Township-2025 ECF Analysis 04418 '94418 Gas Lite Squares Condominium'

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
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.24027	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.10363	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.35019	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.78106	04416		94410 LAKE HURON	407
												2.085				
																For 2025, Use 2.085 for 04415 and 04416
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.14526	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.80631	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.28388	04418		94410 LAKE HURON	407
												2.516				
064-S60-000-023-06	5226 WASHINGTON AVE	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.84286	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.63239	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.49562	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.99271	04420		94410 LAKE HURON	407
												2.105				
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.83468	04421		94410 LAKE HURON	407
												2.365				



Oscoda Township-2025 ECF Analysis 04420 '94420 Pineridge Condominium'

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
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.24027	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.10363	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.35019	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.78106	04416		94410 LAKE HURON	407
										2.085						
For 2025, Use 2.085 for 04415 and 04416																
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.14526	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.80631	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.28388	04418		94410 LAKE HURON	407
										2.516						
064-S60-000-023-06	5226 WASHINGTON AVE	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.84286	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.63239	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.49562	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.99271	04420		94410 LAKE HURON	407
										2.105						
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.83468	04421		94410 LAKE HURON	407
										2.365						

Oscoda Township-2025 ECF Analysis 04421 '94421 Lake Huron Small Condo Developments'

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
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	181660	21817	218183	97465.24219	2.239	1028	212.24027	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	210000	157851	18023	191977	85260.97656	2.252	936	205.10363	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	183219	21464	223436	98631.09375	2.265	1028	217.35019	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	198668	205008	18117	180551	113957.9297	1.584	1320	136.78106	04416		94410 LAKE HURON	407
										2.085						
										For 2025, Use 2.085 for 04415 and 04416						
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	170229	37862	171138	78789.88281	2.172	950	180.14526	04417		94410 LAKE HURON	407
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	93717	16909	113091	48306.91797	2.341	666	169.80631	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	83664	16909	103091	41984.27734	2.455	546	188.81136	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	135000	83664	16909	118091	41984.27734	2.813	546	216.28388	04418		94410 LAKE HURON	407
										2.516						
064-S60-000-023-06	5226 WASHINGTON AVE	9/29/2022	150000	WD	150000	105631	26151	123849	65794.70313	1.882	770	160.84286	04419		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	263188	54771	305229	131826.0625	2.315	1371	222.63239	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	266916	54771	295229	134184.0625	2.200	1370	215.49562	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	265000	235268	19422	245578	136524.9844	1.799	1372	178.99271	04420		94410 LAKE HURON	407
										2.105						
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	118900	82922	22312	96588	40406.66797	2.390	480	201.225	04421		94410 LAKE HURON	407
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	131000	92061	22458	108542	46402	2.339	496	218.83468	04421		94410 LAKE HURON	407
										2.365						



Oscoda Township-2025 ECF Analysis 04431 '94431 Van Ettan Lk Lower End'

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
064-V40-000-045-00	LOUD DR	10/19/2023	160000	WD	160000	178513	49243	110757	133231.6563	0.831	1248	88.74759615	04430	064-V75-000-006-00	94430 VAN ETTAN LAKE	402
064-V35-000-019-00	6741 LOUD DR	3/10/2023	205000	LC	205000	241843	64179	140821	167924.3906	0.839	2040	69.02990196	04430		94430 VAN ETTAN LAKE	401
064-V80-000-024-00	6479 LOUD DR	10/13/2023	440000	WD	440000	439266	157527	282473	266293.9375	1.061	2630	107.4041825	04430		94430 VAN ETTAN LAKE	401
063-017-100-019-00	7007 LOUD DR	12/16/2022	349000	WD	349000	340050	98549	250451	228261.8125	1.097	1860	134.6510753	04430		94430 VAN ETTAN LAKE	401
063-021-100-023-00	6407 LOUD DR	4/28/2023	420000	LC	420000	407509	84114	335886	305666.3613	1.099	3628	92.58158765	04430		94430 VAN ETTAN LAKE	201
064-V80-000-038-00	6467 LOUD DR	9/30/2022	290000	WD	290000	280264	67206	222794	201378.0781	1.106	2280	97.71666667	04430		94430 VAN ETTAN LAKE	401
063-017-100-028-00	6977 LOUD DR	4/17/2023	273000	WD	273000	241484	100696	172304	133069.9453	1.295	1268	135.8864353	04430		94430 VAN ETTAN LAKE	401
064-V45-000-004-00	6619 LOUD DR	6/10/2022	285000	WD	285000	245249	99655	185345	137612.4688	1.347	1036	178.9044402	04430		94430 VAN ETTAN LAKE	401
064-V40-000-025-00	6129 LOUD DR	6/7/2022	195000	WD	195000	154974	41425	153575	107324.1953	1.431	1131	135.7869142	04430		94430 VAN ETTAN LAKE	401
064-V40-000-021-00	6137 LOUD DR	8/28/2023	180000	WD	180000	140713	46109	133891	89417.76563	1.497	1080	123.9731481	04430		94430 VAN ETTAN LAKE	401
064-N10-000-026-01	7359 LOUD DR	9/8/2023	390000	WD	390000	300082	98059	291941	190948.0156	1.529	936	311.9027778	04430		94430 VAN ETTAN LAKE	401
064-V35-000-033-00	6803 LOUD DR	5/26/2023	435000	WD	435000	328257	122380	312620	194590.7344	1.607	1311	238.4591915	04430		94430 VAN ETTAN LAKE	401
064-S10-000-004-00	7215 LOUD DR	7/9/2022	304500	WD	304500	210543	53393	251107	148534.9688	1.691	1342	187.1140089	04430		94430 VAN ETTAN LAKE	401
064-V40-000-037-00	6075 LOUD DR	6/2/2023	223000	WD	223000	142985	43715	179285	93827.97656	1.911	896	200.0948661	04430		94430 VAN ETTAN LAKE	401
064-V35-000-028-50	6779 LOUD DR	7/27/2023	221000	WD	221000	141648	56570	164430	80413.99219	2.045	842	195.2850356	04430		94430 VAN ETTAN LAKE	401
064-V40-000-028-00	6115 LOUD DR	4/14/2023	199000	WD	199000	107500	36748	162252	66873.34375	2.426	705	230.1446809	04430		94430 VAN ETTAN LAKE	401
										1.426						
063-027-200-023-00	4549 VAN ETTAN DAM RD	10/24/2023	250000	WD	250000	223348	127878	122122	79558.33594	1.535	720	169.6138889	04431		94430 VAN ETTAN LAKE	401
063-027-200-036-00	5775 OAK ST	12/15/2023	202000	WD	202000	167808	35267	166733	110450.8359	1.510	1135	146.9013216	04431		94430 VAN ETTAN LAKE	401
										1.522						
063-028-100-018-00	5868 WEST SHORE RD	4/27/2022	380000	WD	350000	379745	104835	245165	229091.6719	1.070	2194	111.7433911	04432	064-I10-000-012-00	94430 VAN ETTAN LAKE	401
063-021-300-013-00	6142 F 41	3/17/2023	222750	WD	222750	176135	63080	159670	83930.96094	1.902	728	219.3269231	04433		94430 VAN ETTAN LAKE	401
064-W50-000-031-00	6460 WEST SHORE DR	10/19/2022	386000	WD	386000	398689	64366	321634	248198.2188	1.296	2370	135.7105485	04433	064-W51-000-013-00	94430 VAN ETTAN LAKE	401
										1.599						
063-007-400-065-00	7106 LAKEVIEW DR	9/29/2023	240000	WD	240000	335641	106260	133740	159958.8594	0.836	1652	80.95641646	04434		94430 VAN ETTAN LAKE	401
064-T10-000-011-00	7227 SHOREWOOD DR	12/19/2022	340000	WD	340000	427030	85625	254375	238078.7969	1.068	1596	159.3828321	04434		94430 VAN ETTAN LAKE	401
064-T10-000-012-00	7226 SHOREWOOD DR	4/22/2022	300000	WD	300000	324284	56406	243594	186804.7344	1.304	1344	181.2455357	04434		94430 VAN ETTAN LAKE	401
064-T10-000-007-00	7240 SHOREWOOD DR	6/27/2022	258000	WD	258000	249701	53911	204089	136534.1719	1.495	936	218.0438034	04434		94430 VAN ETTAN LAKE	401
064-T10-000-007-00	7240 SHOREWOOD DR	8/21/2023	280000	WD	280000	251752	60134	219866	133624.8281	1.645	936	234.8995726	04434		94430 VAN ETTAN LAKE	401
064-V42-010-004-00	7280 LAKEVIEW DR	8/2/2022	129900	WD	129900	114827	39608	90292	52453.97656	1.721	567	159.2451499	04434		94430 VAN ETTAN LAKE	401
064-T11-000-018-00	7260 SHOREWOOD DR	9/15/2022	210000	WD	205000	165479	53317	151683	78216.17969	1.939	576	263.3385417	04434		94430 VAN ETTAN LAKE	401
										1.430						







Oscoda Township-2025 ECF Analysis 04434 '94434 Van Ettan Lk Northwestern'

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
064-V40-000-045-00	LOUD DR	10/19/2023	160000	WD	160000	178513	49243	110757	133231.6563	0.831	1248	88.74759615	04430	064-V75-000-006-00	94430 VAN ETTAN LAKE	402
064-V35-000-019-00	6741 LOUD DR	3/10/2023	205000	LC	205000	241843	64179	140821	167924.3906	0.839	2040	69.02990196	04430		94430 VAN ETTAN LAKE	401
064-V80-000-024-00	6479 LOUD DR	10/13/2023	440000	WD	440000	439266	157527	282473	266293.9375	1.061	2630	107.4041825	04430		94430 VAN ETTAN LAKE	401
063-017-100-019-00	7007 LOUD DR	12/16/2022	349000	WD	349000	340050	98549	250451	228261.8125	1.097	1860	134.6510753	04430		94430 VAN ETTAN LAKE	401
063-021-100-023-00	6407 LOUD DR	4/28/2023	420000	LC	420000	407509	84114	335886	305666.3613	1.099	3628	92.58158765	04430		94430 VAN ETTAN LAKE	201
064-V80-000-038-00	6467 LOUD DR	9/30/2022	290000	WD	290000	280264	67206	222794	201378.0781	1.106	2280	97.71666667	04430		94430 VAN ETTAN LAKE	401
063-017-100-028-00	6977 LOUD DR	4/17/2023	273000	WD	273000	241484	100696	172304	133069.9453	1.295	1268	135.8864353	04430		94430 VAN ETTAN LAKE	401
064-V45-000-004-00	6619 LOUD DR	6/10/2022	285000	WD	285000	245249	99655	185345	137612.4688	1.347	1036	178.9044402	04430		94430 VAN ETTAN LAKE	401
064-V40-000-025-00	6129 LOUD DR	6/7/2022	195000	WD	195000	154974	41425	153575	107324.1953	1.431	1131	135.7869142	04430		94430 VAN ETTAN LAKE	401
064-V40-000-021-00	6137 LOUD DR	8/28/2023	180000	WD	180000	140713	46109	133891	89417.76563	1.497	1080	123.9731481	04430		94430 VAN ETTAN LAKE	401
064-N10-000-026-01	7359 LOUD DR	9/8/2023	390000	WD	390000	300082	98059	291941	190948.0156	1.529	936	311.9027778	04430		94430 VAN ETTAN LAKE	401
064-V35-000-033-00	6803 LOUD DR	5/26/2023	435000	WD	435000	328257	122380	312620	194590.7344	1.607	1311	238.4591915	04430		94430 VAN ETTAN LAKE	401
064-S10-000-004-00	7215 LOUD DR	7/9/2022	304500	WD	304500	210543	53393	251107	148534.9688	1.691	1342	187.1140089	04430		94430 VAN ETTAN LAKE	401
064-V40-000-037-00	6075 LOUD DR	6/2/2023	223000	WD	223000	142985	43715	179285	93827.97656	1.911	896	200.0948661	04430		94430 VAN ETTAN LAKE	401
064-V35-000-028-50	6779 LOUD DR	7/27/2023	221000	WD	221000	141648	56570	164430	80413.99219	2.045	842	195.2850356	04430		94430 VAN ETTAN LAKE	401
064-V40-000-028-00	6115 LOUD DR	4/14/2023	199000	WD	199000	107500	36748	162252	66873.34375	2.426	705	230.1446809	04430		94430 VAN ETTAN LAKE	401
										1.426						
063-027-200-023-00	4549 VAN ETTAN DAM RD	10/24/2023	250000	WD	250000	223348	127878	122122	79558.33594	1.535	720	169.6138889	04431		94430 VAN ETTAN LAKE	401
063-027-200-036-00	5775 OAK ST	12/15/2023	202000	WD	202000	167808	35267	166733	110450.8359	1.510	1135	146.9013216	04431		94430 VAN ETTAN LAKE	401
										1.522						
063-028-100-018-00	5868 WEST SHORE RD	4/27/2022	380000	WD	350000	379745	104835	245165	229091.6719	1.070	2194	111.7433911	04432	064-I10-000-012-00	94430 VAN ETTAN LAKE	401
063-021-300-013-00	6142 F 41	3/17/2023	222750	WD	222750	176135	63080	159670	83930.96094	1.902	728	219.3269231	04433		94430 VAN ETTAN LAKE	401
064-W50-000-031-00	6460 WEST SHORE DR	10/19/2022	386000	WD	386000	398689	64366	321634	248198.2188	1.296	2370	135.7105485	04433	064-W51-000-013-00	94430 VAN ETTAN LAKE	401
										1.599						
063-007-400-065-00	7106 LAKEVIEW DR	9/29/2023	240000	WD	240000	335641	106260	133740	159958.8594	0.836	1652	80.95641646	04434		94430 VAN ETTAN LAKE	401
064-T10-000-011-00	7227 SHOREWOOD DR	12/19/2022	340000	WD	340000	427030	85625	254375	238078.7969	1.068	1596	159.3828321	04434		94430 VAN ETTAN LAKE	401
064-T10-000-012-00	7226 SHOREWOOD DR	4/22/2022	300000	WD	300000	324284	56406	243594	186804.7344	1.304	1344	181.2455357	04434		94430 VAN ETTAN LAKE	401
064-T10-000-007-00	7240 SHOREWOOD DR	6/27/2022	258000	WD	258000	249701	53911	204089	136534.1719	1.495	936	218.0438034	04434		94430 VAN ETTAN LAKE	401
064-T10-000-007-00	7240 SHOREWOOD DR	8/21/2023	280000	WD	280000	251752	60134	219866	133624.8281	1.645	936	234.8995726	04434		94430 VAN ETTAN LAKE	401
064-V42-010-004-00	7280 LAKEVIEW DR	8/2/2022	129900	WD	129900	114827	39608	90292	52453.97656	1.721	567	159.2451499	04434		94430 VAN ETTAN LAKE	401
064-T11-000-018-00	7260 SHOREWOOD DR	9/15/2022	210000	WD	205000	165479	53317	151683	78216.17969	1.939	576	263.3385417	04434		94430 VAN ETTAN LAKE	401
										1.430						

