

Bearinger Township-2025 ECF Analysis Subdivision 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
021-140-000-324-00		7/3/2023	580000	WD	580000	540138	126439	453561	375820.2246	1.207	2720	166.7503676	1	021-140-000-325-00, 02: NEW-Subdivision Lots-LAKE		401
021-140-000-371-00	18743 GANNET LN	8/18/2022	339000	WD	339000	297055	123079	215921	167041.5898	1.293	1562	138.2336748	1	021-140-000-372-00, 02: NEW-Subdivision Lots-LAKE		401
021-140-000-387-00	19009 HAWK LN	6/16/2023	410000	WD	410000	372760	125280	284720	188282.8418	1.512	1472	193.423913	1	021-140-000-388-00, 02: NEW-Subdivision Lots-LAKE		401
								954202	731144.6563	1.305						

For 2025, use 1.30 for Subdivison Lots on Lake

Bearinger Township-2025 ECF Analysis Black Lake View

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
020-012-000-012-05	9360 OCQUEOC LK RD	3/14/2023	40000	QC	40000	123062	11308	28692	136285.3594	0.211	1560	18.39230769	6		NEW-Residential Acre-Lot	401
021-090-000-078-00	16297 GRACE HARBOR HWY	11/10/2022	58500	WD	58500	64699	19665	38835	54919.51172	0.707	624	62.23557692	6	021-090-000-079-00, 021-090-000-080-00	NEW-Residential Acre-Lot	401
020-033-000-025-00	19280 FLEWELLING HWY	9/12/2023	280000	WD	280000	211132	73801	206199	167476.8281	1.231	896	230.1328125	6		NEW-Residential Acre-Lot	401
020-028-000-002-02	6294 CO RD 489	8/31/2022	125000	WD	125000	83599	31288	93712	63793.90234	1.469	1378	68.00580552	6		NEW-Residential Acre-Lot	401
								367438	422475.6016	0.8697						

For 2025, use 0.86 for Black Lake View

Bearinger Township-2025 ECF Analysis Subdivision View 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
021-140-000-325-00	18711 DARTER LN	7/3/2023	580000	WD	580000	577977	126439	453561	375820.2246	1.207	2720	166.7503676	2	021-140-000-324-00, 02	NEW-Subdivision Lots-VIEW	401
021-140-000-388-00		6/16/2023	410000	WD	410000	420740	125280	284720	188282.8418	1.512	1472	193.423913	2	021-140-000-387-00, 02	NEW-Subdivision Lots-VIEW	401
								<u>738281</u>	<u>564103.0664</u>	<u>1.309</u>						

For 2025, use 1.30 for Subdivision View Lots

Bearinger Township-2025 ECF Analysis Subdivision Backlots

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
021-140-000-327-00		7/3/2023	580000	WD	580000	600377	126439	453561	375820.2246	1.207	2720	166.7503676	3	021-140-000-325-00, 0: NEW-Subdivision Lots-BACK		401
021-140-000-268-00	18723 YAMPA LN	4/4/2022	144000	WD	137000	96275	23733	113267	78850	1.436	840	134.8416667	3	021-140-000-267-00, 0: NEW-Subdivision Lots-BACK		401
021-140-000-524-00		5/24/2022	56000	WD	56000	40190	15494	40506	26843.47852	1.509	720	56.25833333	3	021-140-000-525-00 NEW-Subdivision Lots-BACK		402
021-140-000-391-00		6/16/2023	410000	WD	410000	441140	125280	284720	188282.8418	1.512	1472	193.423913	3	021-140-000-388-00, 0: NEW-Subdivision Lots-BACK		402
								892054	669796.5449	1.332						

For 2025, use 1.30 for Subdivision backlots

Bearinger Township-2025 ECF Analysis Black 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
020-030-000-047-04	21023 BLUFFS HWY	9/18/2023	415000	WD	410000	517466	282259	127741	171511.7393	0.745	1224	104.3635621	4	020-030-000-047-03	NEW-Black Lake	401
021-050-000-038-01	21433 BLUFFS HWY	6/20/2022	549900	WD	549900	499993	125850	424050	313878.3438	1.351	3125	135.696	4		NEW-Black Lake	401
021-050-000-029-00	21495 BLUFFS HWY	8/10/2023	290000	WD	256105	225892	113327	142778	94433.72656	1.512	712	200.5308989	4		NEW-Black Lake	401
								694569	579823.8096	1.198						

