

City of East Tawas-2025 ECF Analysis 401-2 E Linc/Airport/Schill/Cem Rd Area

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	Land Table	Property Class
121-B20-000-008-00	724 ADAMS ST	6/1/2022	250000	WD	250000	263016	16718	233282	224724.4531	1.038	1704	136.9025822	401-2		ORIGINAL PLAT & CITY LOTS	401
121-B20-000-011-00	710 ADAMS ST	12/9/2022	260000	WD	260000	222056	16958	243042	187133.2188	1.299	1571	154.7052833	401-2		ORIGINAL PLAT & CITY LOTS	401
121-B20-000-019-00	722 ADAMS ST	7/31/2023	274900	WD	274900	253188	27559	247341	205865.875	<u>1.201</u>	1862	132.8361976	401-2		ORIGINAL PLAT & CITY LOTS	401
										1.179						

For 2025, use 1.18 for 401-2 Residential

City of East Tawas-2025 ECF Analysis Condo1 Beachwood 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
121-T20-065-001-00	600 NEWMAN ST	5/12/2022	50000	WD	50000	92868	8316	41684	75291.1875	0.554	1390	29.9885	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-046-011-00	404 W LINCOLN ST	10/13/2023	90000	WD	90000	167590	10800	79200	139617.0938	0.567	2836	27.9267	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-001-008-00	506 SAWYER ST	6/15/2023	100000	WD	100000	160280	20830	79170	124176.3125	0.638	1808	43.7887	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-055-012-00	508 ALICE ST	11/28/2023	78000	WD	78000	123644	9900	68100	101285.8438	0.672	1530	44.5098	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-064-006-00	607 TAWAS ST	10/7/2022	90000	WD	90000	129655	12435	77565	104381.125	0.743	960	80.7969	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-055-006-00	515 ADAMS ST	3/17/2023	53000	WD	53000	75514	8316	44684	59837.93359	0.747	1050	42.5562	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-050-007-00	517 MAIN ST	8/11/2022	88550	WD	88550	116412	10674	77876	94156.72656	0.827	1202	64.7887	OP		ORIGINAL PLAT & CITY LOTS	401
121-C20-004-002-00	704 WADSWORTH ST	6/29/2022	105000	WD	105000	133517	11917	93083	108281.3906	0.860	1122	82.9617	OP		ORIGINAL PLAT & CITY LOTS	401
120-O20-100-009-00	827 TAWAS ST	9/24/2023	120000	WD	120000	140667	40784	79216	88943.00781	0.891	1020	77.6627	OP		ORIGINAL PLAT & CITY LOTS	401
121-A20-006-008-00	701 SAWYER ST	4/10/2022	114800	WD	114800	139357	19437	95363	106785.3984	0.893	1313	72.6299	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-007-00	415 FOX AVE	4/28/2022	165000	WD	165000	202258	11565	153435	169806.7656	0.904	1242	123.539	OP		ORIGINAL PLAT & CITY LOTS	401
121-C20-002-001-00	608 WADSWORTH ST	8/3/2023	163000	WD	163000	195070	15006	147994	160341.9375	0.923	1306	113.319	OP		ORIGINAL PLAT & CITY LOTS	401
121-T40-003-007-00	517 W WESTOVER ST	5/6/2022	90000	LC	90000	107842	7439	82561	89406.05469	0.923	1056	78.1828	OP		ORIGINAL PLAT & CITY LOTS	401
121-T40-003-015-00	522 PROVOST ST	5/12/2022	219500	WD	219500	262130	16144	203356	219043.6406	0.928	1876	108.399	OP		ORIGINAL PLAT & CITY LOTS	401
121-N10-004-008-50	313 WILKINSON ST	7/4/2022	160000	WD	160000	184885	18047	141953	148564.5625	0.955	2019	70.3086	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-003-009-00	508 LOCKE ST	10/12/2022	75000	WD	75000	86227	10719	64281	67237.75781	0.956	980	65.5929	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-035-006-00	424 EVANS ST	7/8/2022	175000	WD	175000	199384	12107	162893	166764.9219	0.977	1392	117.021	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-024-002-00	308 W STATE ST	10/2/2023	100000	WD	100000	112970	10789	89211	90989.3125	0.980	1845	48.3528	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-042-008-00	415 MAIN ST	6/23/2023	100000	WD	100000	112242	13155	86845	88234.19531	0.984	1530	56.7614	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-041-003-00	406 MAIN ST	5/19/2022	80000	WD	80000	89226	8316	71684	72048.08594	0.995	824	86.9951	OP		ORIGINAL PLAT & CITY LOTS	401
121-E10-072-010-00	108 EMERY ST	10/13/2023	152500	WD	152500	156594	24866	127634	117300.0859	1.088	2032	62.812	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-043-004-00	412 SAWYER ST	7/1/2022	295000	WD	295000	301531	11075	283925	258642.9219	1.098	1723	164.785	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-041-006-00	418 MAIN ST	9/7/2022	120000	WD	120000	122423	9885	110115	100211.9297	1.099	1530	71.9706	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-008-00	999 WADSWORTH ST	8/30/2022	164000	WD	164000	165968	15005	148995	134428.3125	1.108	1250	119.196	OP		ORIGINAL PLAT & CITY LOTS	401
121-T10-002-005-00	221 W TAWAS LAKE RD	8/14/2023	120000	WD	120000	120508	12611	107389	96079.25	1.118	839	127.996	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-054-010-00	500 E FRANKLIN ST	6/24/2022	55000	WD	55000	55199	9829	45171	40400.71094	1.118	516	87.5407	OP		ORIGINAL PLAT & CITY LOTS	401
121-D10-000-002-10	833 NEWMAN ST	7/29/2022	163000	WD	163000	163157	33178	129822	115742.6563	1.122	968	134.114	OP	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401
121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	127500	127325	10674	116826	103874.4453	1.125	1386	84.29	OP		ORIGINAL PLAT & CITY LOTS	401
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	178639	38032	128968	113408.7266	1.137	968	133.231	OP	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401
121-W20-000-017-00	704 MANNING LN	5/26/2022	278000	WD	278000	272257	38698	239302	207977.7344	1.151	1490	160.605	OP		WOODVIEW SITE CONDOMINIUM	401
121-E20-002-010-00	877 ALICE ST	8/12/2022	165000	WD	165000	160635	11695	153305	132626.8906	1.156	1188	129.045	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	87204	12234	78766	66758.67969	1.180	980	80.3735	OP		ORIGINAL PLAT & CITY LOTS	401
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	75000	71365	10537	64463	54165.62891	1.190	940	68.5777	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	79785	14279	70821	58331.25391	1.214	760	93.1855	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-045-001-00	306 W LINCOLN ST	9/21/2022	150000	WD	150000	139309	10583	139417	114626.8906	1.216	2100	66.389	OP		ORIGINAL PLAT & CITY LOTS	401
121-E30-000-011-00	1101 WADSWORTH ST	1/18/2024	248000	WD	248000	230409	27272	220728	180887.7969	1.220	1924	114.723	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-030-007-00	406 E LINCOLN ST	7/12/2023	255000	WD	255000	235931	20723	234277	191636.6875	1.223	2540	92.235	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-054-007-00	513 ALICE ST	10/6/2022	169000	WD	169000	155424	15368	153632	124715.9375	1.232	1518	101.207	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-001-011-00	108 WILKINSON ST	7/22/2022	132500	WD	132500	121113	10413	122087	98575.24219	1.239	952	128.243	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	130065	10855	131645	106153.1641	1.240	1198	109.887	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-064-006-00	607 TAWAS ST	1/24/2023	150000	WD	142000	129655	12435	129565	104381.125	1.241	960	134.964	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-065-008-00	611 MAIN ST	11/17/2023	155000	WD	155000	139292	14596	140404	111038.2891	1.264	2268	61.9065	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-002-010-00	510 CHURCH ST	12/15/2023	250000	WD	250000	223103	16650	233350	183840.6094	1.269	1760	132.585	OP		ORIGINAL PLAT & CITY LOTS	401
121-W10-000-002-00	710 W LINCOLN ST	7/26/2023	176000	WD	176000	156789	16717	159283	124730.1875	1.277	1475	107.988	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-039-009-00	413 WADSWORTH ST	6/28/2023	225000	WD	217500	191516	24313	193187	148889.5781	1.298	1561	123.758	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-051-003-00	209 E WASHINGTON ST	4/27/2022	187900	WD	187900	164000	11265	176635	136006.2344	1.299	2146	82.3089	OP		ORIGINAL PLAT & CITY LOTS	401