Oscoda Township-2025 ECF Analysis 04450 '94450 Cedar 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
064-L10-000-147-01	7959 CEDAR LAKE DR	11/8/2023	129000	WD	129000	212079	83756	45244	96847.54688	0.467	1208	37.45364238	04450		94450 CEDAR LAKE	401
064-C20-000-017-00	7938 CEDAR LAKE RD	9/26/2022	150000	WD	150000	217051	30251	119749	140981.1289	0.849	1461	81.96372348	04450		94450 CEDAR LAKE	401
064-C20-000-021-00	7948 CEDAR LAKE RD	9/29/2022	232500	WD	212500	232993	39793	172707	145811.3281	1.184	1294	133.4675425	04450		94450 CEDAR LAKE	401
064-S20-000-010-00	7430 CEDAR LAKE RD	8/8/2022	229900	WD	209900	215765	68736	141164	110965.2813	1.272	1088	129.7463235	04450		94450 CEDAR LAKE	401
064-C20-000-016-00	7934 CEDAR LAKE RD	9/27/2023	239000	WD	239000	217578	55348	183652	122437.7344	1.500	1326	138.5007541	04450		94450 CEDAR LAKE	401
064-S21-000-060-00	7570 TEAL ST	8/28/2023	250000	WD	250000	220151	69647	180353	113587.9219	1.588	1104	163.3632246	04450		94450 CEDAR LAKE	401
064-C30-000-016-00	7730 CEDAR LAKE RD	10/20/2023	290100	WD	290100	255468	84363	205737	129135.8516	1.593	1176	174.9464286	04450		94450 CEDAR LAKE	401
064-L14-000-432-00	7527 CEDAR LAKE DR	5/5/2023	259500	WD	259500	221517	55586	203914	125230.9453	1.628	1108	184.0379061	04450		94450 CEDAR LAKE	401
064-S21-000-024-00	7520 CEDAR LAKE RD	6/27/2022	239000	WD	229000	196720	72892	156108	93455.09375	1.670	816	191.3088235	04450		94450 CEDAR LAKE	401
064-C30-000-004-00	7846 CEDAR LAKE RD	7/8/2022	399900	WD	399900	295735	51406	348494	184399.25	1.890	1560	223.3935897	04450		94450 CEDAR LAKE	401
064-L14-000-468-00	7389 CEDAR LAKE DR	7/7/2023	221000	WD	221000	172836	63156	157844	82777.35938	1.907	828	190.6328502	04450		94450 CEDAR LAKE	401
064-S20-000-014-00	7410 CEDAR LAKE RD	5/15/2023	275000	WD	275000	211508	78917	196083	100068.6797	<u>1.959</u> 1.459	1056	185.6846591	04450		94450 CEDAR LAKE	401
064-L33-000-230-00	6940 KNOLLWOOD CT	10/16/2023	165000	WD	165000	301593	55085	109915	179539.6875	0.612	1432	76.75628492	04451		94450 CEDAR LAKE	401
064-L60-000-012-00	7076 CEDAR LAKE RD	1/18/2023	400000	WD	400000	615500	162848	237152	329681	0.719	3366	70.45513963	04451		94450 CEDAR LAKE	401
064-L60-000-026-00	7208 CEDAR LAKE RD	7/21/2023	425000	WD	425000	548603	114544	310456	316139.125	0.982	2742	113.2224654	04451		94450 CEDAR LAKE	401
064-L60-000-009-00	7044 CEDAR LAKE RD	8/3/2023	644000	WD	644000	846664	130621	513379	521517.125	0.984	2781	184.6023013	04451		94450 CEDAR LAKE	401
064-L33-000-206-00	7059 LAKEWOOD DR	9/21/2022	360000	WD	360000	386472	90438	269562	215611.0781	1.250	1992	135.3222892	04451		94450 CEDAR LAKE	401
064-L33-000-206-00	7059 LAKEWOOD DR	9/6/2023	374000	WD	374000	382756	93086	280914	210975.9688	1.331	1992	141.0210843	04451		94450 CEDAR LAKE	401
064-L33-000-200-00	7131 LAKEWOOD DR	4/28/2022	500000	WD	500000	472045	82676	417324	283589.9375	1.472	2714	153.7671334	04451		94450 CEDAR LAKE	401
064-L33-000-203-00	7097 LAKEWOOD DR	12/11/2023	420000	WD	420000	380840	68380	351620	227574.6563	1.545	1999	175.897949	04451		94450 CEDAR LAKE	401
064-L33-000-220-00	6937 LAKEWOOD DR	3/8/2023	298900	WD	298900	264795	66136	232764	144689.7344	<u>1.609</u> 1.167	1164	199.9690722	04451		94450 CEDAR LAKE	401
064-G30-000-011-01	7251 SHOREVIEW	7/7/2022	803000	WD	803000	806969	195640	607360	737429.4375	<u>0.824</u>	4516	134.4906997	04452		94450 CEDAR LAKE	401

Oscoda Township-2025 ECF Analysis 04451 '94451 Cedar Lake LWS'

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
064-L10-000-147-01	7959 CEDAR LAKE DR	11/8/2023	129000	WD	129000	212079	83756	45244	96847.54688	0.467	1208	37.45364238	04450		94450 CEDAR LAKE	401
064-C20-000-017-00	7938 CEDAR LAKE RD	9/26/2022	150000	WD	150000	217051	30251	119749	140981.1289	0.849	1461	81.96372348	04450		94450 CEDAR LAKE	401
064-C20-000-021-00	7948 CEDAR LAKE RD	9/29/2022	232500	WD	212500	232993	39793	172707	145811.3281	1.184	1294	133.4675425	04450		94450 CEDAR LAKE	401
064-S20-000-010-00	7430 CEDAR LAKE RD	8/8/2022	229900	WD	209900	215765	68736	141164	110965.2813	1.272	1088	129.7463235	04450		94450 CEDAR LAKE	401
064-C20-000-016-00	7934 CEDAR LAKE RD	9/27/2023	239000	WD	239000	217578	55348	183652	122437.7344	1.500	1326	138.5007541	04450		94450 CEDAR LAKE	401
064-S21-000-060-00	7570 TEAL ST	8/28/2023	250000	WD	250000	220151	69647	180353	113587.9219	1.588	1104	163.3632246	04450		94450 CEDAR LAKE	401
064-C30-000-016-00	7730 CEDAR LAKE RD	10/20/2023	290100	WD	290100	255468	84363	205737	129135.8516	1.593	1176	174.9464286	04450		94450 CEDAR LAKE	401
064-L14-000-432-00	7527 CEDAR LAKE DR	5/5/2023	259500	WD	259500	221517	55586	203914	125230.9453	1.628	1108	184.0379061	04450		94450 CEDAR LAKE	401
064-S21-000-024-00	7520 CEDAR LAKE RD	6/27/2022	239000	WD	229000	196720	72892	156108	93455.09375	1.670	816	191.3088235	04450		94450 CEDAR LAKE	401
064-C30-000-004-00	7846 CEDAR LAKE RD	7/8/2022	399900	WD	399900	295735	51406	348494	184399.25	1.890	1560	223.3935897	04450		94450 CEDAR LAKE	401
064-L14-000-468-00	7389 CEDAR LAKE DR	7/7/2023	221000	WD	221000	172836	63156	157844	82777.35938	1.907	828	190.6328502	04450		94450 CEDAR LAKE	401
064-S20-000-014-00	7410 CEDAR LAKE RD	5/15/2023	275000	WD	275000	211508	78917	196083	100068.6797	1.959	1056	185.6846591	04450		94450 CEDAR LAKE	401
										1.459						
064-L33-000-230-00	6940 KNOLLWOOD CT	10/16/2023	165000	WD	165000	301593	55085	109915	179539.6875	0.612	1432	76.75628492	04451		94450 CEDAR LAKE	401
064-L60-000-012-00	7076 CEDAR LAKE RD	1/18/2023	400000	WD	400000	615500	162848	237152	329681	0.719	3366	70.45513963	04451		94450 CEDAR LAKE	401
064-L60-000-026-00	7208 CEDAR LAKE RD	7/21/2023	425000	WD	425000	548603	114544	310456	316139.125	0.982	2742	113.2224654	04451		94450 CEDAR LAKE	401
064-L60-000-009-00	7044 CEDAR LAKE RD	8/3/2023	644000	WD	644000	846664	130621	513379	521517.125	0.984	2781	184.6023013	04451		94450 CEDAR LAKE	401
064-L33-000-206-00	7059 LAKEWOOD DR	9/21/2022	360000	WD	360000	386472	90438	269562	215611.0781	1.250	1992	135.3222892	04451		94450 CEDAR LAKE	401
064-L33-000-206-00	7059 LAKEWOOD DR	9/6/2023	374000	WD	374000	382756	93086	280914	210975.9688	1.331	1992	141.0210843	04451		94450 CEDAR LAKE	401
064-L33-000-200-00	7131 LAKEWOOD DR	4/28/2022	500000	WD	500000	472045	82676	417324	283589.9375	1.472	2714	153.7671334	04451		94450 CEDAR LAKE	401
064-L33-000-203-00	7097 LAKEWOOD DR	12/11/2023	420000	WD	420000	380840	68380	351620	227574.6563	1.545	1999	175.897949	04451		94450 CEDAR LAKE	401
064-L33-000-220-00	6937 LAKEWOOD DR	3/8/2023	298900	WD	298900	264795	66136	232764	144689.7344	1.609	1164	199.9690722	04451		94450 CEDAR LAKE	401
										1.167						
064-G30-000-011-01	7251 SHOREVIEW	7/7/2022	803000	WD	803000	806969	195640	607360	737429.4375	0.824	4516	134.4906997	04452		94450 CEDAR LAKE	401

Oscoda Township-2025 ECF Analysis 04452 '94452 St George's Point Condos'

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
064-L10-000-147-01	7959 CEDAR LAKE DR	11/8/2023	129000	WD	129000	212079	83756	45244	96847.54688	0.467	1208	37.45364238	04450		94450 CEDAR LAKE	401
064-C20-000-017-00	7938 CEDAR LAKE RD	9/26/2022	150000	WD	150000	217051	30251	119749	140981.1289	0.849	1461	81.96372348	04450		94450 CEDAR LAKE	401
064-C20-000-021-00	7948 CEDAR LAKE RD	9/29/2022	232500	WD	212500	232993	39793	172707	145811.3281	1.184	1294	133.4675425	04450		94450 CEDAR LAKE	401
064-S20-000-010-00	7430 CEDAR LAKE RD	8/8/2022	229900	WD	209900	215765	68736	141164	110965.2813	1.272	1088	129.7463235	04450		94450 CEDAR LAKE	401
064-C20-000-016-00	7934 CEDAR LAKE RD	9/27/2023	239000	WD	239000	217578	55348	183652	122437.7344	1.500	1326	138.5007541	04450		94450 CEDAR LAKE	401
064-S21-000-060-00	7570 TEAL ST	8/28/2023	250000	WD	250000	220151	69647	180353	113587.9219	1.588	1104	163.3632246	04450		94450 CEDAR LAKE	401
064-C30-000-016-00	7730 CEDAR LAKE RD	10/20/2023	290100	WD	290100	255468	84363	205737	129135.8516	1.593	1176	174.9464286	04450		94450 CEDAR LAKE	401
064-L14-000-432-00	7527 CEDAR LAKE DR	5/5/2023	259500	WD	259500	221517	55586	203914	125230.9453	1.628	1108	184.0379061	04450		94450 CEDAR LAKE	401
064-S21-000-024-00	7520 CEDAR LAKE RD	6/27/2022	239000	WD	229000	196720	72892	156108	93455.09375	1.670	816	191.3088235	04450		94450 CEDAR LAKE	401
064-C30-000-004-00	7846 CEDAR LAKE RD	7/8/2022	399900	WD	399900	295735	51406	348494	184399.25	1.890	1560	223.3935897	04450		94450 CEDAR LAKE	401
064-L14-000-468-00	7389 CEDAR LAKE DR	7/7/2023	221000	WD	221000	172836	63156	157844	82777.35938	1.907	828	190.6328502	04450		94450 CEDAR LAKE	401
064-S20-000-014-00	7410 CEDAR LAKE RD	5/15/2023	275000	WD	275000	211508	78917	196083	100068.6797	1.959	1056	185.6846591	04450		94450 CEDAR LAKE	401
										1.459						
064-L33-000-230-00	6940 KNOLLWOOD CT	10/16/2023	165000	WD	165000	301593	55085	109915	179539.6875	0.612	1432	76.75628492	04451		94450 CEDAR LAKE	401
064-L60-000-012-00	7076 CEDAR LAKE RD	1/18/2023	400000	WD	400000	615500	162848	237152	329681	0.719	3366	70.45513963	04451		94450 CEDAR LAKE	401
064-L60-000-026-00	7208 CEDAR LAKE RD	7/21/2023	425000	WD	425000	548603	114544	310456	316139.125	0.982	2742	113.2224654	04451		94450 CEDAR LAKE	401
064-L60-000-009-00	7044 CEDAR LAKE RD	8/3/2023	644000	WD	644000	846664	130621	513379	521517.125	0.984	2781	184.6023013	04451		94450 CEDAR LAKE	401
064-L33-000-206-00	7059 LAKEWOOD DR	9/21/2022	360000	WD	360000	386472	90438	269562	215611.0781	1.250	1992	135.3222892	04451		94450 CEDAR LAKE	401
064-L33-000-206-00	7059 LAKEWOOD DR	9/6/2023	374000	WD	374000	382756	93086	280914	210975.9688	1.331	1992	141.0210843	04451		94450 CEDAR LAKE	401
064-L33-000-200-00	7131 LAKEWOOD DR	4/28/2022	500000	WD	500000	472045	82676	417324	283589.9375	1.472	2714	153.7671334	04451		94450 CEDAR LAKE	401
064-L33-000-203-00	7097 LAKEWOOD DR	12/11/2023	420000	WD	420000	380840	68380	351620	227574.6563	1.545	1999	175.897949	04451		94450 CEDAR LAKE	401
064-L33-000-220-00	6937 LAKEWOOD DR	3/8/2023	298900	WD	298900	264795	66136	232764	144689.7344	1.609	1164	199.9690722	04451		94450 CEDAR LAKE	401
										1.167						
064-G30-000-011-01	7251 SHOREVIEW	7/7/2022	803000	WD	803000	806969	195640	607360	737429.4375	0.824	4516	134.4906997	04452		94450 CEDAR LAKE	401

Oscoda Township-2025 ECF Analysis 04481 '94481 River Bend Pointe'

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
064-R10-000-035-00	5200 N VAUGHAN TR	3/28/2024	355000	WD	355000	441274	161084	193916	313061.4375	0.619	2238	86.64700626	04481	064-R10-000-036-00	94480 AUSABLE RIVER R9E	401
064-R10-000-041-00	4364 POINTE PLACE	4/20/2022	360000	WD	360000	433762	68784	291216	407796.6563	0.714	2674	108.9065071	04481		94480 AUSABLE RIVER R9E	401
										0.667						
064-V55-000-003-42	319 W DWIGHT AVE	8/22/2023	360000	WD	360000	319340	57987	302013	219994.1094	1.373	1663	181.6073361	04482		94480 AUSABLE RIVER R9E	401
062-027-400-006-00	5595 RIVERVIEW DR	9/27/2023	625500	WD	625500	496421	213582	411918	271438.5879	1.518	2701	152.5057386	04485		94485 AUSABLE RIVER R6 R7	401
										1.445						

For 2025, use 1.445 for areas 04482-04485

Oscoda Township-2025 ECF Analysis 04482 '94482 AuSable River Town Area V10 and V55'

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
064-R10-000-035-00	5200 N VAUGHAN TR	3/28/2024	355000	WD	355000	441274	161084	193916	313061.4375	0.619	2238	86.64700626	04481	064-R10-000-036-00	94480 AUSABLE RIVER R9E	401
064-R10-000-041-00	4364 POINTE PLACE	4/20/2022	360000	WD	360000	433762	68784	291216	407796.6563	0.714	2674	108.9065071	04481		94480 AUSABLE RIVER R9E	401
										0.667						
064-V55-000-003-42	319 W DWIGHT AVE	8/22/2023	360000	WD	360000	319340	57987	302013	219994.1094	1.373	1663	181.6073361	04482		94480 AUSABLE RIVER R9E	401
062-027-400-006-00	5595 RIVERVIEW DR	9/27/2023	625500	WD	625500	496421	213582	411918	271438.5879	1.518	2701	152.5057386	04485		94485 AUSABLE RIVER R6 R7	401
										1.445						

For 2025, use 1.445 for areas 04482-04485

Oscoda Township-2025 ECF Analysis 04485 '94485 AuSable River Overview'

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
064-R10-000-035-00	5200 N VAUGHAN TR	3/28/2024	355000	WD	355000	441274	161084	193916	313061.4375	0.619	2238	86.64700626	04481	064-R10-000-036-00	94480 AUSABLE RIVER R9E	401
064-R10-000-041-00	4364 POINTE PLACE	4/20/2022	360000	WD	360000	433762	68784	291216	407796.6563	0.714	2674	108.9065071	04481		94480 AUSABLE RIVER R9E	401
										0.667						
064-V55-000-003-42	319 W DWIGHT AVE	8/22/2023	360000	WD	360000	319340	57987	302013	219994.1094	1.373	1663	181.6073361	04482		94480 AUSABLE RIVER R9E	401
062-027-400-006-00	5595 RIVERVIEW DR	9/27/2023	625500	WD	625500	496421	213582	411918	271438.5879	1.518	2701	152.5057386	04485		94485 AUSABLE RIVER R6 R7	401
										1.445						

For 2025, use 1.445 for areas 04482-04485



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Oscoda Township-2025 ECF Analysis 04610 '94610 Village of Oscoda-Single Family'

