

Avery Township-2025 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
002-005-000-100-00	12340 MCMURPHY	3/10/2023	309000	WD	309000	352834	258242	50758	125287.4141	0.405	1888	26.8845339	401	002-005-000-100-01, 002-005-000-070-00	Residential Acreage	402
002-019-000-100-20	9761 S AIRPORT	10/5/2022	57345	WD	57345	99903	7305	50040	122646.3594	0.408	1080	46.33333333	401		Residential Backlots	401
002-004-000-200-00	12490 HAAS	11/4/2022	27000	WD	27000	42142	7300	19700	46148.34375	0.427	384	51.30208333	401		Residential Backlots	401
002-036-000-020-00	18565 CARTER	5/15/2023	24000	QC	24000	28974	14817	9183	18750.99414	0.490	600	15.305	401		Residential Backlots	401
002-120-000-001-00	14491 AIRPORT	12/4/2023	24000	WD	24000	31113	6412	17588	32716.55694	0.538	793	22.17906683	401		Residential Backlots	401
002-015-000-070-00	10996 HALL	7/15/2022	128000	WD	128000	138230	94920	33080	57364.23828	0.577	2040	16.21568627	401		Residential Acreage	401
002-001-000-010-03	18831 PLEASANT VALLEY	12/13/2023	95000	WD	95000	113165	14344	80656	130888.74	0.616	1570	51.37324841	401		Residential Acreage	401
002-035-000-150-00	17790 SCHMALLERS	11/10/2022	65000	WD	65000	75399	17298	47702	76954.9668	0.620	924	51.62554113	401	002-035-000-140-00	Residential Backlots	401
002-010-000-080-00	16355 PLEASANT VALLEY	11/16/2022	115000	WD	115000	121507	25426	89574	127259.6016	0.704	1188	75.3989899	401		Residential Acreage	401
002-010-000-200-00	11690 HALL	1/27/2023	160000	WD	160000	154536	29831	130169	165172.1783	0.788	1274	102.1734694	401		Residential Acreage	401
002-009-000-070-02	15575 PLEASANT VALLEY	9/26/2022	100000	WD	100000	96065	13457	86543	109414.5703	0.791	1248	69.34535256	401		Residential Backlots	401
002-001-000-240-01	18491 PLEASANT VALLEY	12/22/2023	63000	WD	63000	57660	6606	56394	67621.19531	0.834	1137	49.59894459	401		Residential Backlots	401
002-001-000-050-00	18700 PLEASANT VALLEY	5/10/2022	163000	WD	163000	151998	67545	95455	111858.2813	0.853	924	103.3062771	401		Residential Acreage	401
002-009-000-310-00	15581 M32/M33	11/29/2023	25000	WD	25000	24137	17729	7271	8487.417219	0.857	0	#DIV/0!	401		Residential Backlots	401
002-002-000-030-07	17638 PLEASANT VALLEY	10/31/2022	130000	WD	130000	117621	43395	86605	98312.58594	0.881	936	92.5267094	401		Residential Acreage	401
002-029-000-030-01	8551 MITCHELL	4/26/2022	180000	WD	180000	151609	26078	153922	166266.2188	0.926	1536	100.2096354	401		Residential Acreage	401
002-018-000-290-00	10023	10/5/2023	199000	WD	199000	163244	15311	183689	195937.75	0.937	1248	147.1866987	401		Residential Backlots	401
002-018-000-470-02	13760 STURGIS	8/26/2022	155000	WD	155000	124322	15153	139847	144594.7031	0.967	1092	128.0650183	401		Residential Backlots	401
002-032-000-020-06	7930 MITCHELL	5/21/2022	375000	WD	375000	304559	78814	296186	298999.9886	0.991	2592	114.2692901	401		Residential Acreage	401
002-010-000-140-02	11663 HAAS	2/5/2024	285000	WD	285000	224206	39664	245336	244426.4854	1.004	1500	163.5573333	401		Residential Backlots	401
002-007-000-080-08	13430 AIRPORT	1/5/2024	100000	WD	100000	79981	31170	68830	64650.33203	1.065	1020	67.48039216	401		Residential Acreage	401
002-010-000-410-01	11215 HALL	12/8/2022	145000	WD	145000	106820	19305	125695	115913.9063	1.084	1200	104.7458333	401		Residential Backlots	401
002-029-000-140-00	8740 MITCHELL	6/21/2023	375000	WD	375000	271568	51144	323856	291952.3248	1.109	2016	160.6428571	401		Residential Acreage	401
002-030-000-070-01	8233 CO RD 487	7/8/2022	310000	WD	310000	229924	84294	225706	192887.4131	1.170	1512	149.276455	401		Residential Acreage	401
002-026-000-230-00	8516 HALL	6/30/2022	139000	WD	139000	92226	30506	108494	81748.34375	1.327	953	113.8447009	401		Residential Acreage	401
002-003-000-020-02	12785 HALL	3/19/2024	210000	WD	210000	132552	38992	171008	123920.5277	1.380	1390	123.0273381	401		Residential Acreage	401
002-035-000-140-00	17760 SCHMALLERS	6/13/2023	45000	WD	45000	27236	9368	35632	23666.22461	1.506	0	#DIV/0!	401		Residential Backlots	401
002-011-000-230-00	17595 HIBNER	12/27/2022	40000	WD	40000	31544	23458	16542	10709.93359	1.545	192	86.15625	401		Residential Acreage	401
002-035-000-020-00	7870 M33	9/29/2023	171600	WD	171600	91192	21361	150239	92491.39063	<u>1.624</u>	1073	140.0177074	401		Residential Backlots	401