121-T40-003-011-00	514 PROVOST ST	5/11/2023	175000	WD	175000	151939	9982	165018	126408.7266	1.305	1120	147.338	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-054-004-00	503 ALICE ST	5/12/2023	250000	WD	250000	219049	32532	217468	166088.1563	1.309	2084	104.351	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-001-005-00	709 W STATE ST	7/14/2023	165000	WD	165000	143664	17422	147578	112414.9609	1.313	1619	91.1538	OP	ORIGINAL PLAT & CITY LOTS	401
121-A20-002-004-00	605 SAWYER ST	1/3/2024	88000	WD	88000	75945	9980	78020	58739.98047	1.328	905	86.2099	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-022-005-00	401 W STATE ST	9/15/2022	195000	WD	195000	165495	11504	183496	137124.6719	1.338	2521	72.787	OP	ORIGINAL PLAT & CITY LOTS	401
121-N10-021-001-00	502 BRIDGE ST	6/9/2022	190000	WD	190000	164015	32337	157663	117255.5625	1.345	1227	128.495	OP	ORIGINAL PLAT & CITY LOTS	401
121-W10-000-023-00	312 BRIDGE ST	4/11/2022	139900	WD	139900	118133	11289	128611	95141.58594	1.352	1029	124.986	OP	ORIGINAL PLAT & CITY LOTS	401
121-B10-000-006-00	505 BENNINGTON ST	5/31/2023	299900	WD	299900	254074	31290	268610	198382.9014	1.354	1564	171.746	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-065-001-00	600 NEWMAN ST	3/17/2023	112000	WD	112000	92868	8316	103684	75291.1875	1.377	1390	74.5928	OP	ORIGINAL PLAT & CITY LOTS	401
121-H10-000-017-00	803 NEWMAN ST	10/27/2022	159000	WD	159000	130451	11264	147736	106132.6797	1.392	988	149.53	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-052-003-00	327 E WASHINGTON ST	7/11/2022	250000	WD	250000	202112	23676	226324	158892.25	1.424	2012	112.487	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-069-009-00	812 E STATE ST	5/13/2022	80000	WD	80000	64839	8869	71131	49839.71484	1.427	752	94.5891	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-039-001-00	403 E LINCOLN ST	9/13/2023	240000	WD	240000	191568	15142	224858	157102.4063	1.431	1658	135.62	OP	ORIGINAL PLAT & CITY LOTS	401
121-B10-000-009-50	726 WADSWORTH ST	6/1/2022	230000	WD	230000	182376	14529	215471	149463.0469	1.442	1446	149.012	OP	ORIGINAL PLAT & CITY LOTS	401
121-N20-000-004-00	144 E TAWAS LAKE RD	3/9/2023	140000	WD	140000	111169	11324	128676	88909.17188	1.447	1232	104.445	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-064-009-00	615 TAWAS ST	12/16/2022	235000	WD	235000	187394	25688	209312	143994.6563	1.454	1320	158.57	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-070-006-00	114 EVANS ST	6/17/2022	177000	WD	177000	140062	14908	162092	111446.125	1.454	1498	108.206	OP	ORIGINAL PLAT & CITY LOTS	401
121-E30-000-006-00	315 AIRPORT RD	7/21/2022	213000	WD	213000	168172	16588	196412	134981.2969	1.455	1436	136.777	OP	ORIGINAL PLAT & CITY LOTS	401
121-J10-002-003-00	513 SAWYER ST	9/1/2023	140400	WD	140400	110503	11183	129217	88441.67188	1.461	1304	99.0928	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-011-008-00	708 E WESTOVER ST	10/3/2023	101500	WD	101500	79888	12009	89491	60444.34375	1.481	978	91.5041	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-015-011-00	209 WADSWORTH ST	8/18/2023	146000	WD	144500	111797	11561	132939	89257.34375	1.489	1008	131.884	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-016-007-00	304 E STATE ST	8/22/2022	142500	WD	142500	109083	9878	132622	88339.27344	1.501	1232	107.648	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-030-005-00	414 E LINCOLN ST	3/20/2023	175000	WD	175000	131049	11162	163838	106756.0078	1.535	1827	89.676	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-042-004-00	416 NEWMAN ST	6/16/2023	195000	WD	195000	143082	10419	184581	118132.6797	1.562	2018	91.4673	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-034-004-00	815 E STATE ST	8/4/2023	141000	CD	141000	104311	10775	130225	83291.1875	1.563	1253	103.931	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-057-011-00	512 EVANS ST	9/26/2022	170000	WD	170000	124377	19512	150488	93379.34375	1.612	1020	147.537	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-036-007-00	421 EVANS ST	5/27/2022	129000	WD	128500	95262	20066	108434	66959.92969	1.619	960	112.952	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-046-008-00	413 LOCKE ST	10/24/2023	205400	WD	205400	149841	25300	180100	110900.2656	1.624	1210	148.843	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-031-005-50	512 E LINCOLN ST	6/14/2022	155000	WD	155000	109366	9435	145565	88985.75	1.636	1506	96.6567	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-001-005-00	107 LOCKE ST	9/23/2022	155000	WD	155000	111961	21145	133855	80869.10156	1.655	933	143.467	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-002-001-00	610 W WESTOVER ST	7/28/2023	250000	WD	250000	173011	27165	222835	129871.7734	1.716	1578	141.214	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-050-008-00	515 MAIN ST	2/29/2024	252000	WD	252000	164965	9900	242100	138081.0313	1.753	1200	201.75	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-051-012-00	510 MAIN ST	6/6/2022	138000	WD	138000	89183	12832	125168	67988.42188	1.841	1108	112.968	OP	ORIGINAL PLAT & CITY LOTS	401
121-E10-070-007-00	135 GRANT ST	4/6/2022	149900	WD	149900	90736	9354	140546	72468.39063	1.939	1172	119.92	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-009-005-00	105 ALICE ST	8/8/2023	171500	WD	171500	101336	9900	161600	81421.19531	1.985	976	165.574	OP	ORIGINAL PLAT & CITY LOTS	401
121-E10-070-007-00	135 GRANT ST	2/12/2024	168000	WD	168000	89959	10803	157197	70486.19531	2.230	1172	134.127	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-045-002-00	310 W LINCOLN ST	6/14/2022	235000	WD	215000	101396	8316	206684	82885.13281	2.494	1300	158.988	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-013-012-00	203 ADAMS ST	10/28/2022	162000	WD	162000	76893	11439	150561	58284.94922	2.583	1049	143.528	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-038-009-00	409 ALICE ST	9/7/2023	150900	WD	150900	70531	11100	139800	52921.63672	2.642	902	154.989	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-065-001-00	600 NEWMAN ST	1/16/2024	254800	WD	250800	93851	9900	240900	74756.00781	<u>3.222</u>	1390	173.309	OP	ORIGINAL PLAT & CITY LOTS	401

