

Bismarck 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
041-027-000-050-02	6739 NOFFZE HWY	2/15/2024	170000	WD	170000	254290	51737	118263	214834.6615	0.550	2070	57.13188406	401	041-027-000-050-03	Residential Acreage	401
040-036-000-070-01	14990 CO RD 451	1/13/2023	150000	WD	150000	153404	41980	108020	148565.3307	0.727	1657	65.1901026	401	040-036-000-060-06	Residential Acreage	401
042-100-006-001-00	8018 CO RD 451	4/7/2022	27000	LC	27000	23717	2773	24227	27925.33398	0.868	1344	18.02604167	401			401
040-013-000-040-02	11534 CO RD 451	10/24/2023	170000	WD	170000	147463	27934	142066	159372.0052	0.891	1144	124.1835664	401		Residential Acreage	401

0.759

For 2025, use 0.76 for Residential & Ag

Bismarck 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	Land Table	Property Class	County
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	250000	294312	124868	125132	313785.1852	0.399	9182	13.62796776	201		Commercial	201	Presque Isle
030-004-000-010-03	3018 CO RD 451	10/27/2023	63400	WD	63400	73644	23364	40036	98011.69751	0.408	2607	15.35711546	201		Commercial	201	Presque Isle
030-012-000-030-00	4003 US23 S	8/29/2022	265000	WD	265000	134096	58356	206644	147641.3259	1.400	576	358.7569444	201		Commercial	201	Presque Isle
								371812	559438.2086	0.665							

2025, Range 0.40 - 1.40 ; use 0.60 for Commercial-Industrial ECF in Bismarck Twp

Bismarck 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
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	250000	294312	124868	125132	313785.1852	0.399	9182	13.62796776	201		Commercial	201	Presque Isle
030-004-000-010-03	3018 CO RD 451	10/27/2023	63400	WD	63400	73644	23364	40036	98011.69751	0.408	2607	15.35711546	201		Commercial	201	Presque Isle
030-012-000-030-00	4003 US23 S	8/29/2022	265000	WD	265000	134096	58356	206644	147641.3259	1.400	576	358.7569444	201		Commercial	201	Presque Isle
								371812	559438.2086	0.665							

2025, Range 0.40 - 1.40 ; use 0.60 for Commercial-Industrial ECF in Bismarck Twp

Bismarck 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
041-027-000-050-02	6739 NOFFZE HWY	2/15/2024	170000	WD	170000	254290	51737	118263	214834.6615	0.550	2070	57.13188406	401	041-027-000-050-03	Residential Acreage	401
040-036-000-070-01	14990 CO RD 451	1/13/2023	150000	WD	150000	153404	41980	108020	148565.3307	0.727	1657	65.1901026	401	040-036-000-060-06	Residential Acreage	401
042-100-006-001-00	8018 CO RD 451	4/7/2022	27000	LC	27000	23717	2773	24227	27925.33398	0.868	1344	18.02604167	401			401
040-013-000-040-02	11534 CO RD 451	10/24/2023	170000	WD	170000	147463	27934	142066	159372.0052	<u>0.891</u>	1144	124.1835664	401		Residential Acreage	401

0.759

For 2025, use 0.76 for Residential & Ag

Bismarck Township-2025 ECF Analysis Lake Ella

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
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	167000	202016	71139	95861	145418.8906	0.659	1014	94.53747535	LKLOU		Lake Louise	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	56245	218555	249500.0069	0.876	2310	94.61255411	LKEMA		Lake Emma	401
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	95000	94040	40776	54224	59182.22266	0.916	768	70.60416667	LKMAY		Lake May	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	245249	60834	189166	204905.5625	0.923	1560	121.2602564	LKLST	041-110-000-024-00	Lost Lake	401
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	191774	57615	141885	149065.5625	0.952	1120	126.6830357	LKLOU		Lake Louise	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	49862	159138	163418.8906	0.974	1008	157.875	LKLOU		Lake Louise	401
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	179825	48178	161822	146274.4375	1.106	1120	144.4839286	LKLOU		Lake Louise	401
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	199584	92979	132021	118450	1.115	1440	91.68125	LKLST		Lost Lake	401
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	230000	188369	63132	166868	139152.2188	1.199	832	200.5625	LKMAY		Lake May	401
											1319540	1375367.792	0.959			