0.911

For 2025, use 0.911 for Avery Twp Residential & Ag buildings

Avery Township-2025 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Property Class	County
030-004-000-010-03	3018 CO RD 451	10/27/2023	63400	WD	63400	73644	23364	40036	98011.6975	0.408	2607	15.3571	201			Alcona
031-016-300-010-50	3358 S M65	10/27/2023	69000	CD	69000	70891	17707	51293	106368	0.482	720	71.2403	201			201 Alcona
032-270-001-003-01	5094 W BAMFIELD RD	7/3/2023	39000	LC	39000	35783	9886	29114	51794	0.562	1600	18.1963	201			201 Alcona
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	62628	117372	181881.701	0.645	3976	29.5201	201b			201 Alpena
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.912	0.695	10176	40.3692	201a			201 Alpena
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	109977	76554	53446	61780.037	0.865	1120	47.7196	201b			201 Alpena
033-A80-000-014-00	2614 N US23	3/24/2023	380000	WD	380000	318723	110380	269620	262727.622	1.026	4008	67.2705	201			201 Alcona
033-K10-000-001-00	US23	10/11/2022	779475	WD	779475	631458	156344	623131	599134.931	1.040	10470	59.5159	201	033-K10-000-003-00		202 Alcona
										0.716						

For 2025, use 0.716 for Avery Twp Commercial

Avery Township-2025 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class	County
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	779744	260271	339729	960208.8725	0.354	7650	44.409	201c		Commercial NEW US23-2	201	Alpena
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	269606	159367	93133	186845.7627	0.498	4000	23.2833	019		Industrial NEW	301	Iosco
092-127-000-020-00	624 N SECOND AVE	6/20/2022	65000	PTA	65000	74369	30130	34870	66927.38262	0.521	1548	22.526	04		Commercial-General	201	Alpena
092-225-000-005-00	393 LONG RAPIDS RD	6/22/2023	529000	WD	529000	596604	259919	269081	509357.0348	0.528	4500	59.796	04		Commercial-General	201	Alpena
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	443377	278778	171222	304249.5394	0.563	15498	11.048	201c		Commercial NEW US23-2	201	Alpena
091-028-000-771-00	490 S RIPLEY BLVD	4/29/2022	450000	WD	450000	507763	232927	217073	356929.8701	0.608	7764	27.959	02		Commercial-Ripley	201	Alpena
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	612634	294352	472373.3826	0.623	7000	42.05	201d		Commercial NEW M32	201	Alpena
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.369	201a		201-Comm-New-Acres	201	Alpena
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	185000	143367	53053	131947	166939.0019	0.790	2878	45.847	201b		Commercial NEW US23-1	201	Alpena
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	239900	180947	76235	163665	193552.6802	0.846	2818	58.078	201b		Commercial NEW US23-1	201	Alpena
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	109977	76554	53446	61780.03697	0.865	1120	47.72	201b		Commercial NEW US23-1	201	Alpena
012-016-000-126-01	GOLF COURSE RD	5/26/2022	2822147	WD	2822147	1352306	235233	2586914	2064829.945	<u>1.253</u>	15406	167.92	201b	012-016-000-395-00	Commercial NEW US23-1	202	Alpena