1.325

For 2025, use 1.325 for Original Plat Residential, HarborPlace-Condo 1

City of East Tawas-2025 ECF Analysis Condo2 Harbor Place Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Land Table	Property Class
121-H30-000-009-00	712 E BAY ST	7/27/2023	445000	WD	445000	388699	0	445000	306062.2188	1.454	2071	214.872	HarborPlace	CONDO	407

For 2025, use 1.454 for Harbor Place Condo

City of East Tawas-2025 ECF Analysis Condo3 Lincoln Sq Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
121-L20-000-024-00	1015 E LINCOLN ST	7/22/2022	150000	WD	150000	164167	14100	135900	121906.5767	1.115	1176	115.5612245	LQC	121-L20-000-023-50		407
121-L20-000-003-00	1021 E LINCOLN ST	6/30/2022	165000	WD	165000	168521	13400	151600	126012.1875	1.203	1176	128.9115646	LQC			407
121-L20-000-026-00	1011 E LINCOLN ST	12/20/2023	100000	WD	99500	101545	0	99500	80591.26758	1.235	936	106.3034188	CNDO3	121-L20-000-031-50	CONDO	407
121-L20-000-023-00	1015 E LINCOLN ST	6/30/2022	170200	WD	170200	160734	15600	154600	117899.2656	1.311	1176	131.462585	LQC			407
121-L20-000-019-00	1015 E LINCOLN ST	6/13/2022	180000	WD	179100	164666	14600	164500	121905.7656	1.349	1176	139.8809524	LQC			407
121-L20-000-025-00	1011 E LINCOLN ST	10/7/2022	119000	WD	119000	107997	3700	115300	82318.07104	1.401	936	123.1837607	LSQC1	121-L20-000-032-50		407
121-L20-000-005-00	1021 E LINCOLN ST	8/25/2023	175000	WD	171000	150515	0	171000	119456.3516	1.431	1176	145.4081633	CNDO3		CONDO	407
121-L20-000-024-00	1015 E LINCOLN ST	10/6/2023	180000	WD	180000	164615	0	180000	119456.3499	1.507	1176	153.0612245	CNDO3	121-L20-000-023-50	CONDO	407
121-L20-000-023-00	1015 E LINCOLN ST	3/25/2024	176500	WD	176500	145569	0	176500	115530.9531	1.528	1176	150.085034	CNDO3		CONDO	407
121-L20-000-004-00	1021 E LINCOLN ST	9/8/2023	197900	WD	197900	150515	0	197900	119456.3516	1.657	1176	168.2823129	CNDO3		CONDO	407