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
066-070-000-422-00	10200 TENNESSEE ST	10/24/2022	58000	WD	58000	98709	8377	49623	116557.4219	0.426	1170	42.41282051	04620		94600 FORMER WAFB	401
066-070-000-221-00	10625 BISSONETTE DR	7/13/2022	138000	WD	138000	151021	8759	129241	183563.875	0.704	1830	70.62349727	04620		94600 FORMER WAFB	401
066-070-000-168-00	10040 8TH ST	1/26/2023	117000	WD	117000	126379	9402	107598	150938.0625	0.713	1554	69.23938224	04620		94600 FORMER WAFB	401
066-070-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	98269	6954	93046	117825.8047	0.790	1170	79.52649573	04620		94600 FORMER WAFB	401
066-070-000-267-00	10220 TENNESSEE ST	5/31/2022	114000	WD	112500	100197	6765	105735	120557.4219	0.877	1170	90.37179487	04620		94600 FORMER WAFB	401
066-070-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	111330	11067	113933	129371.6094	0.881	1170	97.37863248	04620		94600 FORMER WAFB	401
066-070-000-243-00	10327 7TH ST	1/12/2024	110000	LC	110000	95743	4693	105307	117483.8672	0.896	1170	90.00598291	04620		94600 FORMER WAFB	401
066-070-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	117170	10465	124535	137683.875	0.904	1458	85.41495199	04620		94600 FORMER WAFB	401
066-070-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	117624	16243	118757	130814.1953	0.908	1170	101.5017094	04620		94600 FORMER WAFB	401
066-070-000-442-00	10400 SOUTH CAROLINA ST	12/27/2022	110000	WD	110000	94430	4262	105738	116345.8047	0.909	1170	90.37435897	04620		94600 FORMER WAFB	401
066-070-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	104008	8609	112171	123095.4844	0.911	1170	95.87264957	04620		94600 FORMER WAFB	401
066-070-000-180-00	10133 VIRGINIA ST	6/21/2022	125000	WD	121000	103693	9405	111595	121661.9375	0.917	1170	95.38034188	04620		94600 FORMER WAFB	401
066-070-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	99442	5771	113029	120865.8047	0.935	1170	96.60598291	04620		94600 FORMER WAFB	401
066-070-000-416-00	10408 VIRGINIA ST	6/8/2022	148000	WD	148000	122657	12984	135016	141513.5469	0.954	1335	101.1355805	04620		94600 FORMER WAFB	401
066-070-000-511-00	10611 BISSONETTE DR	8/24/2022	145000	WD	144550	118189	6827	137723	143692.9063	0.958	1490	92.43154362	04620		94600 FORMER WAFB	401
066-070-000-520-00	10509 IDAHO ST	2/3/2023	123000	WD	123000	98386	6457	116543	118618.0625	0.983	1170	99.60940171	04620		94600 FORMER WAFB	401
066-070-000-259-00	10229 TENNESSEE ST	7/8/2022	128000	WD	128000	100958	6880	121120	121390.9688	0.998	1170	103.5213675	04620		94600 FORMER WAFB	401
066-070-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	121500	91844	6306	115194	110371.6094	1.044	1170	98.45641026	04620		94600 FORMER WAFB	401
066-070-000-212-00	10551 IDAHO ST	12/20/2022	148000	WD	148000	111889	10557	137443	130750.9688	1.051	1170	117.4726496	04620		94600 FORMER WAFB	401
066-070-000-094-00	9214 RHODE ISLAND CIRCLE	1/15/2024	201000	WD	201000	149485	21519	179481	148624.8594	<u>1.208</u>	1975	90.8764557	04610		94600 FORMER WAFB	401
										0.898					For 2025, Use 0.898 for 04610 and 04620	
066-070-000-010-00	8008 4TH ST	10/26/2022	110000	LC	110000	122603	3603	106397	143546.4375	0.741	1440	73.88680556	04630		94600 FORMER WAFB	401
066-070-000-051-00	8619 IOWA ST	7/28/2023	169000	WD	169000	180053	28076	140924	183325.6875	0.769	1440	97.86388889	04630		94600 FORMER WAFB	401
066-070-000-053-00	8617 NEBRASKA ST	8/15/2023	129900	WD	129900	131253	9332	120568	147069.9688	0.820	1440	83.72777778	04630		94600 FORMER WAFB	401
066-070-000-066-00	8720 PENNSYLVANIA ST	11/3/2023	119000	WD	119000	113651	5156	113844	130874.5469	0.870	1328	85.72590361	04630		94600 FORMER WAFB	401
066-070-000-085-00	8822 3RD ST	7/20/2022	150000	WD	150000	142192	10013	139987	159443.9063	0.878	1440	97.21319444	04630		94600 FORMER WAFB	401
066-070-000-025-00	8104 DELAWARE ST	10/19/2023	137000	WD	137000	115562	5337	131663	132961.4063	<u>0.990</u>	1328	99.1438253	04630		94600 FORMER WAFB	401
										0.845						
066-070-000-648-00	9759 8TH ST	6/7/2023	55000	WD	55000	87915	5846	49154	124158.8516	0.396	1444	34.0401662	04640		94600 FORMER WAFB	401
066-070-000-681-00	9806 MINNESOTA ST	7/28/2023	60000	WD	60000	90287	6883	53117	126178.5156	0.421	1250	42.4936	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	8/10/2022	61000	WD	60000	83892	5886	54114	118012.1016	0.459	1262	42.87955626	04640		94600 FORMER WAFB	401
066-070-000-683-00	9810 MINNESOTA ST	8/30/2022	76000	WD	76000	92780	7329	68671	129275.3438	0.531	1262	54.41442155	04640		94600 FORMER WAFB	401
066-070-000-701-00	9817 MINNESOTA ST	12/15/2022	90000	WD	90000	100604	7908	82092	140236	0.585	1444	56.85041551	04640		94600 FORMER WAFB	401
066-070-000-470-00	9613 MISSOURI ST	7/5/2022	85000	WD	85000	94108	5759	79241	133659.6094	0.593	1262	62.79001585	04640		94600 FORMER WAFB	401
066-070-000-684-00	9812 MINNESOTA ST	11/11/2022	102206	WD	102206	110296	6317	95889	157305.5938	0.610	1380	69.48478261	04640		94600 FORMER WAFB	401
066-070-000-580-00	9705 7TH ST	2/17/2023	120000	WD	120000	123710	9532	110468	172735.25	0.640	1724	64.07656613	04640		94600 FORMER WAFB	401
066-070-000-359-00	9303 MARYLAND ST	1/19/2023	89610	WD	89610	89679	4241	85369	129255.6719	0.660	1444	59.11980609	04640		94600 FORMER WAFB	401
066-070-000-654-00	9768 8TH ST	9/16/2022	103000	WD	102000	99179	9849	92151	135143.7188	0.682	1262	73.01980983	04640		94600 FORMER WAFB	401
066-070-000-457-00	9018 BISSONETTE DR	8/5/2022	120000	WD	120000	116000	11985	108015	157360.0625	0.686	1562	69.15172855	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	8/9/2022	88500	WD	88500	83984	3401	85099	121910.7422	0.698	1262	67.4318542	04640		94600 FORMER WAFB	401
066-070-000-619-00	9416 6TH ST	4/8/2022	85500	WD	85500	81018	4120	81380	116335.8516	0.700	1262	64.48494453	04640		94600 FORMER WAFB	401
066-070-000-451-00	9608 MISSOURI ST	11/7/2022	95000	WD	95000	89826	6184	88816	126538.5781	0.702	1262	70.37717908	04640		94600 FORMER WAFB	401
066-070-000-368-00	9315 MARYLAND ST	8/2/2023	96000	WD	96000	83226	6817	89183	115596.0703	0.772	1262	70.66798732	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	2/20/2023	99000	LC	99000	83984	3401	95599	121910.7422	0.784	1262	75.75198098	04640		94600 FORMER WAFB	401
066-070-000-723-00	9727 MASSACHUSETTS ST	10/3/2022	100000	WD	100000	84779	5220	94780	120361.5703	0.787	1262	75.10301109	04640		94600 FORMER WAFB	401
066-070-000-642-00	9908 MISSISSIPPI ST	6/17/2022	100000	WD	100000	84298	4515	95485	120700.4531	0.791	1262	75.66164818	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	11/28/2022	99900	PTA	99900	83892	5886	94014	118012.1016	0.797	1262	74.49603803	04640		94600 FORMER WAFB	401
066-070-000-481-00	9316 MARYLAND ST	5/10/2023	99000	WD	99000	82216	6341	92659	114788.2031	0.807	1262	73.42234548	04640		94600 FORMER WAFB	401
066-070-000-634-00	9213 RHODE ISLAND DR	12/29/2022	169900	WD	169900	140906	11673	158227	195511.3438	0.809	2022	78.25272008	04640		94600 FORMER WAFB	401
066-070-000-694-00	9807 MINNESOTA ST	7/29/2022	146000	WD	144500	120035	13578	130922	161054.4688	0.813	1724	75.94083527	04640		94600 FORMER WAFB	401
066-070-000-695-00	9807 MINNESOTA ST	8/2/2023	110000	WD	110000	89653	5079	104921	127948.5625	0.820	1444	72.6599723	04640		94600 FORMER WAFB	401

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066-070-000-591-00	9716 7TH ST	1/6/2023	140000 WD	140000	111773	8298	131702	156543.1094	0.841	1582	83.25031606	04640	94600 FORMER WAFB	401
066-070-000-500-00	9201 RHODE ISLAND DR	8/25/2022	109500 WD	109500	86653	4194	105306	124748.8672	0.844	1458	72.22633745	04640	94600 FORMER WAFB	401
066-070-000-480-00	9318 MARYLAND ST	9/21/2023	100000 WD	100000	79179	4151	95849	113506.8047	0.844	1262	75.95007924	04640	94600 FORMER WAFB	401
066-070-000-600-00	9702 7TH ST	8/12/2022	119000 WD	119000	94214	6835	112165	132192.1406	0.848	1262	88.87876387	04640	94600 FORMER WAFB	401
066-070-000-602-00	9700 7TH ST	9/6/2022	135000 WD	134525	105160	10358	124167	143422.0938	0.866	1514	82.01254954	04640	94600 FORMER WAFB	401
066-070-000-482-00	9316 MARYLAND ST	5/19/2023	104000 WD	104000	80320	4445	99555	114788.2031	0.867	1262	78.8866878	04640	94600 FORMER WAFB	401
066-070-000-100-00	9106 WYOMING ST	10/9/2023	120000 WD	120000	89096	4892	115108	127388.8047	0.904	1458	78.94924554	04640	94600 FORMER WAFB	401
066-070-000-615-00	9417 6TH ST	12/19/2022	129000 WD	129000	91091	5839	123161	128974.2813	0.955	1262	97.59191759	04640	94600 FORMER WAFB	401
066-070-000-605-00	9403 6TH ST	7/31/2023	130000 WD	130000	89545	5141	124859	127691.375	0.978	1262	98.93740095	04640	94600 FORMER WAFB	401
066-070-000-554-00	9516 MONTANA ST	5/12/2022	161000 WD	161000	101268	8051	152949	141024.2031	<u>1.085</u>	1262	121.1957211	04640	94600 FORMER WAFB	401
									0.745					

066-070-000-354-00	8026 SOUTH ALASKA ST	7/26/2022	40000 WD	40000	74079	5148	34852	117030.5625	0.298	1255	27.77051793	04650	94600 FORMER WAFB	401
066-070-000-122-00	8203 FLORIDA ST	7/22/2022	62000 WD	59000	73791	2814	56186	120504.2422	0.466	1255	44.76972112	04650	94600 FORMER WAFB	401
066-070-000-380-00	8110 COLORADO ST	11/20/2023	70000 WD	70000	78332	2458	67542	128818.3359	0.524	1404	48.10683761	04650	94600 FORMER WAFB	401
066-070-000-161-00	8012 SOUTH ALASKA ST	8/5/2022	70000 WD	70000	72587	2262	67738	119397.2813	0.567	1255	53.97450199	04650	94600 FORMER WAFB	401
066-070-000-277-00	8024 SOUTH ALASKA ST	1/25/2023	80000 WD	80000	74258	2055	77945	122585.7422	0.636	1255	62.10756972	04650	94600 FORMER WAFB	401
066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	84000	77468	3207	80793	126079.7969	0.641	1255	64.37689243	04650	94600 FORMER WAFB	401
066-070-000-316-00	8021 2ND ST	3/21/2024	84000 WD	84000	76049	3376	80624	123383.7031	0.653	1255	64.24223108	04650	94600 FORMER WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	90000	80604	2099	87901	133285.2344	0.659	1255	70.04063745	04650	94600 FORMER WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	89000	79632	2114	86886	131609.5	0.660	1404	61.88461538	04650	94600 FORMER WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	89000	77732	3876	85124	125392.1875	0.679	1255	67.82788845	04650	94600 FORMER WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	85000	73974	1870	83130	122417.6563	0.679	1255	66.23904382	04650	94600 FORMER WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	89900	77792	2162	87738	128404.0781	0.683	1404	62.49145299	04650	94600 FORMER WAFB	401
066-070-000-121-00	8203 FLORIDA ST	4/20/2023	85000 WD	85000	72466	3398	81602	117263.1563	0.696	1255	65.02151394	04650	94600 FORMER WAFB	401
066-070-000-348-00	8028 SOUTH ALASKA ST	9/13/2023	91000 WD	91000	76111	2909	88091	124281.8359	0.709	1255	70.19203187	04650	94600 FORMER WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	87500	72645	2047	85453	119860.7813	0.713	1255	68.09003984	04650	94600 FORMER WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	90000	74320	2089	87911	122633.2734	0.717	1255	70.04860558	04650	94600 FORMER WAFB	401
066-070-000-118-00	8201 FLORIDA ST	6/9/2023	93250 WD	93250	76707	5641	87609	120655.3516	0.726	1255	69.80796813	04650	94600 FORMER WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	93000	75816	2377	90623	124684.2109	0.727	1255	72.20956175	04650	94600 FORMER WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	97000	79591	5466	91534	125848.8984	0.727	1255	72.93545817	04650	94600 FORMER WAFB	401
066-070-000-352-00	8026 SOUTH ALASKA ST	8/7/2023	96000 WD	96000	77098	3994	92006	124115.4531	0.741	1255	73.31155378	04650	94600 FORMER WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	95000	75391	2941	92059	123005.0938	0.748	1255	73.35378486	04650	94600 FORMER WAFB	401
066-070-000-320-00	8025 SOUTH ALASKA ST	7/11/2023	97000 WD	97000	77016	3422	93578	124947.3672	0.749	1255	74.56414343	04650	94600 FORMER WAFB	401
066-070-000-125-00	8205 FLORIDA ST	7/13/2023	102500 WD	102500	80890	6687	95813	125981.3281	0.761	1255	76.34501992	04650	94600 FORMER WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	95000	73797	1808	93192	122222.4141	<u>0.762</u>	1255	74.25657371	04650	94600 FORMER WAFB	401
									0.663					

066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	32000	34437	0	32000	56269.60938	0.569	540	59.25925926	04660	94600 FORMER WAFB	407	
066-080-000-075-00	5951 N SKEEL AVE	2/21/2024	42500 WD	42500	40015	0	42500	65383.98828	0.650	836	50.83732057	04660	94600 FORMER WAFB	407	
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	70000	64135	0	70000	104795.75	0.668	1080	64.81481481	04660	94600 FORMER WAFB	407	
066-080-000-040-00	5951 N SKEEL AVE	11/30/2022	45000 WD	45000	38995	465	44535	62957.5166	0.707	540	82.47222222	04660	066-080-001-025-00	94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	60000	51447	0	60000	84063.72656	0.714	836	71.77033493	04660	94600 FORMER WAFB	407	
066-080-000-002-00	5951 N SKEEL AVE	6/15/2023	40000 WD	40000	33695	0	40000	55057.19141	0.727	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-026-00	5951 N SKEEL AVE	7/3/2023	40000 WD	40000	32529	0	40000	53151.96094	0.753	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-020-00	5951 N SKEEL AVE	4/21/2023	40000 WD	40000	32210	0	40000	52630.71875	0.760	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-012-00	5951 N SKEEL AVE	11/15/2023	43000 WD	43000	33695	0	43000	55057.19141	0.781	540	79.62962963	04660	94600 FORMER WAFB	407	
066-080-000-055-00	5951 N SKEEL AVE	8/16/2023	65000 WD	65000	50338	0	65000	82251.63281	0.790	836	77.75119617	04660	94600 FORMER WAFB	407	
066-080-000-041-00	5951 N SKEEL AVE	7/28/2023	68500 WD	68500	52966	456	68044	85040.84717	0.800	784	86.79081633	04660	066-080-001-005-00	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	44700	33244	0	44700	54320.26172	0.823	540	82.77777778	04660	94600 FORMER WAFB	407	
066-080-000-034-00	5951 N SKEEL AVE	1/26/2024	45000 LC	45000	32529	0	45000	53151.96094	0.847	540	83.33333333	04660	94600 FORMER WAFB	407	
066-080-001-002-00	5951 N SKEEL AVE	6/15/2023	7500 QC	7500	5408	456	7044	8091.503418	0.871	0	#DIV/0!	04660	94600 FORMER WAFB	407	
066-080-000-060-00	5951 N SKEEL AVE	8/29/2023	75000 WD	75000	50338	0	75000	82251.63281	<u>0.912</u>	836	89.71291866	04660	94600 FORMER WAFB	407	
									0.758						

Oscoda Township-2025 ECF Analysis 04620 '94620 Village of Oscoda-Modular'