For 2025, use 0.959 for General lake ECF

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	130880	197889	63766	67114	149025.5508	0.450	1488	45.10349462	LKNET		Lake Nettie	401
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	160000	139253	54278	105722	94416.66406	1.120	720	146.8361111	LKNET		Lake Nettie	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	269000	203535	46757	222243	174197.7813	1.276	1464	151.8053279	LKNET		Lake Nettie	401
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	110000	86788	38929	71071	53176.66602	1.337	924	76.91666667	LKNET		Lake Nettie	401
											466150	470816.6621	0.990			

For 2025, use 0.99 for Lake Nettie

Bismarck Township-2025 ECF Analysis Lake Emma

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
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	167000	202016	71139	95861	145418.8906	0.659	1014	94.53747535	LKLOU		Lake Louise	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	56245	218555	249500.0069	0.876	2310	94.61255411	LKEMA		Lake Emma	401
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	95000	94040	40776	54224	59182.22266	0.916	768	70.60416667	LKMAY		Lake May	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	245249	60834	189166	204905.5625	0.923	1560	121.2602564	LKLST	041-110-000-024-00	Lost Lake	401
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	191774	57615	141885	149065.5625	0.952	1120	126.6830357	LKLOU		Lake Louise	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	49862	159138	163418.8906	0.974	1008	157.875	LKLOU		Lake Louise	401
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	179825	48178	161822	146274.4375	1.106	1120	144.4839286	LKLOU		Lake Louise	401
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	199584	92979	132021	118450	1.115	1440	91.68125	LKLST		Lost Lake	401
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	230000	188369	63132	166868	139152.2188	1.199	832	200.5625	LKMAY		Lake May	401
											1319540	1375367.792	0.959			

For 2025, use 0.959 for General lake ECF

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	130880	197889	63766	67114	149025.5508	0.450	1488	45.10349462	LKNET		Lake Nettie	401
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	160000	139253	54278	105722	94416.66406	1.120	720	146.8361111	LKNET		Lake Nettie	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	269000	203535	46757	222243	174197.7813	1.276	1464	151.8053279	LKNET		Lake Nettie	401
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	110000	86788	38929	71071	53176.66602	1.337	924	76.91666667	LKNET		Lake Nettie	401
											466150	470816.6621	0.990			

For 2025, use 0.99 for Lake Nettie

Bismarck Township-2025 ECF Analysis Lake Louise

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
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	167000	202016	71139	95861	145418.8906	0.659	1014	94.53747535	LKLOU		Lake Louise	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	56245	218555	249500.0069	0.876	2310	94.61255411	LKEMA		Lake Emma	401
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	95000	94040	40776	54224	59182.22266	0.916	768	70.60416667	LKMAY		Lake May	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	245249	60834	189166	204905.5625	0.923	1560	121.2602564	LKLST	041-110-000-024-00	Lost Lake	401
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	191774	57615	141885	149065.5625	0.952	1120	126.6830357	LKLOU		Lake Louise	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	49862	159138	163418.8906	0.974	1008	157.875	LKLOU		Lake Louise	401
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	179825	48178	161822	146274.4375	1.106	1120	144.4839286	LKLOU		Lake Louise	401
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	199584	92979	132021	118450	1.115	1440	91.68125	LKLST		Lost Lake	401
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	230000	188369	63132	166868	139152.2188	1.199	832	200.5625	LKMAY		Lake May	401
									1319540	1375367.792	0.959					