1.374

For 2025, use 1.374 for Lincoln Sq Condo, Condo 3

City of East Tawas-2025 ECF Analysis Commercial Lake Huron

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 Land Table	Property Class
121-H30-000-005-00	712 E BAY ST	5/18/2022	460000	WD	460000	470964	52500	407500	328722.6875	1.240	2071	196.7648479	LH		407
121-N30-003-015-00	711 W BAY ST	5/20/2022	540000	WD	540000	608539	177616	362384	338509.8125	1.071	1350	268.4325926	LH	LAKE HURON FRONTAGE	408
121-O20-000-006-00	1040 E BAY ST	11/27/2023	55000	WD	55000	39679	14625	40375	19681.06836	2.051	1314	30.72678843	LH	COMMERCIAL	401
121-O20-000-015-00	1030 E BAY ST	4/27/2022	308000	WD	307600	322935	150357	157243	135567.9531	1.160	1412	111.361898	LH	LAKE HURON FRONTAGE	408
										<u>1.380</u>					

For 2025, use 1.38 for Lake Huron

City of East Tawas-2025 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	208830	67715	94785	235191.6667	0.403	2136	44.375	COMM		DOWNTOWN AREA	201
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	97645	21088	107912	127595	0.846	1587	67.9975	COMM		DOWNTOWN AREA	201
121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	192740	176400	23600	27233.33333	0.867	1078	21.8924	COMM		COMMERCIAL	201
121-O40-003-002-00	214 W BAY ST	12/13/2022	299500	LC	299500	315084	39455	260045	275629	0.943	2892	89.9187	DT		DOWNTOWN AREA	401
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	275916	79843	195157	196073	0.995	5190	37.6025	DT		DOWNTOWN AREA	201
120-021-300-010-00	1230 E US-23	6/30/2023	700000	WD	700000	342467	70138	629862	453881.6667	<u>1.388</u>	8800	71.5752	COMM		COMMERCIAL	201
										0.907						

For 2025, use 0.90 for Commercial

City of East Tawas-2025 ECF Analysis Commercial Downtown Area

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 i	Land Table	Property Class
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	97645	21088	107912	127595	0.846	1587	67.99747952	COMM		DOWNTOWN AREA	201
121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	192740	176400	23600	27233.33333	0.867	1078	21.89239332	COMM		COMMERCIAL	201
121-O40-003-002-00	214 W BAY ST	12/13/2022	299500	LC	299500	315084	39455	260045	275629	0.943	2892	89.91874136	DT		DOWNTOWN AREA	401
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	275916	79843	195157	196073	0.995	5190	37.60250482	DT		DOWNTOWN AREA	201
120-021-300-010-00	1230 E US-23	6/30/2023	700000	WD	700000	342467	70138	629862	453881.6667	1.388	8800	71.57522727	COMM		COMMERCIAL	201
										1.008						

For 2025, use 1.01 for Commercial-Downtown area



City of East Tawas-2025 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Land Table	Property Class
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	208830	67715	94785	235191.6667	0.403	2136	44.375	COMM	DOWNTOWN AREA	201
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	97645	21088	107912	127595	0.846	1587	67.99747952	COMM	DOWNTOWN AREA	201
121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	192740	176400	23600	27233.33333	0.867	1078	21.89239332	COMM	COMMERCIAL	201
121-O40-003-002-00	214 W BAY ST	12/13/2022	299500	LC	299500	315084	39455	260045	275629	0.943	2892	89.91874136	DT	DOWNTOWN AREA	401
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	275916	79843	195157	196073	0.995	5190	37.60250482	DT	DOWNTOWN AREA	201
										0.811					

For 2025, use 0.81 for Industrial

City of East Tawas-2025 ECF Analysis Lake Huron Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Land Table	Property Class
121-H30-000-005-00	712 E BAY ST	5/18/2022	460000	WD	460000	470964	52500	407500	328722.6875	1.240	2071	196.7648479	LH		407
121-N30-003-015-00	711 W BAY ST	5/20/2022	540000	WD	540000	608539	177616	362384	338509.8125	1.071	1350	268.4325926	LH	LAKE HURON FRONTAGE	408
121-O20-000-006-00	1040 E BAY ST	11/27/2023	55000	WD	55000	39679	14625	40375	19681.06836	2.051	1314	30.72678843	LH	COMMERCIAL	401
121-O20-000-015-00	1030 E BAY ST	4/27/2022	308000	WD	307600	322935	150357	157243	135567.9531	<u>1.160</u>	1412	111.361898	LH	LAKE HURON FRONTAGE	408
										1.380					