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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
066-070-000-422-00	10200 TENNESSEE ST	10/24/2022	58000	WD	58000	98709	8377	49623	116557.4219	0.426	1170	42.41282051	04620		94600 FORMER WAFB	401
066-070-000-221-00	10625 BISSONETTE DR	7/13/2022	138000	WD	138000	151021	8759	129241	183563.875	0.704	1830	70.62349727	04620		94600 FORMER WAFB	401
066-070-000-168-00	10040 8TH ST	1/26/2023	117000	WD	117000	126379	9402	107598	150938.0625	0.713	1554	69.23938224	04620		94600 FORMER WAFB	401
066-070-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	98269	6954	93046	117825.8047	0.790	1170	79.52649573	04620		94600 FORMER WAFB	401
066-070-000-267-00	10220 TENNESSEE ST	5/31/2022	114000	WD	112500	100197	6765	105735	120557.4219	0.877	1170	90.37179487	04620		94600 FORMER WAFB	401
066-070-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	111330	11067	113933	129371.6094	0.881	1170	97.37863248	04620		94600 FORMER WAFB	401
066-070-000-243-00	10327 7TH ST	1/12/2024	110000	LC	110000	95743	4693	105307	117483.8672	0.896	1170	90.00598291	04620		94600 FORMER WAFB	401
066-070-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	117170	10465	124535	137683.875	0.904	1458	85.41495199	04620		94600 FORMER WAFB	401
066-070-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	117624	16243	118757	130814.1953	0.908	1170	101.5017094	04620		94600 FORMER WAFB	401
066-070-000-442-00	10400 SOUTH CAROLINA ST	12/27/2022	110000	WD	110000	94430	4262	105738	116345.8047	0.909	1170	90.37435897	04620		94600 FORMER WAFB	401
066-070-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	104008	8609	112171	123095.4844	0.911	1170	95.87264957	04620		94600 FORMER WAFB	401
066-070-000-180-00	10133 VIRGINIA ST	6/21/2022	125000	WD	121000	103693	9405	111595	121661.9375	0.917	1170	95.38034188	04620		94600 FORMER WAFB	401
066-070-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	99442	5771	113029	120865.8047	0.935	1170	96.60598291	04620		94600 FORMER WAFB	401
066-070-000-416-00	10108 VIRGINIA ST	6/8/2022	148000	WD	148000	122657	12984	135016	141513.5469	0.954	1335	101.1355805	04620		94600 FORMER WAFB	401
066-070-000-511-00	10611 BISSONETTE DR	8/24/2022	145000	WD	144550	118189	6827	137723	143692.9063	0.958	1490	92.43154362	04620		94600 FORMER WAFB	401
066-070-000-520-00	10509 IDAHO ST	2/3/2023	123000	WD	123000	98386	6457	116543	118618.0625	0.983	1170	99.60940171	04620		94600 FORMER WAFB	401
066-070-000-259-00	10229 TENNESSEE ST	7/8/2022	128000	WD	128000	100958	6880	121120	121390.9688	0.998	1170	103.5213675	04620		94600 FORMER WAFB	401
066-070-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	121500	91844	6306	115194	110371.6094	1.044	1170	98.45641026	04620		94600 FORMER WAFB	401
066-070-000-212-00	10551 IDAHO ST	12/20/2022	148000	WD	148000	111889	10557	137443	130750.9688	1.051	1170	117.4726496	04620		94600 FORMER WAFB	401
066-070-000-094-00	9214 RHODE ISLAND CIRCLE	1/15/2024	201000	WD	201000	149485	21519	179481	148624.8594	1.208	1975	90.8784557	04610		94600 FORMER WAFB	401
												0.898 For 2025, Use 0.898 for 04610 and 04620				
066-070-000-010-00	8008 4TH ST	10/26/2022	110000	LC	110000	122603	3603	106397	143546.4375	0.741	1440	73.88680556	04630		94600 FORMER WAFB	401
066-070-000-051-00	8619 IOWA ST	7/28/2023	169000	WD	169000	180053	28076	140924	183325.6875	0.769	1440	97.86388889	04630		94600 FORMER WAFB	401
066-070-000-053-00	8617 NEBRASKA ST	8/15/2023	129900	WD	129900	131253	9332	120568	147069.9688	0.820	1440	83.72777778	04630		94600 FORMER WAFB	401
066-070-000-066-00	8720 PENNSYLVANIA ST	11/3/2023	119000	WD	119000	113651	5156	113844	130874.5469	0.870	1328	85.72590361	04630		94600 FORMER WAFB	401
066-070-000-085-00	8822 3RD ST	7/20/2022	150000	WD	150000	142192	10013	139987	159443.9063	0.878	1440	97.21319444	04630		94600 FORMER WAFB	401
066-070-000-025-00	8104 DELAWARE ST	10/19/2023	137000	WD	137000	115562	5337	131663	132961.4063	0.990	1328	99.1438253	04630		94600 FORMER WAFB	401
												0.845				
066-070-000-648-00	9759 8TH ST	6/7/2023	55000	WD	55000	87915	5846	49154	124158.8516	0.396	1444	34.0401662	04640		94600 FORMER WAFB	401
066-070-000-681-00	9806 MINNESOTA ST	7/28/2023	60000	WD	60000	90287	6883	53117	126178.5156	0.421	1250	42.4936	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	8/10/2022	61000	WD	60000	83892	5886	54114	118012.1016	0.459	1262	42.87955626	04640		94600 FORMER WAFB	401
066-070-000-683-00	9810 MINNESOTA ST	8/30/2022	76000	WD	76000	92780	7329	68671	129275.3438	0.531	1262	54.41442155	04640		94600 FORMER WAFB	401
066-070-000-701-00	9817 MINNESOTA ST	12/15/2022	90000	WD	90000	100604	7908	82092	140236	0.585	1444	56.85041551	04640		94600 FORMER WAFB	401
066-070-000-470-00	9613 MISSOURI ST	7/5/2022	85000	WD	85000	94108	5759	79241	133659.6094	0.593	1262	62.79001585	04640		94600 FORMER WAFB	401
066-070-000-684-00	9812 MINNESOTA ST	11/11/2022	102206	WD	102206	110296	6317	95889	157305.5938	0.610	1380	69.48478261	04640		94600 FORMER WAFB	401
066-070-000-580-00	9705 7TH ST	2/17/2023	120000	WD	120000	123710	9532	110468	172735.25	0.640	1724	64.07656613	04640		94600 FORMER WAFB	401
066-070-000-359-00	9303 MARYLAND ST	1/19/2023	89610	WD	89610	89679	4241	85369	129255.6719	0.660	1444	59.11980609	04640		94600 FORMER WAFB	401
066-070-000-654-00	9768 8TH ST	9/16/2022	103000	WD	102000	99179	9849	92151	135143.7188	0.682	1262	73.01980983	04640		94600 FORMER WAFB	401
066-070-000-457-00	9018 BISSONETTE DR	8/5/2022	120000	WD	120000	116000	11985	108015	157360.0625	0.686	1562	69.15172855	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	8/9/2022	88500	WD	88500	83984	3401	85099	121910.7422	0.698	1262	67.4318542	04640		94600 FORMER WAFB	401
066-070-000-619-00	9416 6TH ST	4/8/2022	85500	WD	85500	81018	4120	81380	116335.8516	0.700	1262	64.48494453	04640		94600 FORMER WAFB	401
066-070-000-451-00	9608 MISSOURI ST	11/7/2022	95000	WD	95000	89826	6184	88816	126538.5781	0.702	1262	70.37717908	04640		94600 FORMER WAFB	401
066-070-000-368-00	9315 MARYLAND ST	8/2/2023	96000	WD	96000	83226	6817	89183	115596.0703	0.772	1262	70.66798732	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	2/20/2023	99000	LC	99000	83984	3401	95599	121910.7422	0.784	1262	75.75198098	04640		94600 FORMER WAFB	401
066-070-000-723-00	9727 MASSACHUSETTS ST	10/3/2022	100000	WD	100000	84779	5220	94780	120361.5703	0.787	1262	75.10301109	04640		94600 FORMER WAFB	401
066-070-000-642-00	9908 MISSISSIPPI ST	6/17/2022	100000	WD	100000	84298	4515	95485	120700.4531	0.791	1262	75.66164818	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	11/28/2022	99900	PTA	99900	83892	5886	94014	118012.1016	0.797	1262	74.49603803	04640		94600 FORMER WAFB	401
066-070-000-481-00	9316 MARYLAND ST	5/10/2023	99000	WD	99000	82216	6341	92659	114788.2031	0.807	1262	73.42234548	04640		94600 FORMER WAFB	401
066-070-000-634-00	9213 RHODE ISLAND DR	12/29/2022	169900	WD	169900	140906	11673	158227	195511.3438	0.809	2022	78.25272008	04640		94600 FORMER WAFB	401
066-070-000-694-00	9807 MINNESOTA ST	7/29/2022	146000	WD	144500	120035	13578	130922	161054.4688	0.813	1724	75.94083527	04640		94600 FORMER WAFB	401
066-070-000-695-00	9807 MINNESOTA ST	8/2/2023	110000	WD	110000	89653	5079	104921	127948.5625	0.820	1444	72.6599723	04640		94600 FORMER WAFB	401

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066-070-000-591-00	9716 7TH ST	1/6/2023	140000 WD	140000	111773	8298	131702	156543.1094	0.841	1582	83.25031606	04640	94600 FORMER WAFB	401	
066-070-000-500-00	9201 RHODE ISLAND DR	8/25/2022	109500 WD	109500	86653	4194	105306	124748.8672	0.844	1458	72.22633745	04640	94600 FORMER WAFB	401	
066-070-000-480-00	9318 MARYLAND ST	9/21/2023	100000 WD	100000	79179	4151	95849	113506.8047	0.844	1262	75.95007924	04640	94600 FORMER WAFB	401	
066-070-000-600-00	9702 7TH ST	8/12/2022	119000 WD	119000	94214	6835	112165	132192.1406	0.848	1262	88.87876387	04640	94600 FORMER WAFB	401	
066-070-000-602-00	9700 7TH ST	9/6/2022	135000 WD	134525	105160	10358	124167	143422.0938	0.866	1514	82.01254954	04640	94600 FORMER WAFB	401	
066-070-000-482-00	9316 MARYLAND ST	5/19/2023	104000 WD	104000	80320	4445	99555	114788.2031	0.867	1262	78.8866878	04640	94600 FORMER WAFB	401	
066-070-000-100-00	9106 WYOMING ST	10/9/2023	120000 WD	120000	89096	4892	115108	127388.8047	0.904	1458	78.94924554	04640	94600 FORMER WAFB	401	
066-070-000-615-00	9417 6TH ST	12/19/2022	129000 WD	129000	91091	5839	123161	128974.2813	0.955	1262	97.59191759	04640	94600 FORMER WAFB	401	
066-070-000-605-00	9403 6TH ST	7/31/2023	130000 WD	130000	89545	5141	124859	127691.375	0.978	1262	98.93740095	04640	94600 FORMER WAFB	401	
066-070-000-554-00	9516 MONTANA ST	5/12/2022	161000 WD	161000	101268	8051	152949	141024.2031	<u>1.085</u>	1262	121.1957211	04640	94600 FORMER WAFB	401	
									0.745						
066-070-000-354-00	8026 SOUTH ALASKA ST	7/26/2022	40000 WD	40000	74079	5148	34852	117030.5625	0.298	1255	27.77051793	04650	94600 FORMER WAFB	401	
066-070-000-122-00	8203 FLORIDA ST	7/22/2022	62000 WD	59000	73791	2814	56186	120504.2422	0.466	1255	44.76972112	04650	94600 FORMER WAFB	401	
066-070-000-380-00	8110 COLORADO ST	11/20/2023	70000 WD	70000	78332	2458	67542	128818.3359	0.524	1404	48.10683761	04650	94600 FORMER WAFB	401	
066-070-000-161-00	8012 SOUTH ALASKA ST	8/5/2022	70000 WD	70000	72587	2262	67738	119397.2813	0.567	1255	53.97450199	04650	94600 FORMER WAFB	401	
066-070-000-277-00	8024 SOUTH ALASKA ST	1/25/2023	80000 WD	80000	74258	2055	77945	122585.7422	0.636	1255	62.10756972	04650	94600 FORMER WAFB	401	
066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	84000	77468	3207	80793	126079.7969	0.641	1255	64.37689243	04650	94600 FORMER WAFB	401	
066-070-000-316-00	8021 2ND ST	3/21/2024	84000 WD	84000	76049	3376	80624	123383.7031	0.653	1255	64.24223108	04650	94600 FORMER WAFB	401	
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	90000	80604	2099	87901	133285.2344	0.659	1255	70.04063745	04650	94600 FORMER WAFB	401	
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	89000	79632	2114	86886	131609.5	0.660	1404	61.88461538	04650	94600 FORMER WAFB	401	
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	89000	77732	3876	85124	125392.1875	0.679	1255	67.82788845	04650	94600 FORMER WAFB	401	
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	85000	73974	1870	83130	122417.6563	0.679	1255	66.23904382	04650	94600 FORMER WAFB	401	
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	89900	77792	2162	87738	128404.0781	0.683	1404	62.49145299	04650	94600 FORMER WAFB	401	
066-070-000-121-00	8203 FLORIDA ST	4/20/2023	85000 WD	85000	72466	3398	81602	117263.1563	0.696	1255	65.02151394	04650	94600 FORMER WAFB	401	
066-070-000-348-00	8028 SOUTH ALASKA ST	9/13/2023	91000 WD	91000	76111	2909	88091	124281.8359	0.709	1255	70.19203187	04650	94600 FORMER WAFB	401	
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	87500	72645	2047	85453	119860.7813	0.713	1255	68.09003984	04650	94600 FORMER WAFB	401	
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	90000	74320	2089	87911	122633.2734	0.717	1255	70.04860558	04650	94600 FORMER WAFB	401	
066-070-000-118-00	8201 FLORIDA ST	6/9/2023	93250 WD	93250	76707	5641	87609	120655.3516	0.726	1255	69.80796813	04650	94600 FORMER WAFB	401	
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	93000	75816	2377	90623	124684.2109	0.727	1255	72.20956175	04650	94600 FORMER WAFB	401	
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	97000	79591	5466	91534	125848.8984	0.727	1255	72.93545817	04650	94600 FORMER WAFB	401	
066-070-000-352-00	8026 SOUTH ALASKA ST	8/7/2023	96000 WD	96000	77098	3994	92006	124115.4531	0.741	1255	73.31155378	04650	94600 FORMER WAFB	401	
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	95000	75391	2941	92059	123005.0938	0.748	1255	73.35378486	04650	94600 FORMER WAFB	401	
066-070-000-320-00	8025 SOUTH ALASKA ST	7/11/2023	97000 WD	97000	77016	3422	93578	124947.3672	0.749	1255	74.56414343	04650	94600 FORMER WAFB	401	
066-070-000-125-00	8205 FLORIDA ST	7/13/2023	102500 WD	102500	80890	6687	95813	125981.3281	0.761	1255	76.34501992	04650	94600 FORMER WAFB	401	
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	95000	73797	1808	93192	122222.4141	<u>0.762</u>	1255	74.25657371	04650	94600 FORMER WAFB	401	
									0.663						
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	32000	34437	0	32000	56269.60938	0.569	540	59.25925926	04660	94600 FORMER WAFB	407	
066-080-000-075-00	5951 N SKEEL AVE	2/21/2024	42500 WD	42500	40015	0	42500	65383.98828	0.650	836	50.83732057	04660	94600 FORMER WAFB	407	
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	70000	64135	0	70000	104795.75	0.668	1080	64.81481481	04660	94600 FORMER WAFB	407	
066-080-000-040-00	5951 N SKEEL AVE	11/30/2022	45000 WD	45000	38995	465	44535	62957.5166	0.707	540	82.47222222	04660	066-080-001-025-00	94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	60000	51447	0	60000	84063.72656	0.714	836	71.77033493	04660	94600 FORMER WAFB	407	
066-080-000-002-00	5951 N SKEEL AVE	6/15/2023	40000 WD	40000	33695	0	40000	55057.19141	0.727	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-026-00	5951 N SKEEL AVE	7/3/2023	40000 WD	40000	32529	0	40000	53151.96094	0.753	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-020-00	5951 N SKEEL AVE	4/21/2023	40000 WD	40000	32210	0	40000	52630.71875	0.760	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-012-00	5951 N SKEEL AVE	11/15/2023	43000 WD	43000	33695	0	43000	55057.19141	0.781	540	79.62962963	04660	94600 FORMER WAFB	407	
066-080-000-055-00	5951 N SKEEL AVE	8/16/2023	65000 WD	65000	50338	0	65000	82251.63281	0.790	836	77.75119617	04660	94600 FORMER WAFB	407	
066-080-000-041-00	5951 N SKEEL AVE	7/28/2023	68500 WD	68500	52966	456	68044	85040.84717	0.800	784	86.79081633	04660	066-080-001-005-00	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	44700	33244	0	44700	54320.26172	0.823	540	82.77777778	04660	94600 FORMER WAFB	407	
066-080-000-034-00	5951 N SKEEL AVE	1/26/2024	45000 LC	45000	32529	0	45000	53151.96094	0.847	540	83.33333333	04660	94600 FORMER WAFB	407	
066-080-001-002-00	5951 N SKEEL AVE	6/15/2023	7500 QC	7500	5408	456	7044	8091.503418	0.871	0	#DIV/0!	04660	94600 FORMER WAFB	407	
066-080-000-060-00	5951 N SKEEL AVE	8/29/2023	75000 WD	75000	50338	0	75000	82251.63281	<u>0.912</u>	836	89.71291866	04660	94600 FORMER WAFB	407	
									0.758						

Oscoda Township-2025 ECF Analysis 04630 '94630 Village of Oscoda-1ST Duplex'