For 2025, use 0.959 for General lake ECF

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	130880	197889	63766	67114	149025.5508	0.450	1488	45.10349462	LKNET		Lake Nettie	401
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	160000	139253	54278	105722	94416.66406	1.120	720	146.8361111	LKNET		Lake Nettie	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	269000	203535	46757	222243	174197.7813	1.276	1464	151.8053279	LKNET		Lake Nettie	401
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	110000	86788	38929	71071	53176.66602	1.337	924	76.91666667	LKNET		Lake Nettie	401
									466150	470816.6621	0.990					

For 2025, use 0.99 for Lake Nettie

Bismarck Township-2025 ECF Analysis Lost 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
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	167000	202016	71139	95861	145418.8906	0.659	1014	94.53747535	LKLOU		Lake Louise	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	56245	218555	249500.0069	0.876	2310	94.61255411	LKEMA		Lake Emma	401
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	95000	94040	40776	54224	59182.22266	0.916	768	70.60416667	LKMAY		Lake May	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	245249	60834	189166	204905.5625	0.923	1560	121.2602564	LKLST	041-110-000-024-00	Lost Lake	401
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	191774	57615	141885	149065.5625	0.952	1120	126.6830357	LKLOU		Lake Louise	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	49862	159138	163418.8906	0.974	1008	157.875	LKLOU		Lake Louise	401
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	179825	48178	161822	146274.4375	1.106	1120	144.4839286	LKLOU		Lake Louise	401
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	199584	92979	132021	118450	1.115	1440	91.68125	LKLST		Lost Lake	401
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	230000	188369	63132	166868	139152.2188	1.199	832	200.5625	LKMAY		Lake May	401
								1319540	1375367.792	0.959						

For 2025, use 0.959 for General lake ECF

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	130880	197889	63766	67114	149025.5508	0.450	1488	45.10349462	LKNET		Lake Nettie	401
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	160000	139253	54278	105722	94416.66406	1.120	720	146.8361111	LKNET		Lake Nettie	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	269000	203535	46757	222243	174197.7813	1.276	1464	151.8053279	LKNET		Lake Nettie	401
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	110000	86788	38929	71071	53176.66602	1.337	924	76.91666667	LKNET		Lake Nettie	401
								466150	470816.6621	0.990						

For 2025, use 0.99 for Lake Nettie



Bismarck Township-2025 ECF Analysis Lake May

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
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	167000	202016	71139	95861	145418.8906	0.659	1014	94.53747535	LKLOU		Lake Louise	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	56245	218555	249500.0069	0.876	2310	94.61255411	LKEMA		Lake Emma	401
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	95000	94040	40776	54224	59182.22266	0.916	768	70.60416667	LKMAY		Lake May	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	245249	60834	189166	204905.5625	0.923	1560	121.2602564	LKLST	041-110-000-024-00	Lost Lake	401
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	191774	57615	141885	149065.5625	0.952	1120	126.6830357	LKLOU		Lake Louise	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	49862	159138	163418.8906	0.974	1008	157.875	LKLOU		Lake Louise	401
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	179825	48178	161822	146274.4375	1.106	1120	144.4839286	LKLOU		Lake Louise	401
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	199584	92979	132021	118450	1.115	1440	91.68125	LKLST		Lost Lake	401
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	230000	188369	63132	166868	139152.2188	1.199	832	200.5625	LKMAY		Lake May	401
											1319540	1375367.792	0.959			

For 2025, use 0.959 for General lake ECF

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	130880	197889	63766	67114	149025.5508	0.450	1488	45.10349462	LKNET		Lake Nettie	401
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	160000	139253	54278	105722	94416.66406	1.120	720	146.8361111	LKNET		Lake Nettie	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	269000	203535	46757	222243	174197.7813	1.276	1464	151.8053279	LKNET		Lake Nettie	401
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	110000	86788	38929	71071	53176.66602	1.337	924	76.91666667	LKNET		Lake Nettie	401
											466150	470816.6621	0.990			