For 2025, use 1.38 for Lake Huron

City of East Tawas-2025 ECF Analysis Original Plat and City Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
121-T20-065-001-00	600 NEWMAN ST	5/12/2022	50000	WD	50000	92868	8316	41684	75291.1875	0.554	1390	29.9885	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-046-011-00	404 W LINCOLN ST	10/13/2023	90000	WD	90000	167590	10800	79200	139617.0938	0.567	2836	27.9267	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-001-008-00	506 SAWYER ST	6/15/2023	100000	WD	100000	160280	20830	79170	124176.3125	0.638	1808	43.7887	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-055-012-00	508 ALICE ST	11/28/2023	78000	WD	78000	123644	9900	68100	101285.8438	0.672	1530	44.5098	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-064-006-00	607 TAWAS ST	10/7/2022	90000	WD	90000	129655	12435	77565	104381.125	0.743	960	80.7969	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-055-006-00	515 ADAMS ST	3/17/2023	53000	WD	53000	75514	8316	44684	59837.93359	0.747	1050	42.5562	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-050-007-00	517 MAIN ST	8/11/2022	88550	WD	88550	116412	10674	77876	94156.72656	0.827	1202	64.7887	OP		ORIGINAL PLAT & CITY LOTS	401
121-C20-004-002-00	704 WADSWORTH ST	6/29/2022	105000	WD	105000	133517	11917	93083	108281.3906	0.860	1122	82.9617	OP		ORIGINAL PLAT & CITY LOTS	401
120-O20-100-009-00	827 TAWAS ST	9/24/2023	120000	WD	120000	140667	40784	79216	88943.00781	0.891	1020	77.6627	OP		ORIGINAL PLAT & CITY LOTS	401
121-A20-006-008-00	701 SAWYER ST	4/10/2022	114800	WD	114800	139357	19437	95363	106785.3984	0.893	1313	72.6299	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-007-00	415 FOX AVE	4/28/2022	165000	WD	165000	202258	11565	153435	169806.7656	0.904	1242	123.539	OP		ORIGINAL PLAT & CITY LOTS	401
121-C20-002-001-00	608 WADSWORTH ST	8/3/2023	163000	WD	163000	195070	15006	147994	160341.9375	0.923	1306	113.319	OP		ORIGINAL PLAT & CITY LOTS	401
121-T40-003-007-00	517 W WESTOVER ST	5/6/2022	90000	LC	90000	107842	7439	82561	89406.05469	0.923	1056	78.1828	OP		ORIGINAL PLAT & CITY LOTS	401
121-T40-003-015-00	522 PROVOST ST	5/12/2022	219500	WD	219500	262130	16144	203356	219043.6406	0.928	1876	108.399	OP		ORIGINAL PLAT & CITY LOTS	401
121-N10-004-008-50	313 WILKINSON ST	7/4/2022	160000	WD	160000	184885	18047	141953	148564.5625	0.955	2019	70.3086	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-003-009-00	508 LOCKE ST	10/12/2022	75000	WD	75000	86227	10719	64281	67237.75781	0.956	980	65.5929	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-035-006-00	424 EVANS ST	7/8/2022	175000	WD	175000	199384	12107	162893	166764.9219	0.977	1392	117.021	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-024-002-00	308 W STATE ST	10/2/2023	100000	WD	100000	112970	10789	89211	90989.3125	0.980	1845	48.3528	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-042-008-00	415 MAIN ST	6/23/2023	100000	WD	100000	112242	13155	86845	88234.19531	0.984	1530	56.7614	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-041-003-00	406 MAIN ST	5/19/2022	80000	WD	80000	89226	8316	71684	72048.08594	0.995	824	86.9951	OP		ORIGINAL PLAT & CITY LOTS	401
121-E10-072-010-00	108 EMERY ST	10/13/2023	152500	WD	152500	156594	24866	127634	117300.0859	1.088	2032	62.812	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-043-004-00	412 SAWYER ST	7/1/2022	295000	WD	295000	301531	11075	283925	258642.9219	1.098	1723	164.785	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-041-006-00	418 MAIN ST	9/7/2022	120000	WD	120000	122423	9885	110115	100211.9297	1.099	1530	71.9706	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-008-00	999 WADSWORTH ST	8/30/2022	164000	WD	164000	165968	15005	148995	134428.3125	1.108	1250	119.196	OP		ORIGINAL PLAT & CITY LOTS	401
121-T10-002-005-00	221 W TAWAS LAKE RD	8/14/2023	120000	WD	120000	120508	12611	107389	96079.25	1.118	839	127.996	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-054-010-00	500 E FRANKLIN ST	6/24/2022	55000	WD	55000	55199	9829	45171	40400.71094	1.118	516	87.5407	OP		ORIGINAL PLAT & CITY LOTS	401
121-D10-000-002-10	833 NEWMAN ST	7/29/2022	163000	WD	163000	163157	33178	129822	115742.6563	1.122	968	134.114	OP	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401
121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	127500	127325	10674	116826	103874.4453	1.125	1386	84.29	OP		ORIGINAL PLAT & CITY LOTS	401
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	178639	38032	128968	113408.7266	1.137	968	133.231	OP	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401
121-W20-000-017-00	704 MANNING LN	5/26/2022	278000	WD	278000	272257	38698	239302	207977.7344	1.151	1490	160.605	OP		WOODVIEW SITE CONDOMINIUM	401
121-E20-002-010-00	877 ALICE ST	8/12/2022	165000	WD	165000	160635	11695	153305	132626.8906	1.156	1188	129.045	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	87204	12234	78766	66758.67969	1.180	980	80.3735	OP		ORIGINAL PLAT & CITY LOTS	401
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	75000	71365	10537	64463	54165.62891	1.190	940	68.5777	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	79785	14279	70821	58331.25391	1.214	760	93.1855	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-045-001-00	306 W LINCOLN ST	9/21/2022	150000	WD	150000	139309	10583	139417	114626.8906	1.216	2100	66.389	OP		ORIGINAL PLAT & CITY LOTS	401
121-E30-000-011-00	1101 WADSWORTH ST	1/18/2024	248000	WD	248000	230409	27272	220728	180887.7969	1.220	1924	114.723	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-030-007-00	406 E LINCOLN ST	7/12/2023	255000	WD	255000	235931	20723	234277	191636.6875	1.223	2540	92.235	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-054-007-00	513 ALICE ST	10/6/2022	169000	WD	169000	155424	15368	153632	124715.9375	1.232	1518	101.207	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-001-011-00	108 WILKINSON ST	7/22/2022	132500	WD	132500	121113	10413	122087	98575.24219	1.239	952	128.243	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	130065	10855	131645	106153.1641	1.240	1198	109.887	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-064-006-00	607 TAWAS ST	1/24/2023	150000	WD	142000	129655	12435	129565	104381.125	1.241	960	134.964	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-065-008-00	611 MAIN ST	11/17/2023	155000	WD	155000	139292	14596	140404	111038.2891	1.264	2268	61.9065	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-002-010-00	510 CHURCH ST	12/15/2023	250000	WD	250000	223103	16650	233350	183840.6094	1.269	1760	132.585	OP		ORIGINAL PLAT & CITY LOTS	401
121-W10-000-002-00	710 W LINCOLN ST	7/26/2023	176000	WD	176000	156789	16717	159283	124730.1875	1.277	1475	107.988	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-039-009-00	413 WADSWORTH ST	6/28/2023	225000	WD	217500	191516	24313	193187	148889.5781	1.298	1561	123.758	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-051-003-00	209 E WASHINGTON ST	4/27/2022	187900	WD	187900	164000	11265	176635	136006.2344	1.299	2146	82.3089	OP		ORIGINAL PLAT & CITY LOTS	401