For 2025, use 1.19 for Black Lake

Bearinger Township-2025 ECF Analysis Lake Huron Frontage Non-Subdivision

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
021-140-000-324-00		7/3/2023	580000	WD	580000	540138	126439	453561	375820.2246	1.207	2720	166.7503676	1	021-140-000-325-00, 02: NEW-Subdivision Lots-LAKE		401
021-140-000-371-00	18743 GANNET LN	8/18/2022	339000	WD	339000	297055	123079	215921	167041.5898	1.293	1562	138.2336748	1	021-140-000-372-00, 02: NEW-Subdivision Lots-LAKE		401
021-140-000-387-00	19009 HAWK LN	6/16/2023	410000	WD	410000	372760	125280	284720	188282.8418	1.512	1472	193.423913	1	021-140-000-388-00, 02: NEW-Subdivision Lots-LAKE		401
								954202	731144.6563	1.305						

For 2025, use 1.30 for Non-Subdivison Lots on Lake

Bearinger Township-2025 ECF Analysis Residential Acreage and 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
020-012-000-012-05	9360 OCQUEOC LKRD	3/14/2023	40000	QC	40000	123062	11308	28692	136285.3594	0.211	1560	18.3923	6		NEW-Residential Acre-Lot	401
021-090-000-078-00	16297 GRACE HARBOR HWY	11/10/2022	58500	WD	58500	64699	19665	38835	54919.51172	0.707	624	62.2356	6	021-090-000-079-00, 021-090-000-080-00	NEW-Residential Acre-Lot	401
020-033-000-025-00	19280 FLEWELLING HWY	9/12/2023	280000	WD	280000	211132	73801	206199	167476.8281	1.231	896	230.133	6		NEW-Residential Acre-Lot	401
020-028-000-002-02	6294 CO RD 489	8/31/2022	125000	WD	125000	83599	31288	93712	63793.90234	1.469	1378	68.0058	6		NEW-Residential Acre-Lot	401
								<u>367438</u>	<u>422475.6016</u>	<u>0.8697</u>						

For 2025, use 0.86 for General Residential

Bearinger Township-2025 ECF Analysis US-23 View 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
020-012-000-012-05	9360 OCQUEOC LK RD	3/14/2023	40000	QC	40000	123062	11308	28692	136285.3594	0.211	1560	18.3923	6		NEW-Residential Acre-Lot	401
021-090-000-078-00	16297 GRACE HARBOR HWY	11/10/2022	58500	WD	58500	64699	19665	38835	54919.51172	0.707	624	62.2356	6	021-090-000-079-00, 021-090-000-080-00	NEW-Residential Acre-Lot	401
020-033-000-025-00	19280 FLEWELLING HWY	9/12/2023	280000	WD	280000	211132	73801	206199	167476.8281	1.231	896	230.133	6		NEW-Residential Acre-Lot	401
020-028-000-002-02	6294 CO RD 489	8/31/2022	125000	WD	125000	83599	31288	93712	63793.90234	1.469	1378	68.0058	6		NEW-Residential Acre-Lot	401
								<u>367438</u>	<u>422475.6016</u>	<u>0.8697</u>						

For 2025, use 0.86 for General Residential

Bearinger Township-2025 ECF Analysis 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
020-012-000-012-05	9360 OCQUEOC LK RD	3/14/2023	40000	QC	40000	123062	11308	28692	136285.3594	0.211	1560	18.3923	6		NEW-Residential Acre-Lot	401
021-090-000-078-00	16297 GRACE HARBOR HWY	11/10/2022	58500	WD	58500	64699	19665	38835	54919.51172	0.707	624	62.2356	6	021-090-000-079-00, 021-090-000-080-00	NEW-Residential Acre-Lot	401
020-033-000-025-00	19280 FLEWELLING HWY	9/12/2023	280000	WD	280000	211132	73801	206199	167476.8281	1.231	896	230.133	6		NEW-Residential Acre-Lot	401
020-028-000-002-02	6294 CO RD 489	8/31/2022	125000	WD	125000	83599	31288	93712	63793.90234	1.469	1378	68.0058	6		NEW-Residential Acre-Lot	401
								367438	422475.6016	0.8697						

For 2025, use 0.86 for General Residential

Bearinger Township-2025 ECF Analysis Small Lake-Clear/Orchard

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
020-001-000-009-00	10108 OCQUEOC LK RD	10/3/2023	75000	WD	75000	104999	47382	27618	64018.89063	0.431	840	32.87857143	SMLAK		SMALL LAKE - CLEAR/ORCHARD	401
020-012-000-024-00	9910 OCQUEOC LK RD	4/29/2022	248000	WD	248000	211055	67366	180634	159654.4375	<u>1.131</u>	1272	142.0078616	SMLAK		SMALL LAKE - CLEAR/ORCHARD	401
										0.781						

For 2025, use 0.78 for Bearinger Twp small lakes