For 2025, use 0.99 for Lake Nettie

Bismarck Township-2025 ECF Analysis Lake Nettie

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
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	167000	202016	71139	95861	145418.8906	0.659	1014	94.53747535	LKLOU		Lake Louise	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	56245	218555	249500.0069	0.876	2310	94.61255411	LKEMA		Lake Emma	401
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	95000	94040	40776	54224	59182.22266	0.916	768	70.60416667	LKMAY		Lake May	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	245249	60834	189166	204905.5625	0.923	1560	121.2602564	LKLST	041-110-000-024-00	Lost Lake	401
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	191774	57615	141885	149065.5625	0.952	1120	126.6830357	LKLOU		Lake Louise	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	49862	159138	163418.8906	0.974	1008	157.875	LKLOU		Lake Louise	401
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	179825	48178	161822	146274.4375	1.106	1120	144.4839286	LKLOU		Lake Louise	401
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	199584	92979	132021	118450	1.115	1440	91.68125	LKLST		Lost Lake	401
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	230000	188369	63132	166868	139152.2188	1.199	832	200.5625	LKMAY		Lake May	401
								1319540	1375367.792	0.959						

For 2025, use 0.959 for General lake ECF

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	130880	197889	63766	67114	149025.5508	0.450	1488	45.10349462	LKNET		Lake Nettie	401
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	160000	139253	54278	105722	94416.66406	1.120	720	146.8361111	LKNET		Lake Nettie	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	269000	203535	46757	222243	174197.7813	1.276	1464	151.8053279	LKNET		Lake Nettie	401
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	110000	86788	38929	71071	53176.66602	1.337	924	76.91666667	LKNET		Lake Nettie	401
								466150	470816.6621	0.990						

For 2025, use 0.99 for Lake Nettie

Bismarck Township-2025 ECF Analysis Water 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
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	167000	202016	71139	95861	145418.8906	0.659	1014	94.53747535	LKLOU		Lake Louise	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	274800	280795	56245	218555	249500.0069	0.876	2310	94.61255411	LKEMA		Lake Emma	401
040-009-000-070-00	10989 RUTH LN	6/23/2023	95000	WD	95000	94040	40776	54224	59182.22266	0.916	768	70.60416667	LKMAY		Lake May	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	250000	245249	60834	189166	204905.5625	0.923	1560	121.2602564	LKLST	041-110-000-024-00	Lost Lake	401
040-005-000-010-17	9019 FREEL DR	9/28/2023	220000	WD	199500	191774	57615	141885	149065.5625	0.952	1120	126.6830357	LKLOU		Lake Louise	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	209000	196939	49862	159138	163418.8906	0.974	1008	157.875	LKLOU		Lake Louise	401
040-005-000-010-07	9012 FREEL DR	8/2/2023	215000	WD	210000	179825	48178	161822	146274.4375	1.106	1120	144.4839286	LKLOU		Lake Louise	401
041-115-000-013-00	8487 LAKE MAY RD	11/3/2023	225000	WD	225000	199584	92979	132021	118450	1.115	1440	91.68125	LKLST		Lost Lake	401
040-016-000-330-04	11309 RUTH HWY	10/6/2023	230000	WD	230000	188369	63132	166868	139152.2188	1.199	832	200.5625	LKMAY		Lake May	401
								1319540	1375367.792	0.959						

For 2025, use 0.959 for Water Influence ECF

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	130880	197889	63766	67114	149025.5508	0.450	1488	45.10349462	LKNET		Lake Nettie	401
041-120-000-024-00	8291 INDIAN TRAIL RD	12/8/2023	160000	WD	160000	139253	54278	105722	94416.66406	1.120	720	146.8361111	LKNET		Lake Nettie	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	269000	203535	46757	222243	174197.7813	1.276	1464	151.8053279	LKNET		Lake Nettie	401
041-032-000-730-00	8770 LAKE NETTIE RD	2/29/2024	110000	WD	110000	86788	38929	71071	53176.66602	1.337	924	76.91666667	LKNET		Lake Nettie	401
								466150	470816.6621	0.990						

For 2025, use 0.99 for Lake Nettie