121-T40-003-011-00	514 PROVOST ST	5/11/2023	175000	WD	175000	151939	9982	165018	126408.7266	1.305	1120	147.338	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-054-004-00	503 ALICE ST	5/12/2023	250000	WD	250000	219049	32532	217468	166088.1563	1.309	2084	104.351	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-001-005-00	709 W STATE ST	7/14/2023	165000	WD	165000	143664	17422	147578	112414.9609	1.313	1619	91.1538	OP	ORIGINAL PLAT & CITY LOTS	401
121-A20-002-004-00	605 SAWYER ST	1/3/2024	88000	WD	88000	75945	9980	78020	58739.98047	1.328	905	86.2099	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-022-005-00	401 W STATE ST	9/15/2022	195000	WD	195000	165495	11504	183496	137124.6719	1.338	2521	72.787	OP	ORIGINAL PLAT & CITY LOTS	401
121-N10-021-001-00	502 BRIDGE ST	6/9/2022	190000	WD	190000	164015	32337	157663	117255.5625	1.345	1227	128.495	OP	ORIGINAL PLAT & CITY LOTS	401
121-W10-000-023-00	312 BRIDGE ST	4/11/2022	139900	WD	139900	118133	11289	128611	95141.58594	1.352	1029	124.986	OP	ORIGINAL PLAT & CITY LOTS	401
121-B10-000-006-00	505 BENNINGTON ST	5/31/2023	299900	WD	299900	254074	31290	268610	198382.9014	1.354	1564	171.746	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-065-001-00	600 NEWMAN ST	3/17/2023	112000	WD	112000	92868	8316	103684	75291.1875	1.377	1390	74.5928	OP	ORIGINAL PLAT & CITY LOTS	401
121-H10-000-017-00	803 NEWMAN ST	10/27/2022	159000	WD	159000	130451	11264	147736	106132.6797	1.392	988	149.53	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-052-003-00	327 E WASHINGTON ST	7/11/2022	250000	WD	250000	202112	23676	226324	158892.25	1.424	2012	112.487	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-069-009-00	812 E STATE ST	5/13/2022	80000	WD	80000	64839	8869	71131	49839.71484	1.427	752	94.5891	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-039-001-00	403 E LINCOLN ST	9/13/2023	240000	WD	240000	191568	15142	224858	157102.4063	1.431	1658	135.62	OP	ORIGINAL PLAT & CITY LOTS	401
121-B10-000-009-50	726 WADSWORTH ST	6/1/2022	230000	WD	230000	182376	14529	215471	149463.0469	1.442	1446	149.012	OP	ORIGINAL PLAT & CITY LOTS	401
121-N20-000-004-00	144 E TAWAS LAKE RD	3/9/2023	140000	WD	140000	111169	11324	128676	88909.17188	1.447	1232	104.445	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-064-009-00	615 TAWAS ST	12/16/2022	235000	WD	235000	187394	25688	209312	143994.6563	1.454	1320	158.57	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-070-006-00	114 EVANS ST	6/17/2022	177000	WD	177000	140062	14908	162092	111446.125	1.454	1498	108.206	OP	ORIGINAL PLAT & CITY LOTS	401
121-E30-000-006-00	315 AIRPORT RD	7/21/2022	213000	WD	213000	168172	16588	196412	134981.2969	1.455	1436	136.777	OP	ORIGINAL PLAT & CITY LOTS	401
121-J10-002-003-00	513 SAWYER ST	9/1/2023	140400	WD	140400	110503	11183	129217	88441.67188	1.461	1304	99.0928	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-011-008-00	708 E WESTOVER ST	10/3/2023	101500	WD	101500	79888	12009	89491	60444.34375	1.481	978	91.5041	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-015-011-00	209 WADSWORTH ST	8/18/2023	146000	WD	144500	111797	11561	132939	89257.34375	1.489	1008	131.884	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-016-007-00	304 E STATE ST	8/22/2022	142500	WD	142500	109083	9878	132622	88339.27344	1.501	1232	107.648	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-030-005-00	414 E LINCOLN ST	3/20/2023	175000	WD	175000	131049	11162	163838	106756.0078	1.535	1827	89.676	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-042-004-00	416 NEWMAN ST	6/16/2023	195000	WD	195000	143082	10419	184581	118132.6797	1.562	2018	91.4673	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-034-004-00	815 E STATE ST	8/4/2023	141000	CD	141000	104311	10775	130225	83291.1875	1.563	1253	103.931	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-057-011-00	512 EVANS ST	9/26/2022	170000	WD	170000	124377	19512	150488	93379.34375	1.612	1020	147.537	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-036-007-00	421 EVANS ST	5/27/2022	129000	WD	128500	95262	20066	108434	66959.92969	1.619	960	112.952	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-046-008-00	413 LOCKE ST	10/24/2023	205400	WD	205400	149841	25300	180100	110900.2656	1.624	1210	148.843	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-031-005-50	512 E LINCOLN ST	6/14/2022	155000	WD	155000	109366	9435	145565	88985.75	1.636	1506	96.6567	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-001-005-00	107 LOCKE ST	9/23/2022	155000	WD	155000	111961	21145	133855	80869.10156	1.655	933	143.467	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-002-001-00	610 W WESTOVER ST	7/28/2023	250000	WD	250000	173011	27165	222835	129871.7734	1.716	1578	141.214	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-050-008-00	515 MAIN ST	2/29/2024	252000	WD	252000	164965	9900	242100	138081.0313	1.753	1200	201.75	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-051-012-00	510 MAIN ST	6/6/2022	138000	WD	138000	89183	12832	125168	67988.42188	1.841	1108	112.968	OP	ORIGINAL PLAT & CITY LOTS	401
121-E10-070-007-00	135 GRANT ST	4/6/2022	149900	WD	149900	90736	9354	140546	72468.39063	1.939	1172	119.92	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-009-005-00	105 ALICE ST	8/8/2023	171500	WD	171500	101336	9900	161600	81421.19531	1.985	976	165.574	OP	ORIGINAL PLAT & CITY LOTS	401
121-E10-070-007-00	135 GRANT ST	2/12/2024	168000	WD	168000	89959	10803	157197	70486.19531	2.230	1172	134.127	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-045-002-00	310 W LINCOLN ST	6/14/2022	235000	WD	215000	101396	8316	206684	82885.13281	2.494	1300	158.988	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-013-012-00	203 ADAMS ST	10/28/2022	162000	WD	162000	76893	11439	150561	58284.94922	2.583	1049	143.528	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-038-009-00	409 ALICE ST	9/7/2023	150900	WD	150900	70531	11100	139800	52921.63672	2.642	902	154.989	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-065-001-00	600 NEWMAN ST	1/16/2024	254800	WD	250800	93851	9900	240900	74756.00781	3.222	1390	173.309	OP	ORIGINAL PLAT & CITY LOTS	401