0.679

For 2025, use 0.67 for Avery Twp Industrial

Avery Township-2025 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
002-005-000-100-00	12340 MCMURPHY	3/10/2023	309000	WD	309000	352834	258242	50758	125287.4141	0.405	1888	26.8845339	401	002-005-000-100-01, 002-005-000-070-00	Residential Acreage	402
002-019-000-100-20	9761 S AIRPORT	10/5/2022	57345	WD	57345	99903	7305	50040	122646.3594	0.408	1080	46.33333333	401		Residential Backlots	401
002-004-000-200-00	12490 HAAS	11/4/2022	27000	WD	27000	42142	7300	19700	46148.34375	0.427	384	51.30208333	401		Residential Backlots	401
002-036-000-020-00	18565 CARTER	5/15/2023	24000	QC	24000	28974	14817	9183	18750.99414	0.490	600	15.305	401		Residential Backlots	401
002-120-000-001-00	14491 AIRPORT	12/4/2023	24000	WD	24000	31113	6412	17588	32716.55694	0.538	793	22.17906683	401		Residential Acreage	401
002-015-000-070-00	10996 HALL	7/15/2022	128000	WD	128000	138230	94920	33080	57364.23828	0.577	2040	16.21568627	401		Residential Acreage	401
002-001-000-010-03	18831 PLEASANT VALLEY	12/13/2023	95000	WD	95000	113165	14344	80656	130888.74	0.616	1570	51.37324841	401	002-035-000-140-00	Residential Backlots	401
002-035-000-150-00	17790 SCHMALLERS	11/10/2022	65000	WD	65000	75399	17298	47702	76954.9668	0.620	924	51.62554113	401		Residential Acreage	401
002-010-000-080-00	16355 PLEASANT VALLEY	11/16/2022	115000	WD	115000	121507	25426	89574	127259.6016	0.704	1188	75.3989899	401		Residential Acreage	401
002-010-000-200-00	11690 HALL	1/27/2023	160000	WD	160000	154536	29831	130169	165172.1783	0.788	1274	102.1734694	401		Residential Acreage	401
002-009-000-070-02	15575 PLEASANT VALLEY	9/26/2022	100000	WD	100000	96065	13457	86543	109414.5703	0.791	1248	69.34535256	401		Residential Backlots	401
002-001-000-240-01	18491 PLEASANT VALLEY	12/22/2023	63000	WD	63000	57660	6606	56394	67621.19531	0.834	1137	49.59894459	401		Residential Acreage	401
002-001-000-050-00	18700 PLEASANT VALLEY	5/10/2022	163000	WD	163000	151998	67545	95455	111858.2813	0.853	924	103.3062771	401		Residential Backlots	401
002-009-000-310-00	15581 M32/M33	11/29/2023	25000	WD	25000	24137	17729	7271	8487.417219	0.857	0	#DIV/0!	401		Residential Acreage	401
002-002-000-030-07	17638 PLEASANT VALLEY	10/31/2022	130000	WD	130000	117621	43395	86605	98312.58594	0.881	936	92.5267094	401		Residential Acreage	401
002-029-000-030-01	8551 MITCHELL	4/26/2022	180000	WD	180000	151609	26078	153922	166266.2188	0.926	1536	100.2096354	401		Residential Backlots	401
002-018-000-290-00	10023	10/5/2023	199000	WD	199000	163244	15311	183689	195937.75	0.937	1248	147.1866987	401		Residential Backlots	401
002-018-000-470-02	13760 STURGIS	8/26/2022	155000	WD	155000	124322	15153	139847	144594.7031	0.967	1092	128.0650183	401		Residential Acreage	401
002-032-000-020-06	7930 MITCHELL	5/21/2022	375000	WD	375000	304559	78814	296186	298999.9886	0.991	2592	114.2692901	401		Residential Backlots	401
002-010-000-140-02	11663 HAAS	2/5/2024	285000	WD	285000	224206	39664	245336	244426.4854	1.004	1500	163.5573333	401		Residential Acreage	401
002-007-000-080-08	13430 AIRPORT	1/5/2024	100000	WD	100000	79981	31170	68830	64650.33203	1.065	1020	67.48039216	401		Residential Backlots	401
002-010-000-410-01	11215 HALL	12/8/2022	145000	WD	145000	106820	19305	125695	115913.9063	1.084	1200	104.7458333	401		Residential Acreage	401
002-029-000-140-00	8740 MITCHELL	6/21/2023	375000	WD	375000	271568	51144	323856	291952.3248	1.109	2016	160.6428571	401		Residential Acreage	401
002-030-000-070-01	8233 CO RD 487	7/8/2022	310000	WD	310000	229924	84294	225706	192887.4131	1.170	1512	149.276455	401		Residential Acreage	401
002-026-000-230-00	8516 HALL	6/30/2022	139000	WD	139000	92226	30506	108494	81748.34375	1.327	953	113.8447009	401		Residential Acreage	401
002-003-000-020-02	12785 HALL	3/19/2024	210000	WD	210000	132552	38992	171008	123920.5277	1.380	1390	123.0273381	401		Residential Backlots	401
002-035-000-140-00	17760 SCHMALLERS	6/13/2023	45000	WD	45000	27236	9368	35632	23666.22461	1.506	0	#DIV/0!	401		Residential Acreage	401
002-011-000-230-00	17595 HIBNER	12/27/2022	40000	WD	40000	31544	23458	16542	10709.93359	1.545	192	86.15625	401		Residential Acreage	401
002-035-000-020-00	7870 M33	9/29/2023	171600	WD	171600	91192	21361	150239	92491.39063	<u>1.624</u>	1073	140.0177074	401		Residential Backlots	401