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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
066-070-000-422-00	10200 TENNESSEE ST	10/24/2022	58000	WD	58000	98709	8377	49623	116557.4219	0.426	1170	42.41282051	04620		94600 FORMER WAFB	401
066-070-000-221-00	10625 BISSONETTE DR	7/13/2022	138000	WD	138000	151021	8759	129241	183563.875	0.704	1830	70.62349727	04620		94600 FORMER WAFB	401
066-070-000-168-00	10040 8TH ST	1/26/2023	117000	WD	117000	126379	9402	107598	150938.0625	0.713	1554	69.23938224	04620		94600 FORMER WAFB	401
066-070-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	98269	6954	93046	117825.8047	0.790	1170	79.52649573	04620		94600 FORMER WAFB	401
066-070-000-267-00	10220 TENNESSEE ST	5/31/2022	114000	WD	112500	100197	6765	105735	120557.4219	0.877	1170	90.37179487	04620		94600 FORMER WAFB	401
066-070-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	111330	11067	113933	129371.6094	0.881	1170	97.37863248	04620		94600 FORMER WAFB	401
066-070-000-243-00	10327 7TH ST	1/12/2024	110000	LC	110000	95743	4693	105307	117483.8672	0.896	1170	90.00598291	04620		94600 FORMER WAFB	401
066-070-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	117170	10465	124535	137683.875	0.904	1458	85.41495199	04620		94600 FORMER WAFB	401
066-070-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	117624	16243	118757	130814.1953	0.908	1170	101.5017094	04620		94600 FORMER WAFB	401
066-070-000-442-00	10400 SOUTH CAROLINA ST	12/27/2022	110000	WD	110000	94430	4262	105738	116345.8047	0.909	1170	90.37435897	04620		94600 FORMER WAFB	401
066-070-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	104008	8609	112171	123095.4844	0.911	1170	95.87264957	04620		94600 FORMER WAFB	401
066-070-000-180-00	10133 VIRGINIA ST	6/21/2022	125000	WD	121000	103693	9405	111595	121661.9375	0.917	1170	95.38034188	04620		94600 FORMER WAFB	401
066-070-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	99442	5771	113029	120865.8047	0.935	1170	96.60598291	04620		94600 FORMER WAFB	401
066-070-000-416-00	10108 VIRGINIA ST	6/8/2022	148000	WD	148000	122657	12984	135016	141513.5469	0.954	1335	101.1355805	04620		94600 FORMER WAFB	401
066-070-000-511-00	10611 BISSONETTE DR	8/24/2022	145000	WD	144550	118189	6827	137723	143692.9063	0.958	1490	92.43154362	04620		94600 FORMER WAFB	401
066-070-000-520-00	10509 IDAHO ST	2/3/2023	123000	WD	123000	98386	6457	116543	118618.0625	0.983	1170	99.60940171	04620		94600 FORMER WAFB	401
066-070-000-259-00	10229 TENNESSEE ST	7/8/2022	128000	WD	128000	100958	6880	121120	121390.9688	0.998	1170	103.5213675	04620		94600 FORMER WAFB	401
066-070-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	121500	91844	6306	115194	110371.6094	1.044	1170	98.45641026	04620		94600 FORMER WAFB	401
066-070-000-212-00	10551 IDAHO ST	12/20/2022	148000	WD	148000	111889	10557	137443	130750.9688	1.051	1170	117.4726496	04620		94600 FORMER WAFB	401
066-070-000-094-00	9214 RHODE ISLAND CIRCLE	1/15/2024	201000	WD	201000	149485	21519	179481	148624.8594	1.208	1975	90.8764557	04610		94600 FORMER WAFB	401
																0.898 For 2025, Use 0.898 for 04610 and 04620
066-070-000-010-00	8008 4TH ST	10/26/2022	110000	LC	110000	122603	3603	106397	143546.4375	0.741	1440	73.88680556	04630		94600 FORMER WAFB	401
066-070-000-051-00	8619 IOWA ST	7/28/2023	169000	WD	169000	180053	28076	140924	183325.6875	0.769	1440	97.86388889	04630		94600 FORMER WAFB	401
066-070-000-053-00	8617 NEBRASKA ST	8/15/2023	129900	WD	129900	131253	9332	120568	147069.9688	0.820	1440	83.72777778	04630		94600 FORMER WAFB	401
066-070-000-066-00	8720 PENNSYLVANIA ST	11/3/2023	119000	WD	119000	113651	5156	113844	130874.5469	0.870	1328	85.72590361	04630		94600 FORMER WAFB	401
066-070-000-085-00	8822 3RD ST	7/20/2022	150000	WD	150000	142192	10013	139987	159443.9063	0.878	1440	97.21319444	04630		94600 FORMER WAFB	401
066-070-000-025-00	8104 DELAWARE ST	10/19/2023	137000	WD	137000	115562	5337	131663	132961.4063	0.990	1328	99.1438253	04630		94600 FORMER WAFB	401
																0.845
066-070-000-648-00	9759 8TH ST	6/7/2023	55000	WD	55000	87915	5846	49154	124158.8516	0.396	1444	34.0401662	04640		94600 FORMER WAFB	401
066-070-000-681-00	9806 MINNESOTA ST	7/28/2023	60000	WD	60000	90287	6883	53117	126178.5156	0.421	1250	42.4936	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	8/10/2022	61000	WD	60000	83892	5886	54114	118012.1016	0.459	1262	42.87955626	04640		94600 FORMER WAFB	401
066-070-000-683-00	9810 MINNESOTA ST	8/30/2022	76000	WD	76000	92780	7329	68671	129275.3438	0.531	1262	54.41442155	04640		94600 FORMER WAFB	401
066-070-000-701-00	9817 MINNESOTA ST	12/15/2022	90000	WD	90000	100604	7908	82092	140236	0.585	1444	56.85041551	04640		94600 FORMER WAFB	401
066-070-000-470-00	9613 MISSOURI ST	7/5/2022	85000	WD	85000	94108	5759	79241	133659.6094	0.593	1262	62.79001585	04640		94600 FORMER WAFB	401
066-070-000-684-00	9812 MINNESOTA ST	11/11/2022	102206	WD	102206	110296	6317	95889	157305.5938	0.610	1380	69.48478261	04640		94600 FORMER WAFB	401
066-070-000-580-00	9705 7TH ST	2/17/2023	120000	WD	120000	123710	9532	110468	172735.25	0.640	1724	64.07656613	04640		94600 FORMER WAFB	401
066-070-000-359-00	9303 MARYLAND ST	1/19/2023	89610	WD	89610	89679	4241	85369	129255.6719	0.660	1444	59.11980609	04640		94600 FORMER WAFB	401
066-070-000-654-00	9768 8TH ST	9/16/2022	103000	WD	102000	99179	9849	92151	135143.7188	0.682	1262	73.01980983	04640		94600 FORMER WAFB	401
066-070-000-457-00	9018 BISSONETTE DR	8/5/2022	120000	WD	120000	116000	11985	108015	157360.0625	0.686	1562	69.15172855	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	8/9/2022	88500	WD	88500	83984	3401	85099	121910.7422	0.698	1262	67.4318542	04640		94600 FORMER WAFB	401
066-070-000-619-00	9416 6TH ST	4/8/2022	85500	WD	85500	81018	4120	81380	116335.8516	0.700	1262	64.48494453	04640		94600 FORMER WAFB	401
066-070-000-451-00	9608 MISSOURI ST	11/7/2022	95000	WD	95000	89826	6184	88816	126538.5781	0.702	1262	70.37717908	04640		94600 FORMER WAFB	401
066-070-000-368-00	9315 MARYLAND ST	8/2/2023	96000	WD	96000	83226	6817	89183	115596.0703	0.772	1262	70.66798732	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	2/20/2023	99000	LC	99000	83984	3401	95599	121910.7422	0.784	1262	75.75198098	04640		94600 FORMER WAFB	401
066-070-000-723-00	9727 MASSACHUSETTS ST	10/3/2022	100000	WD	100000	84779	5220	94780	120361.5703	0.787	1262	75.10301109	04640		94600 FORMER WAFB	401
066-070-000-642-00	9908 MISSISSIPPI ST	6/17/2022	100000	WD	100000	84298	4515	95485	120700.4531	0.791	1262	75.66164818	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	11/28/2022	99900	PTA	99900	83892	5886	94014	118012.1016	0.797	1262	74.49603803	04640		94600 FORMER WAFB	401
066-070-000-481-00	9316 MARYLAND ST	5/10/2023	99000	WD	99000	82216	6341	92659	114788.2031	0.807	1262	73.42234548	04640		94600 FORMER WAFB	401
066-070-000-634-00	9213 RHODE ISLAND DR	12/29/2022	169900	WD	169900	140906	11673	158227	195511.3438	0.809	2022	78.25272008	04640		94600 FORMER WAFB	401
066-070-000-694-00	9807 MINNESOTA ST	7/29/2022	146000	WD	144500	120035	13578	130922	161054.4688	0.813	1724	75.94083527	04640		94600 FORMER WAFB	401
066-070-000-695-00	9807 MINNESOTA ST	8/2/2023	110000	WD	110000	89653	5079	104921	127948.5625	0.820	1444	72.6599723	04640		94600 FORMER WAFB	401

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066-070-000-591-00	9716 7TH ST	1/6/2023	140000 WD	140000	111773	8298	131702	156543.1094	0.841	1582	83.25031606	04640	94600 FORMER WAFB	401
066-070-000-500-00	9201 RHODE ISLAND DR	8/25/2022	109500 WD	109500	86653	4194	105306	124748.8672	0.844	1458	72.22633745	04640	94600 FORMER WAFB	401
066-070-000-480-00	9318 MARYLAND ST	9/21/2023	100000 WD	100000	79179	4151	95849	113506.8047	0.844	1262	75.95007924	04640	94600 FORMER WAFB	401
066-070-000-600-00	9702 7TH ST	8/12/2022	119000 WD	119000	94214	6835	112165	132192.1406	0.848	1262	88.87876387	04640	94600 FORMER WAFB	401
066-070-000-602-00	9700 7TH ST	9/6/2022	135000 WD	134525	105160	10358	124167	143422.0938	0.866	1514	82.01254954	04640	94600 FORMER WAFB	401
066-070-000-482-00	9316 MARYLAND ST	5/19/2023	104000 WD	104000	80320	4445	99555	114788.2031	0.867	1262	78.8866878	04640	94600 FORMER WAFB	401
066-070-000-100-00	9106 WYOMING ST	10/9/2023	120000 WD	120000	89096	4892	115108	127388.8047	0.904	1458	78.94924554	04640	94600 FORMER WAFB	401
066-070-000-615-00	9417 6TH ST	12/19/2022	129000 WD	129000	91091	5839	123161	128974.2813	0.955	1262	97.59191759	04640	94600 FORMER WAFB	401
066-070-000-605-00	9403 6TH ST	7/31/2023	130000 WD	130000	89545	5141	124859	127691.375	0.978	1262	98.93740095	04640	94600 FORMER WAFB	401
066-070-000-554-00	9516 MONTANA ST	5/12/2022	161000 WD	161000	101268	8051	152949	141024.2031	<u>1.085</u>	1262	121.1957211	04640	94600 FORMER WAFB	401
									0.745					

066-070-000-354-00	8026 SOUTH ALASKA ST	7/26/2022	40000 WD	40000	74079	5148	34852	117030.5625	0.298	1255	27.77051793	04650	94600 FORMER WAFB	401
066-070-000-122-00	8203 FLORIDA ST	7/22/2022	62000 WD	59000	73791	2814	56186	120504.2422	0.466	1255	44.76972112	04650	94600 FORMER WAFB	401
066-070-000-380-00	8110 COLORADO ST	11/20/2023	70000 WD	70000	78332	2458	67542	128818.3359	0.524	1404	48.10683761	04650	94600 FORMER WAFB	401
066-070-000-161-00	8012 SOUTH ALASKA ST	8/5/2022	70000 WD	70000	72587	2262	67738	119397.2813	0.567	1255	53.97450199	04650	94600 FORMER WAFB	401
066-070-000-277-00	8024 SOUTH ALASKA ST	1/25/2023	80000 WD	80000	74258	2055	77945	122585.7422	0.636	1255	62.10756972	04650	94600 FORMER WAFB	401
066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	84000	77468	3207	80793	126079.7969	0.641	1255	64.37689243	04650	94600 FORMER WAFB	401
066-070-000-316-00	8021 2ND ST	3/21/2024	84000 WD	84000	76049	3376	80624	123383.7031	0.653	1255	64.24223108	04650	94600 FORMER WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	90000	80604	2099	87901	133285.2344	0.659	1255	70.04063745	04650	94600 FORMER WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	89000	79632	2114	86886	131609.5	0.660	1404	61.88461538	04650	94600 FORMER WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	89000	77732	3876	85124	125392.1875	0.679	1255	67.82788845	04650	94600 FORMER WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	85000	73974	1870	83130	122417.6563	0.679	1255	66.23904382	04650	94600 FORMER WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	89900	77792	2162	87738	128404.0781	0.683	1404	62.49145299	04650	94600 FORMER WAFB	401
066-070-000-121-00	8203 FLORIDA ST	4/20/2023	85000 WD	85000	72466	3398	81602	117263.1563	0.696	1255	65.02151394	04650	94600 FORMER WAFB	401
066-070-000-348-00	8028 SOUTH ALASKA ST	9/13/2023	91000 WD	91000	76111	2909	88091	124281.8359	0.709	1255	70.19203187	04650	94600 FORMER WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	87500	72645	2047	85453	119860.7813	0.713	1255	68.09003984	04650	94600 FORMER WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	90000	74320	2089	87911	122633.2734	0.717	1255	70.04860558	04650	94600 FORMER WAFB	401
066-070-000-118-00	8201 FLORIDA ST	6/9/2023	93250 WD	93250	76707	5641	87609	120655.3516	0.726	1255	69.80796813	04650	94600 FORMER WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	93000	75816	2377	90623	124684.2109	0.727	1255	72.20956175	04650	94600 FORMER WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	97000	79591	5466	91534	125848.8984	0.727	1255	72.93545817	04650	94600 FORMER WAFB	401
066-070-000-352-00	8026 SOUTH ALASKA ST	8/7/2023	96000 WD	96000	77098	3994	92006	124115.4531	0.741	1255	73.31155378	04650	94600 FORMER WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	95000	75391	2941	92059	123005.0938	0.748	1255	73.35378486	04650	94600 FORMER WAFB	401
066-070-000-320-00	8025 SOUTH ALASKA ST	7/11/2023	97000 WD	97000	77016	3422	93578	124947.3672	0.749	1255	74.56414343	04650	94600 FORMER WAFB	401
066-070-000-125-00	8205 FLORIDA ST	7/13/2023	102500 WD	102500	80890	6687	95813	125981.3281	0.761	1255	76.34501992	04650	94600 FORMER WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	95000	73797	1808	93192	122222.4141	<u>0.762</u>	1255	74.25657371	04650	94600 FORMER WAFB	401
									0.663					

066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	32000	34437	0	32000	56269.60938	0.569	540	59.25925926	04660	94600 FORMER WAFB	407	
066-080-000-075-00	5951 N SKEEL AVE	2/21/2024	42500 WD	42500	40015	0	42500	65383.98828	0.650	836	50.83732057	04660	94600 FORMER WAFB	407	
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	70000	64135	0	70000	104795.75	0.668	1080	64.81481481	04660	94600 FORMER WAFB	407	
066-080-000-040-00	5951 N SKEEL AVE	11/30/2022	45000 WD	45000	38995	465	44535	62957.5166	0.707	540	82.47222222	04660	066-080-001-025-00	94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	60000	51447	0	60000	84063.72656	0.714	836	71.77033493	04660	94600 FORMER WAFB	407	
066-080-000-002-00	5951 N SKEEL AVE	6/15/2023	40000 WD	40000	33695	0	40000	55057.19141	0.727	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-026-00	5951 N SKEEL AVE	7/3/2023	40000 WD	40000	32529	0	40000	53151.96094	0.753	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-020-00	5951 N SKEEL AVE	4/21/2023	40000 WD	40000	32210	0	40000	52630.71875	0.760	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-012-00	5951 N SKEEL AVE	11/15/2023	43000 WD	43000	33695	0	43000	55057.19141	0.781	540	79.62962963	04660	94600 FORMER WAFB	407	
066-080-000-055-00	5951 N SKEEL AVE	8/16/2023	65000 WD	65000	50338	0	65000	82251.63281	0.790	836	77.75119617	04660	94600 FORMER WAFB	407	
066-080-000-041-00	5951 N SKEEL AVE	7/28/2023	68500 WD	68500	52966	456	68044	85040.84717	0.800	784	86.79081633	04660	066-080-001-005-00	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	44700	33244	0	44700	54320.26172	0.823	540	82.77777778	04660	94600 FORMER WAFB	407	
066-080-000-034-00	5951 N SKEEL AVE	1/26/2024	45000 LC	45000	32529	0	45000	53151.96094	0.847	540	83.33333333	04660	94600 FORMER WAFB	407	
066-080-001-002-00	5951 N SKEEL AVE	6/15/2023	7500 QC	7500	5408	456	7044	8091.503418	0.871	0	#DIV/0!	04660	94600 FORMER WAFB	407	
066-080-000-060-00	5951 N SKEEL AVE	8/29/2023	75000 WD	75000	50338	0	75000	82251.63281	<u>0.912</u>	836	89.71291866	04660	94600 FORMER WAFB	407	
									0.758						

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Oscoda Township-2025 ECF Analysis 04640 '94640 Village of Oscoda-2ST Duplex'