1.325

For 2025, use 1.325 for Original Plat Residential, HarborPlace-Condo 1

City of East Tawas-2025 ECF Analysis Tawas Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
121-T10-003-001-00	407 W TAWAS LAKE RD	9/23/2022	140000	WD	140000	170727	44109	95891	121631.123	0.788	2304	41.6194	TLA		TAWAS LK	408
121-O30-001-004-00	153 WARREN AVE	10/3/2022	249900	WD	247000	302964	65088	181912	228507.207	0.796	1750	103.95	TLA	121-O30-002-002-00	TAWAS LK	408
121-O30-002-007-00	138 WARREN AVE	11/15/2023	148900	WD	148600	176151	24920	123680	145274.7344	0.851	1512	81.7989	TLA		TAWAS LK	401
121-P10-001-003-00	305 LAKEWOOD DR	11/9/2023	128000	WD	113000	113643	41068	71932	69716.61719	1.032	832	86.4567	TLA		TAWAS LK	408
121-T10-003-005-00	805 RAINBOW DR	4/22/2022	115000	WD	115000	106022	39768	75232	63644.57422	1.182	800	94.04	TLA		TAWAS LK	408
121-P20-001-016-00	224 MAPLE DR	11/22/2023	179000	WD	179000	158945	49506	129494	105128.7188	1.232	1004	128.978	TLA		TAWAS LK	408
121-T60-000-084-00	371 LAKEWOOD DR	6/1/2022	154000	WD	154000	133019	26067	127933	102739.6719	1.245	1072	119.34	TLA		TAWAS LK	408
120-017-400-010-40	197 WARREN AVE	10/27/2022	175000	WD	170000	135403	60392	109608	72056.67969	1.521	840	130.486	TLA		TAWAS LK	408
121-T10-003-005-00	805 RAINBOW DR	10/6/2023	160000	WD	160000	116477	51752	108248	62175.79297	1.741	800	135.31	TLA		TAWAS LK	408
120-017-400-009-01	1020 LAKEWOOD DR	9/28/2023	140000	WD	140000	81500	14659	125341	64208.45313	1.952	992	126.352	TLA		TAWAS LK	401
121-T10-003-006-00	801 RAINBOW DR	10/6/2023	180000	WD	180000	115010	46094	133906	66201.72656	2.023	720	185.981	TLA		TAWAS LK	408
121-P40-000-046-00	875 JAY ST	4/28/2023	267000	WD	267000	134274	50343	216657	80625.35938	2.687	996	217.527	TLA		TAWAS LK	408
																1.421

For 2025, use 1.421 for Tawas Lake

121-J20-001-017-00	SOUTH ST	10/6/2022	22000	WD	22000	73078	11876	10124	61633.43359	0.164	880	11.5045	TLA-B	121-J20-001-008-00	TAWAS LAKE BACK AREA	1
121-S10-000-005-00	219 COLONY RD	6/3/2022	12000	WD	12000	17729	4673	7327	13148.03613	0.557	195	37.5744	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-057-00	1010 AIRPORT DR	12/29/2023	50000	WD	50000	66188	6287	43713	60323.26172	0.725	824	53.0498	TLA-B		TAWAS LAKE BACK AREA	401
120-017-300-012-01	108 W TAWAS LAKE RD	9/27/2023	152000	WD	152000	186420	28048	123952	159488.4219	0.777	1719	72.107	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-019-00	1056 PARK DR	12/20/2022	139900	WD	139900	151718	25872	114028	126733.1328	0.900	1080	105.581	TLA-B		TAWAS LAKE BACK AREA	401
121-J20-002-005-00	310 GREEN RD	8/1/2022	198500	WD	198500	195707	19557	178943	177391.75	1.009	1512	118.349	TLA-B		TAWAS LAKE BACK AREA	401
121-O10-001-001-00	1001 CLIFFORD ST	2/28/2023	85000	WD	85000	80676	4883	80117	76327.28906	1.050	680	117.819	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-032-00	1001 PARK DR	8/9/2022	135240	WD	135240	122793	10195	125045	113391.7422	1.103	1176	106.331	TLA-B		TAWAS LAKE BACK AREA	401
120-017-400-010-05	209 GREEN RD	6/28/2022	170000	WD	170000	152215	13141	156859	140054.375	1.120	1416	110.776	TLA-B		TAWAS LAKE BACK AREA	401
121-P40-000-055-00	914 JAY ST	5/18/2022	102750	WD	102750	91157	18599	84151	73069.48438	1.152	900	93.5011	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-001-00	202 W TAWAS LAKE RD	8/31/2023	219900	WD	219900	183251	37504	182396	146774.4219	1.243	1616	112.869	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-073-00	1012 OWOSSO DR	11/14/2022	158500	WD	158500	125654	9423	149077	117050.3516	1.274	1008	147.894	TLA-B		TAWAS LAKE BACK AREA	401
121-T70-000-001-50	941 GELLER CT	12/16/2022	170000	WD	170000	123145	18833	151167	105047.3281	1.439	1024	147.624	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-006-00	881 GELLER CT	6/14/2023	230000	WD	230000	144050	17545	212455	127396.7813	1.668	1480	143.551	TLA-B		TAWAS LAKE BACK AREA	401
121-P40-000-060-00	909 MAPLE DR	11/10/2023	95000	WD	95000	58278	9017	85983	49608.25781	1.733	556	154.646	TLA-B		TAWAS LAKE BACK AREA	401
120-017-400-008-00	1010 LAKEWOOD DR	10/21/2022	87000	WD	86000	55480	19409	66591	36325.27734	1.833	528	126.119	TLA-B		TAWAS LAKE BACK AREA	401
121-O10-002-001-00	1008 CLIFFORD ST	3/10/2023	163000	WD	163000	87545	12145	150855	75931.52344	1.987	1332	113.255	TLA-B		TAWAS LAKE BACK AREA	401