0.911

For 2025, use 0.911 for Avery Twp Residential & Ag buildings

Avery Township-2025 ECF Analysis Creek 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
002-040-000-021-00	8165 AVERY	8/11/2023	95000	OTH	95000	83334	30964	64036	66635.3125	0.961	576	111.1736	WTRCR	002-040-000-020-00	Creek Frontage	401
002-060-000-028-00	10471 STURGIS	8/1/2022	113500	WD	113500	112005	36088	77412	109865.4141	<u>0.705</u>	828	93.49275	WTRCR	002-060-000-027-00	Creek Frontage	401
										0.833						

For 2025, use 0.833 for Avery Twp Creek frontage

Avery Township-2025 ECF Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land +Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
002-080-000-001-00	13861 AIRPORT	3/15/2023	114900	WD	114900	182223	33754	81146	172038.2344	0.472	1456	55.73214286	WTRTB		Thunder Bay River	401
002-035-000-080-00	17000 SCHMALLERS	12/15/2023	510000	WD	510000	517706	454288	55712	73485.51563	0.758	1002	55.6007984	WTRTB		Thunder Bay River	401
002-080-000-004-00	13931 AIRPORT	4/1/2022	190000	WD	190000	201555	36326	153674	191458.8594	0.803	1520	101.1013158	WTRTB		Thunder Bay River	401
002-007-000-105-02	13415 M32/M33	6/22/2023	250000	WD	250000	201648	52857	197143	172411.3594	1.143	1120	176.0205357	WTRTB		Thunder Bay River	401
002-080-000-004-00	13931 AIRPORT	11/9/2023	279000	WD	279000	197731	36706	242294	186587.4844	1.299	1520	159.4039474	WTRTB		Thunder Bay River	401
002-034-000-080-00	16280 SCHMALLERS	6/14/2023	197500	WD	197500	141857	58752	138748	96297.79688	<u>1.441</u>	984	141.004065	WTRTB		Thunder Bay River	401
										0.986						

For 2025, use 0.986 for Avery Twp Thunder Bay River frontage