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
066-070-000-422-00	10200 TENNESSEE ST	10/24/2022	58000	WD	58000	98709	8377	49623	116557.4219	0.426	1170	42.41282051	04620		94600 FORMER WAFB	401
066-070-000-221-00	10625 BISSONETTE DR	7/13/2022	138000	WD	138000	151021	8759	129241	183563.875	0.704	1830	70.62349727	04620		94600 FORMER WAFB	401
066-070-000-168-00	10040 8TH ST	1/26/2023	117000	WD	117000	126379	9402	107598	150938.0625	0.713	1554	69.23938224	04620		94600 FORMER WAFB	401
066-070-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	98269	6954	93046	117825.8047	0.790	1170	79.52649573	04620		94600 FORMER WAFB	401
066-070-000-267-00	10220 TENNESSEE ST	5/31/2022	114000	WD	112500	100197	6765	105735	120557.4219	0.877	1170	90.37179487	04620		94600 FORMER WAFB	401
066-070-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	111330	11067	113933	129371.6094	0.881	1170	97.37863248	04620		94600 FORMER WAFB	401
066-070-000-243-00	10327 7TH ST	1/12/2024	110000	LC	110000	95743	4693	105307	117483.8672	0.896	1170	90.00598291	04620		94600 FORMER WAFB	401
066-070-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	117170	10465	124535	137683.875	0.904	1458	85.41495199	04620		94600 FORMER WAFB	401
066-070-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	117624	16243	118757	130814.1953	0.908	1170	101.5017094	04620		94600 FORMER WAFB	401
066-070-000-442-00	10400 SOUTH CAROLINA ST	12/27/2022	110000	WD	110000	94430	4262	105738	116345.8047	0.909	1170	90.37435897	04620		94600 FORMER WAFB	401
066-070-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	104008	8609	112171	123095.4844	0.911	1170	95.87264957	04620		94600 FORMER WAFB	401
066-070-000-180-00	10133 VIRGINIA ST	6/21/2022	125000	WD	121000	103693	9405	111595	121661.9375	0.917	1170	95.38034188	04620		94600 FORMER WAFB	401
066-070-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	99442	5771	113029	120865.8047	0.935	1170	96.60598291	04620		94600 FORMER WAFB	401
066-070-000-416-00	10108 VIRGINIA ST	6/8/2022	148000	WD	148000	122657	12984	135016	141513.5469	0.954	1335	101.1355805	04620		94600 FORMER WAFB	401
066-070-000-511-00	10611 BISSONETTE DR	8/24/2022	145000	WD	144550	118189	6827	137723	143692.9063	0.958	1490	92.43154362	04620		94600 FORMER WAFB	401
066-070-000-520-00	10509 IDAHO ST	2/3/2023	123000	WD	123000	98386	6457	116543	118618.0625	0.983	1170	99.60940171	04620		94600 FORMER WAFB	401
066-070-000-259-00	10229 TENNESSEE ST	7/8/2022	128000	WD	128000	100958	6880	121120	121390.9688	0.998	1170	103.5213675	04620		94600 FORMER WAFB	401
066-070-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	121500	91844	6306	115194	110371.6094	1.044	1170	98.45641026	04620		94600 FORMER WAFB	401
066-070-000-212-00	10551 IDAHO ST	12/20/2022	148000	WD	148000	111889	10557	137443	130750.9688	1.051	1170	117.4726496	04620		94600 FORMER WAFB	401
066-070-000-094-00	9214 RHODE ISLAND CIRCLE	1/15/2024	201000	WD	201000	149485	21519	179481	148624.8594	1.208	1975	90.8764557	04610		94600 FORMER WAFB	401
												0.898 For 2025, Use 0.898 for 04610 and 04620				
066-070-000-010-00	8008 4TH ST	10/26/2022	110000	LC	110000	122603	3603	106397	143546.4375	0.741	1440	73.88680556	04630		94600 FORMER WAFB	401
066-070-000-051-00	8619 IOWA ST	7/28/2023	169000	WD	169000	180053	28076	140924	183325.6875	0.769	1440	97.86388889	04630		94600 FORMER WAFB	401
066-070-000-053-00	8617 NEBRASKA ST	8/15/2023	129900	WD	129900	131253	9332	120568	147069.9688	0.820	1440	83.72777778	04630		94600 FORMER WAFB	401
066-070-000-066-00	8720 PENNSYLVANIA ST	11/3/2023	119000	WD	119000	113651	5156	113844	130874.5469	0.870	1328	85.72590361	04630		94600 FORMER WAFB	401
066-070-000-085-00	8822 3RD ST	7/20/2022	150000	WD	150000	142192	10013	139987	159443.9063	0.878	1440	97.21319444	04630		94600 FORMER WAFB	401
066-070-000-025-00	8104 DELAWARE ST	10/19/2023	137000	WD	137000	115562	5337	131663	132961.4063	0.990	1328	99.1438253	04630		94600 FORMER WAFB	401
												0.845				
066-070-000-648-00	9759 8TH ST	6/7/2023	55000	WD	55000	87915	5846	49154	124158.8516	0.396	1444	34.0401662	04640		94600 FORMER WAFB	401
066-070-000-681-00	9806 MINNESOTA ST	7/28/2023	60000	WD	60000	90287	6883	53117	126178.5156	0.421	1250	42.4936	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	8/10/2022	61000	WD	60000	83892	5886	54114	118012.1016	0.459	1262	42.87955626	04640		94600 FORMER WAFB	401
066-070-000-683-00	9810 MINNESOTA ST	8/30/2022	76000	WD	76000	92780	7329	68671	129275.3438	0.531	1262	54.41442155	04640		94600 FORMER WAFB	401
066-070-000-701-00	9817 MINNESOTA ST	12/15/2022	90000	WD	90000	100604	7908	82092	140236	0.585	1444	56.85041551	04640		94600 FORMER WAFB	401
066-070-000-470-00	9613 MISSOURI ST	7/5/2022	85000	WD	85000	94108	5759	79241	133659.6094	0.593	1262	62.79001585	04640		94600 FORMER WAFB	401
066-070-000-684-00	9812 MINNESOTA ST	11/11/2022	102206	WD	102206	110296	6317	95889	157305.9938	0.610	1380	69.48478261	04640		94600 FORMER WAFB	401
066-070-000-580-00	9705 7TH ST	2/17/2023	120000	WD	120000	123710	9532	110468	172735.25	0.640	1724	64.07656613	04640		94600 FORMER WAFB	401
066-070-000-359-00	9303 MARYLAND ST	1/19/2023	89610	WD	89610	89679	4241	85369	129255.6719	0.660	1444	59.11980609	04640		94600 FORMER WAFB	401
066-070-000-654-00	9768 8TH ST	9/16/2022	103000	WD	102000	99179	9849	92151	135143.7188	0.682	1262	73.01980983	04640		94600 FORMER WAFB	401
066-070-000-457-00	9018 BISSONETTE DR	8/5/2022	120000	WD	120000	116000	11985	108015	157360.0625	0.686	1562	69.15172855	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	8/9/2022	88500	WD	88500	83984	3401	85099	121910.7422	0.698	1262	67.4318542	04640		94600 FORMER WAFB	401
066-070-000-619-00	9416 6TH ST	4/8/2022	85500	WD	85500	81018	4120	81380	116335.8516	0.700	1262	64.48494453	04640		94600 FORMER WAFB	401
066-070-000-451-00	9608 MISSOURI ST	11/7/2022	95000	WD	95000	89826	6184	88816	126538.5781	0.702	1262	70.37717908	04640		94600 FORMER WAFB	401
066-070-000-368-00	9315 MARYLAND ST	8/2/2023	96000	WD	96000	83226	6817	89183	115596.0703	0.772	1262	70.66798732	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	2/20/2023	99000	LC	99000	83984	3401	95599	121910.7422	0.784	1262	75.75198098	04640		94600 FORMER WAFB	401
066-070-000-723-00	9727 MASSACHUSETTS ST	10/3/2022	100000	WD	100000	84779	5220	94780	120361.5703	0.787	1262	75.10301109	04640		94600 FORMER WAFB	401
066-070-000-642-00	9908 MISSISSIPPI ST	6/17/2022	100000	WD	100000	84298	4515	95485	120700.4531	0.791	1262	75.66164818	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	11/28/2022	99900	PTA	99900	83892	5886	94014	118012.1016	0.797	1262	74.49603803	04640		94600 FORMER WAFB	401
066-070-000-481-00	9316 MARYLAND ST	5/10/2023	99000	WD	99000	82216	6341	92659	114788.2031	0.807	1262	73.42234548	04640		94600 FORMER WAFB	401
066-070-000-634-00	9213 RHODE ISLAND DR	12/29/2022	169900	WD	169900	140906	11673	158227	195511.3438	0.809	2022	78.25272008	04640		94600 FORMER WAFB	401
066-070-000-694-00	9807 MINNESOTA ST	7/29/2022	146000	WD	144500	120035	13578	130922	161054.4688	0.813	1724	75.94083527	04640		94600 FORMER WAFB	401
066-070-000-695-00	9807 MINNESOTA ST	8/2/2023	110000	WD	110000	89653	5079	104921	127948.5625	0.820	1444	72.6599723	04640		94600 FORMER WAFB	401

066-070-000-591-00	9716 7TH ST	1/6/2023	140000 WD	140000	111773	8298	131702	156543.1094	0.841	1582	83.25031606	04640	94600 FORMER WAFB	401	
066-070-000-500-00	9201 RHODE ISLAND DR	8/25/2022	109500 WD	109500	86653	4194	105306	124748.8672	0.844	1458	72.22633745	04640	94600 FORMER WAFB	401	
066-070-000-480-00	9318 MARYLAND ST	9/21/2023	100000 WD	100000	79179	4151	95849	113506.8047	0.844	1262	75.95007924	04640	94600 FORMER WAFB	401	
066-070-000-600-00	9702 7TH ST	8/12/2022	119000 WD	119000	94214	6835	112165	132192.1406	0.848	1262	88.87876387	04640	94600 FORMER WAFB	401	
066-070-000-602-00	9700 7TH ST	9/6/2022	135000 WD	134525	105160	10358	124167	143422.0938	0.866	1514	82.01254954	04640	94600 FORMER WAFB	401	
066-070-000-482-00	9316 MARYLAND ST	5/19/2023	104000 WD	104000	80320	4445	99555	114788.2031	0.867	1262	78.8866878	04640	94600 FORMER WAFB	401	
066-070-000-100-00	9106 WYOMING ST	10/9/2023	120000 WD	120000	89096	4892	115108	127388.8047	0.904	1458	78.94924554	04640	94600 FORMER WAFB	401	
066-070-000-615-00	9417 6TH ST	12/19/2022	129000 WD	129000	91091	5839	123161	128974.2813	0.955	1262	97.59191759	04640	94600 FORMER WAFB	401	
066-070-000-605-00	9403 6TH ST	7/31/2023	130000 WD	130000	89545	5141	124859	127691.375	0.978	1262	98.93740095	04640	94600 FORMER WAFB	401	
066-070-000-554-00	9516 MONTANA ST	5/12/2022	161000 WD	161000	101268	8051	152949	141024.2031	1.085	1262	121.1957211	04640	94600 FORMER WAFB	401	
									0.745						
066-070-000-354-00	8026 SOUTH ALASKA ST	7/26/2022	40000 WD	40000	74079	5148	34852	117030.5625	0.298	1255	27.77051793	04650	94600 FORMER WAFB	401	
066-070-000-122-00	8203 FLORIDA ST	7/22/2022	62000 WD	59000	73791	2814	56186	120504.2422	0.466	1255	44.76972112	04650	94600 FORMER WAFB	401	
066-070-000-380-00	8110 COLORADO ST	11/20/2023	70000 WD	70000	78332	2458	67542	128818.3359	0.524	1404	48.10683761	04650	94600 FORMER WAFB	401	
066-070-000-161-00	8012 SOUTH ALASKA ST	8/5/2022	70000 WD	70000	72587	2262	67738	119397.2813	0.567	1255	53.97450199	04650	94600 FORMER WAFB	401	
066-070-000-277-00	8024 SOUTH ALASKA ST	1/25/2023	80000 WD	80000	74258	2055	77945	122585.7422	0.636	1255	62.10756972	04650	94600 FORMER WAFB	401	
066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	84000	77468	3207	80793	126079.7969	0.641	1255	64.37689243	04650	94600 FORMER WAFB	401	
066-070-000-316-00	8021 2ND ST	3/21/2024	84000 WD	84000	76049	3376	80624	123383.7031	0.653	1255	64.24223108	04650	94600 FORMER WAFB	401	
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	90000	80604	2099	87901	133285.2344	0.659	1255	70.04063745	04650	94600 FORMER WAFB	401	
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	89000	79632	2114	86886	131609.5	0.660	1404	61.88461538	04650	94600 FORMER WAFB	401	
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	89000	77732	3876	85124	125392.1875	0.679	1255	67.82788845	04650	94600 FORMER WAFB	401	
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	85000	73974	1870	83130	122417.6563	0.679	1255	66.23904382	04650	94600 FORMER WAFB	401	
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	89900	77792	2162	87738	128404.0781	0.683	1404	62.49145299	04650	94600 FORMER WAFB	401	
066-070-000-121-00	8203 FLORIDA ST	4/20/2023	85000 WD	85000	72466	3398	81602	117263.1563	0.696	1255	65.02151394	04650	94600 FORMER WAFB	401	
066-070-000-348-00	8028 SOUTH ALASKA ST	9/13/2023	91000 WD	91000	76111	2909	88091	124281.8359	0.709	1255	70.19203187	04650	94600 FORMER WAFB	401	
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	87500	72645	2047	85453	119860.7813	0.713	1255	68.09003984	04650	94600 FORMER WAFB	401	
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	90000	74320	2089	87911	122633.2734	0.717	1255	70.04860558	04650	94600 FORMER WAFB	401	
066-070-000-118-00	8201 FLORIDA ST	6/9/2023	93250 WD	93250	76707	5641	87609	120655.3516	0.726	1255	69.80796813	04650	94600 FORMER WAFB	401	
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	93000	75816	2377	90623	124684.2109	0.727	1255	72.20956175	04650	94600 FORMER WAFB	401	
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	97000	79591	5466	91534	125848.8984	0.727	1255	72.93545817	04650	94600 FORMER WAFB	401	
066-070-000-352-00	8026 SOUTH ALASKA ST	8/7/2023	96000 WD	96000	77098	3994	92006	124115.4531	0.741	1255	73.31155378	04650	94600 FORMER WAFB	401	
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	95000	75391	2941	92059	123005.0938	0.748	1255	73.35378486	04650	94600 FORMER WAFB	401	
066-070-000-320-00	8025 SOUTH ALASKA ST	7/11/2023	97000 WD	97000	77016	3422	93578	124947.3672	0.749	1255	74.56414343	04650	94600 FORMER WAFB	401	
066-070-000-125-00	8205 FLORIDA ST	7/13/2023	102500 WD	102500	80890	6687	95813	125981.3281	0.761	1255	76.34501992	04650	94600 FORMER WAFB	401	
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	95000	73797	1808	93192	122222.4141	0.762	1255	74.25657371	04650	94600 FORMER WAFB	401	
									0.663						
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	32000	34437	0	32000	56269.60938	0.569	540	59.25925926	04660	94600 FORMER WAFB	407	
066-080-000-075-00	5951 N SKEEL AVE	2/21/2024	42500 WD	42500	40015	0	42500	65383.98828	0.650	836	50.83732057	04660	94600 FORMER WAFB	407	
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	70000	64135	0	70000	104795.75	0.668	1080	64.81481481	04660	94600 FORMER WAFB	407	
066-080-000-040-00	5951 N SKEEL AVE	11/30/2022	45000 WD	45000	38995	465	44535	62957.5166	0.707	540	82.47222222	04660	066-080-001-025-00	94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	60000	51447	0	60000	84063.72656	0.714	836	71.77033493	04660	94600 FORMER WAFB	407	
066-080-000-002-00	5951 N SKEEL AVE	6/15/2023	40000 WD	40000	33695	0	40000	55057.19141	0.727	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-026-00	5951 N SKEEL AVE	7/3/2023	40000 WD	40000	32529	0	40000	53151.96094	0.753	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-020-00	5951 N SKEEL AVE	4/21/2023	40000 WD	40000	32210	0	40000	52630.71875	0.760	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-012-00	5951 N SKEEL AVE	11/15/2023	43000 WD	43000	33695	0	43000	55057.19141	0.781	540	79.62962963	04660	94600 FORMER WAFB	407	
066-080-000-055-00	5951 N SKEEL AVE	8/16/2023	65000 WD	65000	50338	0	65000	82251.63281	0.790	836	77.75119617	04660	94600 FORMER WAFB	407	
066-080-000-041-00	5951 N SKEEL AVE	7/28/2023	68500 WD	68500	52966	456	68044	85040.84717	0.800	784	86.79081633	04660	066-080-001-005-00	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	44700	33244	0	44700	54320.26172	0.823	540	82.77777778	04660	94600 FORMER WAFB	407	
066-080-000-034-00	5951 N SKEEL AVE	1/26/2024	45000 LC	45000	32529	0	45000	53151.96094	0.847	540	83.33333333	04660	94600 FORMER WAFB	407	
066-080-001-002-00	5951 N SKEEL AVE	6/15/2023	7500 QC	7500	5408	456	7044	8091.503418	0.871	0	#DIV/0!	04660	94600 FORMER WAFB	407	
066-080-000-060-00	5951 N SKEEL AVE	8/29/2023	75000 WD	75000	50338	0	75000	82251.63281	0.912	836	89.71291866	04660	94600 FORMER WAFB	407	
									0.758						



Oscoda Township-2025 ECF Analysis 04650 '94650 Village of Oscoda-Townhouse'