1.161

For 2025, use 1.16 for Tawas Lake Back area

City of East Tawas-2025 ECF Analysis Tawas Lake Back Area

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
121-T10-003-001-00	407 W TAWAS LAKE RD	9/23/2022	140000	WD	140000	170727	44109	95891	121631.123	0.788	2304	41.6194	TLA		TAWAS LK	408
121-O30-001-004-00	153 WARREN AVE	10/3/2022	249900	WD	247000	302964	65088	181912	228507.207	0.796	1750	103.95	TLA	121-O30-002-002-00	TAWAS LK	408
121-O30-002-007-00	138 WARREN AVE	11/15/2023	148900	WD	148600	176151	24920	123680	145274.7344	0.851	1512	81.7989	TLA		TAWAS LK	401
121-P10-001-003-00	305 LAKEWOOD DR	11/9/2023	128000	WD	113000	113643	41068	71932	69716.61719	1.032	832	86.4567	TLA		TAWAS LK	408
121-T10-003-005-00	805 RAINBOW DR	4/22/2022	115000	WD	115000	106022	39768	75232	63644.57422	1.182	800	94.04	TLA		TAWAS LK	408
121-P20-001-016-00	224 MAPLE DR	11/22/2023	179000	WD	179000	158945	49506	129494	105128.7188	1.232	1004	128.978	TLA		TAWAS LK	408
121-T60-000-084-00	371 LAKEWOOD DR	6/1/2022	154000	WD	154000	133019	26067	127933	102739.6719	1.245	1072	119.34	TLA		TAWAS LK	408
120-O17-400-010-40	197 WARREN AVE	10/27/2022	175000	WD	170000	135403	60392	109608	72056.67969	1.521	840	130.486	TLA		TAWAS LK	408
121-T10-003-005-00	805 RAINBOW DR	10/6/2023	160000	WD	160000	116477	51752	108248	62175.79297	1.741	800	135.31	TLA		TAWAS LK	408
120-O17-400-009-01	1020 LAKEWOOD DR	9/28/2023	140000	WD	140000	81500	14659	125341	64208.45313	1.952	992	126.352	TLA		TAWAS LK	401
121-T10-003-006-00	801 RAINBOW DR	10/6/2023	180000	WD	180000	115010	46094	133906	66201.72656	2.023	720	185.981	TLA		TAWAS LK	408
121-P40-000-046-00	875 JAY ST	4/28/2023	267000	WD	267000	134274	50343	216657	80625.35938	2.687	996	217.527	TLA		TAWAS LK	408

1.421

For 2025, use 1.421 for Tawas Lake

121-J20-001-017-00	SOUTH ST	10/6/2022	22000	WD	22000	73078	11876	10124	61633.43359	0.164	880	11.5045	TLA-B	121-J20-001-008-00	TAWAS LAKE BACK AREA	1
121-S10-000-005-00	219 COLONY RD	6/3/2022	12000	WD	12000	17729	4673	7327	13148.03613	0.557	195	37.5744	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-057-00	1010 AIRPORT DR	12/29/2023	50000	WD	50000	66188	6287	43713	60323.26172	0.725	824	53.0498	TLA-B		TAWAS LAKE BACK AREA	401
120-O17-300-012-01	108 W TAWAS LAKE RD	9/27/2023	152000	WD	152000	186420	28048	123952	159488.4219	0.777	1719	72.107	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-019-00	1056 PARK DR	12/20/2022	139900	WD	139900	151718	25872	114028	126733.1328	0.900	1080	105.581	TLA-B		TAWAS LAKE BACK AREA	401
121-J20-002-005-00	310 GREEN RD	8/1/2022	198500	WD	198500	195707	19557	178943	177391.75	1.009	1512	118.349	TLA-B		TAWAS LAKE BACK AREA	401
121-O10-001-001-00	1001 CLIFFORD ST	2/28/2023	85000	WD	85000	80676	4883	80117	76327.28906	1.050	680	117.819	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-032-00	1001 PARK DR	8/9/2022	135240	WD	135240	122793	10195	125045	113391.7422	1.103	1176	106.331	TLA-B		TAWAS LAKE BACK AREA	401
120-O17-400-010-05	209 GREEN RD	6/28/2022	170000	WD	170000	152215	13141	156859	140054.375	1.120	1416	110.776	TLA-B		TAWAS LAKE BACK AREA	401
121-P40-000-055-00	914 JAY ST	5/18/2022	102750	WD	102750	91157	18599	84151	73069.48438	1.152	900	93.5011	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-001-00	202 W TAWAS LAKE RD	8/31/2023	219900	WD	219900	183251	37504	182396	146774.4219	1.243	1616	112.869	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-073-00	1012 OWOSSO DR	11/14/2022	158500	WD	158500	125654	9423	149077	117050.3516	1.274	1008	147.894	TLA-B		TAWAS LAKE BACK AREA	401
121-T70-000-001-50	941 GELLER CT	12/16/2022	170000	WD	170000	123145	18833	151167	105047.3281	1.439	1024	147.624	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-006-00	881 GELLER CT	6/14/2023	230000	WD	230000	144050	17545	212455	127396.7813	1.668	1480	143.551	TLA-B		TAWAS LAKE BACK AREA	401
121-P40-000-060-00	909 MAPLE DR	11/10/2023	95000	WD	95000	58278	9017	85983	49608.25781	1.733	556	154.646	TLA-B		TAWAS LAKE BACK AREA	401
120-O17-400-008-00	1010 LAKEWOOD DR	10/21/2022	87000	WD	86000	55480	19409	66591	36325.27734	1.833	528	126.119	TLA-B		TAWAS LAKE BACK AREA	401
121-O10-002-001-00	1008 CLIFFORD ST	3/10/2023	163000	WD	163000	87545	12145	150855	75931.52344	1.987	1332	113.255	TLA-B		TAWAS LAKE BACK AREA	401

1.161

For 2025, use 1.16 for Tawas Lake Back area