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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
066-070-000-422-00	10200 TENNESSEE ST	10/24/2022	58000	WD	58000	98709	8377	49623	116557.4219	0.426	1170	42.41282051	04620		94600 FORMER WAFB	401
066-070-000-221-00	10625 BISSONETTE DR	7/13/2022	138000	WD	138000	151021	8759	129241	183563.875	0.704	1830	70.62349727	04620		94600 FORMER WAFB	401
066-070-000-168-00	10040 8TH ST	1/26/2023	117000	WD	117000	126379	9402	107598	150938.0625	0.713	1554	69.23938224	04620		94600 FORMER WAFB	401
066-070-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	98269	6954	93046	117825.8047	0.790	1170	79.52649573	04620		94600 FORMER WAFB	401
066-070-000-267-00	10220 TENNESSEE ST	5/31/2022	114000	WD	112500	100197	6765	105735	120557.4219	0.877	1170	90.37179487	04620		94600 FORMER WAFB	401
066-070-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	111330	11067	113933	129371.6094	0.881	1170	97.37863248	04620		94600 FORMER WAFB	401
066-070-000-243-00	10327 7TH ST	1/12/2024	110000	LC	110000	95743	4693	105307	117483.8672	0.896	1170	90.00598291	04620		94600 FORMER WAFB	401
066-070-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	117170	10465	124535	137683.875	0.904	1458	85.41495199	04620		94600 FORMER WAFB	401
066-070-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	117624	16243	118757	130814.1953	0.908	1170	101.5017094	04620		94600 FORMER WAFB	401
066-070-000-442-00	10400 SOUTH CAROLINA ST	12/27/2022	110000	WD	110000	94430	4262	105738	116345.8047	0.909	1170	90.37435897	04620		94600 FORMER WAFB	401
066-070-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	104008	8609	112171	123095.4844	0.911	1170	95.87264957	04620		94600 FORMER WAFB	401
066-070-000-180-00	10133 VIRGINIA ST	6/21/2022	125000	WD	121000	103693	9405	111595	121661.9375	0.917	1170	95.38034188	04620		94600 FORMER WAFB	401
066-070-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	99442	5771	113029	120865.8047	0.935	1170	96.60598291	04620		94600 FORMER WAFB	401
066-070-000-416-00	10108 VIRGINIA ST	6/8/2022	148000	WD	148000	122657	12984	135016	141513.5469	0.954	1335	101.1355805	04620		94600 FORMER WAFB	401
066-070-000-511-00	10611 BISSONETTE DR	8/24/2022	145000	WD	144550	118189	6827	137723	143692.9063	0.958	1490	92.43154362	04620		94600 FORMER WAFB	401
066-070-000-520-00	10509 IDAHO ST	2/3/2023	123000	WD	123000	98386	6457	116543	118618.0625	0.983	1170	99.60940171	04620		94600 FORMER WAFB	401
066-070-000-259-00	10229 TENNESSEE ST	7/8/2022	128000	WD	128000	100958	6880	121120	121390.9688	0.998	1170	103.5213675	04620		94600 FORMER WAFB	401
066-070-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	121500	91844	6306	115194	110371.6094	1.044	1170	98.45641026	04620		94600 FORMER WAFB	401
066-070-000-212-00	10551 IDAHO ST	12/20/2022	148000	WD	148000	111889	10557	137443	130750.9688	1.051	1170	117.4726496	04620		94600 FORMER WAFB	401
066-070-000-094-00	9214 RHODE ISLAND CIRCLE	1/15/2024	201000	WD	201000	149485	21519	179481	148624.8594	1.208	1975	90.8764557	04610		94600 FORMER WAFB	401
											0.898	For 2025, Use 0.898 for 04610 and 04620				
066-070-000-010-00	8008 4TH ST	10/26/2022	110000	LC	110000	122603	3603	106397	143546.4375	0.741	1440	73.88680556	04630		94600 FORMER WAFB	401
066-070-000-051-00	8619 IOWA ST	7/28/2023	169000	WD	169000	180053	28076	140924	183325.6875	0.769	1440	97.86388889	04630		94600 FORMER WAFB	401
066-070-000-053-00	8617 NEBRASKA ST	8/15/2023	129900	WD	129900	131253	9332	120568	147069.9688	0.820	1440	83.72777778	04630		94600 FORMER WAFB	401
066-070-000-066-00	8720 PENNSYLVANIA ST	11/3/2023	119000	WD	119000	113651	5156	113844	130874.5469	0.870	1328	85.72590361	04630		94600 FORMER WAFB	401
066-070-000-085-00	8822 3RD ST	7/20/2022	150000	WD	150000	142192	10013	139987	159443.9063	0.878	1440	97.21319444	04630		94600 FORMER WAFB	401
066-070-000-025-00	8104 DELAWARE ST	10/19/2023	137000	WD	137000	115562	5337	131663	132961.4063	0.990	1328	99.1438253	04630		94600 FORMER WAFB	401
											0.845					
066-070-000-648-00	9759 8TH ST	6/7/2023	55000	WD	55000	87915	5846	49154	124158.8516	0.396	1444	34.0401662	04640		94600 FORMER WAFB	401
066-070-000-681-00	9806 MINNESOTA ST	7/28/2023	60000	WD	60000	90287	6883	53117	126178.5156	0.421	1250	42.4936	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	8/10/2022	61000	WD	60000	83892	5886	54114	118012.1016	0.459	1262	42.87955626	04640		94600 FORMER WAFB	401
066-070-000-683-00	9810 MINNESOTA ST	8/30/2022	76000	WD	76000	92780	7329	68671	129275.3438	0.531	1262	54.41442155	04640		94600 FORMER WAFB	401
066-070-000-701-00	9817 MINNESOTA ST	12/15/2022	90000	WD	90000	100604	7908	82092	140236	0.585	1444	56.85041551	04640		94600 FORMER WAFB	401
066-070-000-470-00	9613 MISSOURI ST	7/5/2022	85000	WD	85000	94108	5759	79241	133659.6094	0.593	1262	62.79001585	04640		94600 FORMER WAFB	401
066-070-000-684-00	9812 MINNESOTA ST	11/11/2022	102206	WD	102206	110296	6317	95889	157305.5938	0.610	1380	69.48478261	04640		94600 FORMER WAFB	401
066-070-000-580-00	9705 7TH ST	2/17/2023	120000	WD	120000	123710	9532	110468	172735.25	0.640	1724	64.07656613	04640		94600 FORMER WAFB	401
066-070-000-359-00	9303 MARYLAND ST	1/19/2023	89610	WD	89610	89679	4241	85369	129255.6719	0.660	1444	59.11980609	04640		94600 FORMER WAFB	401
066-070-000-654-00	9768 8TH ST	9/16/2022	103000	WD	102000	99179	9849	92151	135143.7188	0.682	1262	73.01980983	04640		94600 FORMER WAFB	401
066-070-000-457-00	9018 BISSONETTE DR	8/5/2022	120000	WD	120000	116000	11985	108015	157360.0625	0.686	1562	69.15172855	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	8/9/2022	88500	WD	88500	83984	3401	85099	121910.7422	0.698	1262	67.4318542	04640		94600 FORMER WAFB	401
066-070-000-619-00	9416 6TH ST	4/8/2022	85500	WD	85500	81018	4120	81380	116335.8516	0.700	1262	64.48494453	04640		94600 FORMER WAFB	401
066-070-000-451-00	9608 MISSOURI ST	11/7/2022	95000	WD	95000	89826	6184	88816	126538.5781	0.702	1262	70.37717908	04640		94600 FORMER WAFB	401
066-070-000-368-00	9315 MARYLAND ST	8/2/2023	96000	WD	96000	83226	6817	89183	115596.0703	0.772	1262	70.66798732	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	2/20/2023	99000	LC	99000	83984	3401	95599	121910.7422	0.784	1262	75.75198098	04640		94600 FORMER WAFB	401
066-070-000-723-00	9727 MASSACHUSETTS ST	10/3/2022	100000	WD	100000	84779	5220	94780	120361.5703	0.787	1262	75.10301109	04640		94600 FORMER WAFB	401
066-070-000-642-00	9908 MISSISSIPPI ST	6/17/2022	100000	WD	100000	84298	4515	95485	120700.4531	0.791	1262	75.66164818	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	11/28/2022	99900	PTA	99900	83892	5886	94014	118012.1016	0.797	1262	74.49603803	04640		94600 FORMER WAFB	401
066-070-000-481-00	9316 MARYLAND ST	5/10/2023	99000	WD	99000	82216	6341	92659	114788.2031	0.807	1262	73.42234548	04640		94600 FORMER WAFB	401
066-070-000-634-00	9213 RHODE ISLAND DR	12/29/2022	169900	WD	169900	140906	11673	158227	195511.3438	0.809	2022	78.25272008	04640		94600 FORMER WAFB	401
066-070-000-694-00	9807 MINNESOTA ST	7/29/2022	146000	WD	144500	120035	13578	130922	161054.4688	0.813	1724	75.94083527	04640		94600 FORMER WAFB	401
066-070-000-695-00	9807 MINNESOTA ST	8/2/2023	110000	WD	110000	89653	5079	104921	127948.5625	0.820	1444	72.6599723	04640		94600 FORMER WAFB	401

066-070-000-591-00	9716 7TH ST	1/6/2023	140000 WD	140000	111773	8298	131702	156543.1094	0.841	1582	83.25031606	04640	94600 FORMER WAFB	401
066-070-000-500-00	9201 RHODE ISLAND DR	8/25/2022	109500 WD	109500	86653	4194	105306	124748.8672	0.844	1458	72.22633745	04640	94600 FORMER WAFB	401
066-070-000-480-00	9318 MARYLAND ST	9/21/2023	100000 WD	100000	79179	4151	95849	113506.8047	0.844	1262	75.95007924	04640	94600 FORMER WAFB	401
066-070-000-600-00	9702 7TH ST	8/12/2022	119000 WD	119000	94214	6835	112165	132192.1406	0.848	1262	88.87876387	04640	94600 FORMER WAFB	401
066-070-000-602-00	9700 7TH ST	9/6/2022	135000 WD	134525	105160	10358	124167	143422.0938	0.866	1514	82.01254954	04640	94600 FORMER WAFB	401
066-070-000-482-00	9316 MARYLAND ST	5/19/2023	104000 WD	104000	80320	4445	99555	114788.2031	0.867	1262	78.8866878	04640	94600 FORMER WAFB	401
066-070-000-100-00	9106 WYOMING ST	10/9/2023	120000 WD	120000	89096	4892	115108	127388.8047	0.904	1458	78.94924554	04640	94600 FORMER WAFB	401
066-070-000-615-00	9417 6TH ST	12/19/2022	129000 WD	129000	91091	5839	123161	128974.2813	0.955	1262	97.59191759	04640	94600 FORMER WAFB	401
066-070-000-605-00	9403 6TH ST	7/31/2023	130000 WD	130000	89545	5141	124859	127691.375	0.978	1262	98.93740095	04640	94600 FORMER WAFB	401
066-070-000-554-00	9516 MONTANA ST	5/12/2022	161000 WD	161000	101268	8051	152949	141024.2031	<u>1.085</u>	1262	121.1957211	04640	94600 FORMER WAFB	401
									0.745					

066-070-000-354-00	8026 SOUTH ALASKA ST	7/26/2022	40000 WD	40000	74079	5148	34852	117030.5625	0.298	1255	27.77051793	04650	94600 FORMER WAFB	401
066-070-000-122-00	8203 FLORIDA ST	7/22/2022	62000 WD	59000	73791	2814	56186	120504.2422	0.466	1255	44.76972112	04650	94600 FORMER WAFB	401
066-070-000-380-00	8110 COLORADO ST	11/20/2023	70000 WD	70000	78332	2458	67542	128818.3359	0.524	1404	48.10683761	04650	94600 FORMER WAFB	401
066-070-000-161-00	8012 SOUTH ALASKA ST	8/5/2022	70000 WD	70000	72587	2262	67738	119397.2813	0.567	1255	53.97450199	04650	94600 FORMER WAFB	401
066-070-000-277-00	8024 SOUTH ALASKA ST	1/25/2023	80000 WD	80000	74258	2055	77945	122585.7422	0.636	1255	62.10756972	04650	94600 FORMER WAFB	401
066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	84000	77468	3207	80793	126079.7969	0.641	1255	64.37689243	04650	94600 FORMER WAFB	401
066-070-000-316-00	8021 2ND ST	3/21/2024	84000 WD	84000	76049	3376	80624	123383.7031	0.653	1255	64.24223108	04650	94600 FORMER WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	90000	80604	2099	87901	133285.2344	0.659	1255	70.04063745	04650	94600 FORMER WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	89000	79632	2114	86886	131609.5	0.660	1404	61.88461538	04650	94600 FORMER WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	89000	77732	3876	85124	125392.1875	0.679	1255	67.82788845	04650	94600 FORMER WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	85000	73974	1870	83130	122417.6563	0.679	1255	66.23904382	04650	94600 FORMER WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	89900	77792	2162	87738	128404.0781	0.683	1404	62.49145299	04650	94600 FORMER WAFB	401
066-070-000-121-00	8203 FLORIDA ST	4/20/2023	85000 WD	85000	72466	3398	81602	117263.1563	0.696	1255	65.02151394	04650	94600 FORMER WAFB	401
066-070-000-348-00	8028 SOUTH ALASKA ST	9/13/2023	91000 WD	91000	76111	2909	88091	124281.8359	0.709	1255	70.19203187	04650	94600 FORMER WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	87500	72645	2047	85453	119860.7813	0.713	1255	68.09003984	04650	94600 FORMER WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	90000	74320	2089	87911	122633.2734	0.717	1255	70.04860558	04650	94600 FORMER WAFB	401
066-070-000-118-00	8201 FLORIDA ST	6/9/2023	93250 WD	93250	76707	5641	87609	120655.3516	0.726	1255	69.80796813	04650	94600 FORMER WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	93000	75816	2377	90623	124684.2109	0.727	1255	72.20956175	04650	94600 FORMER WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	97000	79591	5466	91534	125848.8984	0.727	1255	72.93545817	04650	94600 FORMER WAFB	401
066-070-000-352-00	8026 SOUTH ALASKA ST	8/7/2023	96000 WD	96000	77098	3994	92006	124115.4531	0.741	1255	73.31155378	04650	94600 FORMER WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	95000	75391	2941	92059	123005.0938	0.748	1255	73.35378486	04650	94600 FORMER WAFB	401
066-070-000-320-00	8025 SOUTH ALASKA ST	7/11/2023	97000 WD	97000	77016	3422	93578	124947.3672	0.749	1255	74.56414343	04650	94600 FORMER WAFB	401
066-070-000-125-00	8205 FLORIDA ST	7/13/2023	102500 WD	102500	80890	6687	95813	125981.3281	0.761	1255	76.34501992	04650	94600 FORMER WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	95000	73797	1808	93192	122222.4141	<u>0.762</u>	1255	74.25657371	04650	94600 FORMER WAFB	401
									0.663					

066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	32000	34437	0	32000	56269.60938	0.569	540	59.25925926	04660	94600 FORMER WAFB	407	
066-080-000-075-00	5951 N SKEEL AVE	2/21/2024	42500 WD	42500	40015	0	42500	65383.98828	0.650	836	50.83732057	04660	94600 FORMER WAFB	407	
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	70000	64135	0	70000	104795.75	0.668	1080	64.81481481	04660	94600 FORMER WAFB	407	
066-080-000-040-00	5951 N SKEEL AVE	11/30/2022	45000 WD	45000	38995	465	44535	62957.5166	0.707	540	82.47222222	04660	066-080-001-025-00	94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	60000	51447	0	60000	84063.72656	0.714	836	71.77033493	04660	94600 FORMER WAFB	407	
066-080-000-002-00	5951 N SKEEL AVE	6/15/2023	40000 WD	40000	33695	0	40000	55057.19141	0.727	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-026-00	5951 N SKEEL AVE	7/3/2023	40000 WD	40000	32529	0	40000	53151.96094	0.753	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-020-00	5951 N SKEEL AVE	4/21/2023	40000 WD	40000	32210	0	40000	52630.71875	0.760	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-012-00	5951 N SKEEL AVE	11/15/2023	43000 WD	43000	33695	0	43000	55057.19141	0.781	540	79.62962963	04660	94600 FORMER WAFB	407	
066-080-000-055-00	5951 N SKEEL AVE	8/16/2023	65000 WD	65000	50338	0	65000	82251.63281	0.790	836	77.75119617	04660	94600 FORMER WAFB	407	
066-080-000-041-00	5951 N SKEEL AVE	7/28/2023	68500 WD	68500	52966	456	68044	85040.84717	0.800	784	86.79081633	04660	066-080-001-005-00	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	44700	33244	0	44700	54320.26172	0.823	540	82.77777778	04660	94600 FORMER WAFB	407	
066-080-000-034-00	5951 N SKEEL AVE	1/26/2024	45000 LC	45000	32529	0	45000	53151.96094	0.847	540	83.33333333	04660	94600 FORMER WAFB	407	
066-080-001-002-00	5951 N SKEEL AVE	6/15/2023	7500 QC	7500	5408	456	7044	8091.503418	0.871	0	#DIV/0!	04660	94600 FORMER WAFB	407	
066-080-000-060-00	5951 N SKEEL AVE	8/29/2023	75000 WD	75000	50338	0	75000	82251.63281	<u>0.912</u>	836	89.71291866	04660	94600 FORMER WAFB	407	
									0.758						

Oscoda Township-2025 ECF Analysis 04660 '94660 Oscoda Senior Condominiums'

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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
066-070-000-422-00	10200 TENNESSEE ST	10/24/2022	58000	WD	58000	98709	8377	49623	116557.4219	0.426	1170	42.41282051	04620		94600 FORMER WAFB	401
066-070-000-221-00	10625 BISSONETTE DR	7/13/2022	138000	WD	138000	151021	8759	129241	183563.875	0.704	1830	70.62349727	04620		94600 FORMER WAFB	401
066-070-000-168-00	10040 8TH ST	1/26/2023	117000	WD	117000	126379	9402	107598	150938.0625	0.713	1554	69.23938224	04620		94600 FORMER WAFB	401
066-070-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	98269	6954	93046	117825.8047	0.790	1170	79.52649573	04620		94600 FORMER WAFB	401
066-070-000-267-00	10220 TENNESSEE ST	5/31/2022	114000	WD	112500	100197	6765	105735	120557.4219	0.877	1170	90.37179487	04620		94600 FORMER WAFB	401
066-070-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	111330	11067	113933	129371.6094	0.881	1170	97.37863248	04620		94600 FORMER WAFB	401
066-070-000-243-00	10327 7TH ST	1/12/2024	110000	LC	110000	95743	4693	105307	117483.8672	0.896	1170	90.00598291	04620		94600 FORMER WAFB	401
066-070-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	117170	10465	124535	137683.875	0.904	1458	85.41495199	04620		94600 FORMER WAFB	401
066-070-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	117624	16243	118757	130814.1953	0.908	1170	101.5017094	04620		94600 FORMER WAFB	401
066-070-000-442-00	10400 SOUTH CAROLINA ST	12/27/2022	110000	WD	110000	94430	4282	105738	116345.8047	0.909	1170	90.37435897	04620		94600 FORMER WAFB	401
066-070-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	104008	8609	112171	123095.4844	0.911	1170	95.87264957	04620		94600 FORMER WAFB	401
066-070-000-180-00	10133 VIRGINIA ST	6/21/2022	125000	WD	121000	103693	9405	111595	121661.9375	0.917	1170	95.38034188	04620		94600 FORMER WAFB	401
066-070-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	99442	5771	113029	120865.8047	0.935	1170	96.60598291	04620		94600 FORMER WAFB	401
066-070-000-416-00	10108 VIRGINIA ST	6/8/2022	148000	WD	148000	122657	12984	135016	141513.5469	0.954	1335	101.1355805	04620		94600 FORMER WAFB	401
066-070-000-511-00	10611 BISSONETTE DR	8/24/2022	145000	WD	144550	118189	6827	137723	143692.9063	0.958	1490	92.43154362	04620		94600 FORMER WAFB	401
066-070-000-520-00	10509 IDAHO ST	2/3/2023	123000	WD	123000	98386	6457	116543	118618.0625	0.983	1170	99.60940171	04620		94600 FORMER WAFB	401
066-070-000-259-00	10229 TENNESSEE ST	7/8/2022	128000	WD	128000	100958	6880	121120	121390.9688	0.998	1170	103.5213675	04620		94600 FORMER WAFB	401
066-070-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	121500	91844	6306	115194	110371.6094	1.044	1170	98.45641026	04620		94600 FORMER WAFB	401
066-070-000-212-00	10551 IDAHO ST	12/20/2022	148000	WD	148000	111889	10557	137443	130750.9688	1.051	1170	117.4726496	04620		94600 FORMER WAFB	401
066-070-000-094-00	9214 RHODE ISLAND CIRCLE	1/15/2024	201000	WD	201000	149485	21519	179481	148624.8594	1.208	1975	90.8764557	04610		94600 FORMER WAFB	401
												0.898			0.898 For 2025, Use 0.898 for 04610 and 04620	
066-070-000-010-00	8008 4TH ST	10/26/2022	110000	LC	110000	122603	3603	106397	143546.4375	0.741	1440	73.88680556	04630		94600 FORMER WAFB	401
066-070-000-051-00	8619 IOWA ST	7/28/2023	169000	WD	169000	180053	28076	140924	183325.6875	0.769	1440	97.86388889	04630		94600 FORMER WAFB	401
066-070-000-053-00	8617 NEBRASKA ST	8/15/2023	129900	WD	129900	131253	9332	120568	147069.9688	0.820	1440	83.72777778	04630		94600 FORMER WAFB	401
066-070-000-066-00	8720 PENNSYLVANIA ST	11/3/2023	119000	WD	119000	113651	5156	113844	130874.5469	0.870	1328	85.72590361	04630		94600 FORMER WAFB	401
066-070-000-085-00	8822 3RD ST	7/20/2022	150000	WD	150000	142192	10013	139987	159443.9063	0.878	1440	97.21319444	04630		94600 FORMER WAFB	401
066-070-000-025-00	8104 DELAWARE ST	10/19/2023	137000	WD	137000	115562	5337	131663	132961.4063	0.990	1328	99.1438253	04630		94600 FORMER WAFB	401
												0.845				
066-070-000-648-00	9759 8TH ST	6/7/2023	55000	WD	55000	87915	5846	49154	124158.8516	0.396	1444	34.0401662	04640		94600 FORMER WAFB	401
066-070-000-681-00	9806 MINNESOTA ST	7/28/2023	60000	WD	60000	90287	6883	53117	126178.5156	0.421	1250	42.4936	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	8/10/2022	61000	WD	60000	83892	5886	54114	118012.1016	0.459	1262	42.87955626	04640		94600 FORMER WAFB	401
066-070-000-683-00	9810 MINNESOTA ST	8/30/2022	76000	WD	76000	92780	7329	68671	129275.3438	0.531	1262	54.41442155	04640		94600 FORMER WAFB	401
066-070-000-701-00	9817 MINNESOTA ST	12/15/2022	90000	WD	90000	100604	7908	82092	140236	0.585	1444	56.85041551	04640		94600 FORMER WAFB	401
066-070-000-470-00	9613 MISSOURI ST	7/5/2022	85000	WD	85000	94108	5759	79241	133659.6094	0.593	1262	62.79001585	04640		94600 FORMER WAFB	401
066-070-000-684-00	9812 MINNESOTA ST	11/11/2022	102206	WD	102206	110296	6317	95889	157305.5938	0.610	1380	69.48478261	04640		94600 FORMER WAFB	401
066-070-000-580-00	9705 7TH ST	2/17/2023	120000	WD	120000	123710	9532	110468	172735.25	0.640	1724	64.07656613	04640		94600 FORMER WAFB	401
066-070-000-359-00	9303 MARYLAND ST	1/19/2023	89610	WD	89610	89679	4241	85369	129255.6719	0.660	1444	59.11980609	04640		94600 FORMER WAFB	401
066-070-000-654-00	9768 8TH ST	9/16/2022	103000	WD	102000	99179	9849	92151	135143.7188	0.682	1262	73.01980983	04640		94600 FORMER WAFB	401
066-070-000-457-00	9018 BISSONETTE DR	8/5/2022	120000	WD	120000	116000	11985	108015	157360.0625	0.686	1562	69.15172855	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	8/9/2022	88500	WD	88500	83984	3401	85099	121910.7422	0.698	1262	67.4318542	04640		94600 FORMER WAFB	401
066-070-000-619-00	9416 6TH ST	4/8/2022	85500	WD	85500	81018	4120	81380	116335.8516	0.700	1262	64.48494453	04640		94600 FORMER WAFB	401
066-070-000-451-00	9608 MISSOURI ST	11/7/2022	95000	WD	95000	89826	6184	88816	126538.5781	0.702	1262	70.37717908	04640		94600 FORMER WAFB	401
066-070-000-368-00	9315 MARYLAND ST	8/2/2023	96000	WD	96000	83226	6817	89183	115596.0703	0.772	1262	70.66798732	04640		94600 FORMER WAFB	401
066-070-000-458-00	9018 BISSONETTE DR	2/20/2023	99000	LC	99000	83984	3401	95599	121910.7422	0.784	1262	75.75198098	04640		94600 FORMER WAFB	401
066-070-000-723-00	9727 MASSACHUSETTS ST	10/3/2022	100000	WD	100000	84779	5220	94780	120361.5703	0.787	1262	75.10301109	04640		94600 FORMER WAFB	401
066-070-000-642-00	9908 MISSISSIPPI ST	6/17/2022	100000	WD	100000	84298	4515	95485	120700.4531	0.791	1262	75.66164818	04640		94600 FORMER WAFB	401
066-070-000-569-00	9014 BISSONETTE DR	11/28/2022	99900	PTA	99900	83892	5886	94014	118012.1016	0.797	1262	74.49603803	04640		94600 FORMER WAFB	401
066-070-000-481-00	9316 MARYLAND ST	5/10/2023	99000	WD	99000	82216	6341	92659	114788.2031	0.807	1262	73.42234548	04640		94600 FORMER WAFB	401
066-070-000-634-00	9213 RHODE ISLAND DR	12/29/2022	169900	WD	169900	140906	11673	158227	195511.3438	0.809	2022	78.25272008	04640		94600 FORMER WAFB	401
066-070-000-694-00	9807 MINNESOTA ST	7/29/2022	146000	WD	144500	120035	13578	130922	161054.4688	0.813	1724	75.94083527	04640		94600 FORMER WAFB	401
066-070-000-695-00	9807 MINNESOTA ST	8/2/2023	110000	WD	110000	89653	5079	104921	127948.5625	0.820	1444	72.6599723	04640		94600 FORMER WAFB	401

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066-070-000-591-00	9716 7TH ST	1/6/2023	140000 WD	140000	111773	8298	131702	156543.1094	0.841	1582	83.25031606	04640	94600 FORMER WAFB	401	
066-070-000-500-00	9201 RHODE ISLAND DR	8/25/2022	109500 WD	109500	86653	4194	105306	124748.8672	0.844	1458	72.22633745	04640	94600 FORMER WAFB	401	
066-070-000-480-00	9318 MARYLAND ST	9/21/2023	100000 WD	100000	79179	4151	95849	113506.8047	0.844	1262	75.95007924	04640	94600 FORMER WAFB	401	
066-070-000-600-00	9702 7TH ST	8/12/2022	119000 WD	119000	94214	6835	112165	132192.1406	0.848	1262	88.87876387	04640	94600 FORMER WAFB	401	
066-070-000-602-00	9700 7TH ST	9/6/2022	135000 WD	134525	105160	10358	124167	143422.0938	0.866	1514	82.01254954	04640	94600 FORMER WAFB	401	
066-070-000-482-00	9316 MARYLAND ST	5/19/2023	104000 WD	104000	80320	4445	99555	114788.2031	0.867	1262	78.8866878	04640	94600 FORMER WAFB	401	
066-070-000-100-00	9106 WYOMING ST	10/9/2023	120000 WD	120000	89096	4892	115108	127388.8047	0.904	1458	78.94924554	04640	94600 FORMER WAFB	401	
066-070-000-615-00	9417 6TH ST	12/19/2022	129000 WD	129000	91091	5839	123161	128974.2813	0.955	1262	97.59191759	04640	94600 FORMER WAFB	401	
066-070-000-605-00	9403 6TH ST	7/31/2023	130000 WD	130000	89545	5141	124859	127691.375	0.978	1262	98.93740095	04640	94600 FORMER WAFB	401	
066-070-000-554-00	9516 MONTANA ST	5/12/2022	161000 WD	161000	101268	8051	152949	141024.2031	<u>1.085</u>	1262	121.1957211	04640	94600 FORMER WAFB	401	
									0.745						
066-070-000-354-00	8026 SOUTH ALASKA ST	7/26/2022	40000 WD	40000	74079	5148	34852	117030.5625	0.298	1255	27.77051793	04650	94600 FORMER WAFB	401	
066-070-000-122-00	8203 FLORIDA ST	7/22/2022	62000 WD	59000	73791	2814	56186	120504.2422	0.466	1255	44.76972112	04650	94600 FORMER WAFB	401	
066-070-000-380-00	8110 COLORADO ST	11/20/2023	70000 WD	70000	78332	2458	67542	128818.3359	0.524	1404	48.10683761	04650	94600 FORMER WAFB	401	
066-070-000-161-00	8012 SOUTH ALASKA ST	8/5/2022	70000 WD	70000	72587	2262	67738	119397.2813	0.567	1255	53.97450199	04650	94600 FORMER WAFB	401	
066-070-000-277-00	8024 SOUTH ALASKA ST	1/25/2023	80000 WD	80000	74258	2055	77945	122585.7422	0.636	1255	62.10756972	04650	94600 FORMER WAFB	401	
066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	84000	77468	3207	80793	126079.7969	0.641	1255	64.37689243	04650	94600 FORMER WAFB	401	
066-070-000-316-00	8021 2ND ST	3/21/2024	84000 WD	84000	76049	3376	80624	123383.7031	0.653	1255	64.24223108	04650	94600 FORMER WAFB	401	
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	90000	80604	2099	87901	133285.2344	0.659	1255	70.04063745	04650	94600 FORMER WAFB	401	
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	89000	79632	2114	86886	131609.5	0.660	1404	61.88461538	04650	94600 FORMER WAFB	401	
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	89000	77732	3876	85124	125392.1875	0.679	1255	67.82788845	04650	94600 FORMER WAFB	401	
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	85000	73974	1870	83130	122417.6563	0.679	1255	66.23904382	04650	94600 FORMER WAFB	401	
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	89900	77792	2162	87738	128404.0781	0.683	1404	62.49145299	04650	94600 FORMER WAFB	401	
066-070-000-121-00	8203 FLORIDA ST	4/20/2023	85000 WD	85000	72466	3398	81602	117263.1563	0.696	1255	65.02151394	04650	94600 FORMER WAFB	401	
066-070-000-348-00	8028 SOUTH ALASKA ST	9/13/2023	91000 WD	91000	76111	2909	88091	124281.8359	0.709	1255	70.19203187	04650	94600 FORMER WAFB	401	
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	87500	72645	2047	85453	119860.7813	0.713	1255	68.09003984	04650	94600 FORMER WAFB	401	
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	90000	74320	2089	87911	122633.2734	0.717	1255	70.04860558	04650	94600 FORMER WAFB	401	
066-070-000-118-00	8201 FLORIDA ST	6/9/2023	93250 WD	93250	76707	5641	87609	120655.3516	0.726	1255	69.80796813	04650	94600 FORMER WAFB	401	
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	93000	75816	2377	90623	124684.2109	0.727	1255	72.20956175	04650	94600 FORMER WAFB	401	
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	97000	79591	5466	91534	125848.8984	0.727	1255	72.93545817	04650	94600 FORMER WAFB	401	
066-070-000-352-00	8026 SOUTH ALASKA ST	8/7/2023	96000 WD	96000	77098	3994	92006	124115.4531	0.741	1255	73.31155378	04650	94600 FORMER WAFB	401	
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	95000	75391	2941	92059	123005.0938	0.748	1255	73.35378486	04650	94600 FORMER WAFB	401	
066-070-000-320-00	8025 SOUTH ALASKA ST	7/11/2023	97000 WD	97000	77016	3422	93578	124947.3672	0.749	1255	74.56414343	04650	94600 FORMER WAFB	401	
066-070-000-125-00	8205 FLORIDA ST	7/13/2023	102500 WD	102500	80890	6687	95813	125981.3281	0.761	1255	76.34501992	04650	94600 FORMER WAFB	401	
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	95000	73797	1808	93192	122222.4141	<u>0.762</u>	1255	74.25657371	04650	94600 FORMER WAFB	401	
									0.663						
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	32000	34437	0	32000	56269.60938	0.569	540	59.25925926	04660	94600 FORMER WAFB	407	
066-080-000-075-00	5951 N SKEEL AVE	2/21/2024	42500 WD	42500	40015	0	42500	65383.98828	0.650	836	50.83732057	04660	94600 FORMER WAFB	407	
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	70000	64135	0	70000	104795.75	0.668	1080	64.81481481	04660	94600 FORMER WAFB	407	
066-080-000-040-00	5951 N SKEEL AVE	11/30/2022	45000 WD	45000	38995	465	44535	62957.5166	0.707	540	82.47222222	04660	066-080-001-025-00	94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	60000	51447	0	60000	84063.72656	0.714	836	71.77033493	04660	94600 FORMER WAFB	407	
066-080-000-002-00	5951 N SKEEL AVE	6/15/2023	40000 WD	40000	33695	0	40000	55057.19141	0.727	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-026-00	5951 N SKEEL AVE	7/3/2023	40000 WD	40000	32529	0	40000	53151.96094	0.753	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-020-00	5951 N SKEEL AVE	4/21/2023	40000 WD	40000	32210	0	40000	52630.71875	0.760	540	74.07407407	04660	94600 FORMER WAFB	407	
066-080-000-012-00	5951 N SKEEL AVE	11/15/2023	43000 WD	43000	33695	0	43000	55057.19141	0.781	540	79.62962963	04660	94600 FORMER WAFB	407	
066-080-000-055-00	5951 N SKEEL AVE	8/16/2023	65000 WD	65000	50338	0	65000	82251.63281	0.790	836	77.75119617	04660	94600 FORMER WAFB	407	
066-080-000-041-00	5951 N SKEEL AVE	7/28/2023	68500 WD	68500	52966	456	68044	85040.84717	0.800	784	86.79081633	04660	066-080-001-005-00	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	44700	33244	0	44700	54320.26172	0.823	540	82.77777778	04660	94600 FORMER WAFB	407	
066-080-000-034-00	5951 N SKEEL AVE	1/26/2024	45000 LC	45000	32529	0	45000	53151.96094	0.847	540	83.33333333	04660	94600 FORMER WAFB	407	
066-080-001-002-00	5951 N SKEEL AVE	6/15/2023	7500 QC	7500	5408	456	7044	8091.503418	0.871	0	#DIV/0!	04660	94600 FORMER WAFB	407	
066-080-000-060-00	5951 N SKEEL AVE	8/29/2023	75000 WD	75000	50338	0	75000	82251.63281	<u>0.912</u>	836	89.71291866	04660	94600 FORMER WAFB	407	
									0.758						