

Krakow 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 Land Table	Property Class
030-011-000-100-03	2144 E MILL HWY	4/4/2022	110000	WD	110000	173673	79405	30595	154537.7086	0.198	1810	16.90331492	101	General Agricultural	PIC
060-031-000-001-01	10895 LONG LAKE HWY	12/27/2023	195000	WD	195000	197460	48512	146488	225678.7827	0.649	2132	68.70919325	101	General Agricultural	101 PIC
030-027-000-040-01	7981 S ROGERS RD	5/2/2023	420000	LC	420000	404724	264853	155147	229296.7211	0.677	1732	89.57678984	101	General Agricultural	PIC
080-021-000-001-00	7039 CHURCH HWY	9/19/2023	410000	WD	410000	365214	256408	153592	160008.8263	0.960	2760	55.64927536	AG	AGRICULTURE	101 PIC
041-025-000-060-02	4556 W 638 HWY	10/2/2023	235000	WD	235000	194159	89681	145319	137010.6641	1.061	1350	107.6437037	101	Agricultural	101 PIC

0.709

For 2025, use 0.70 for Krakow Twp Ag

Krakow 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	
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	
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	443377	278778	171222	304249.5394	0.563	15498	11.04800619	201c		Commercial NEW US23-2		
012-020-000-851-08	1480 M32 W	7/12/2022	906986	CD	906986	868188	612634	294352	472373.3826	0.623	7000	42.05028571	201d		Commercial NEW M32		
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	180000	161026	62628	117372	181881.7006	0.645	3976	29.52012072	201b		Commercial NEW US23-1		
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	500000	408895	89203	410797	590927.9117	0.695	10176	40.36920204	201a		201-Comm-New-Acres		
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	109977	76554	53446	61780.03697	0.865	1120	47.71964286	201b		Commercial NEW US23-1		
							1172321	1924997.756	0.609								

For 2025, use 0.61 for Krakow Twp Commercial

Krakov Township-2025 ECF Analysis General 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 Parcets in Land Table	Property Class
060-029-000-003-01	11325 CLINTON LAKE HWY	1/20/2023	50000	WD	50000	101827	13379	36621	134012.125	0.273	1248	29.34375	401	General Residential	401
061-022-000-013-04	13852 E 638 HWY	6/10/2022	162500	WD	162500	161777	24619	137881	207815.1454	0.663	1744	79.06020642	401	General Residential	401
060-014-000-003-00	11685 CLINTON CREEK RD	3/24/2023	175000	WD	175000	160110	119827	55173	61034.84766	0.904	1440	38.31458333	401	General Residential	401
061-055-000-010-00	14824 US23 S	8/14/2023	185000	WD	185000	127634	21522	163478	160775.75	1.017	1296	126.1404321	401	General Residential	401
061-023-000-002-04	6426 OUTER DR	9/12/2023	290000	WD	290000	151071	20837	269163	197324.25	<u>1.364</u>	1284	209.6285047	401	General Residential	401

0.844

For 2025, use 0.844 for General Residential

Krakow Township-2025 ECF Analysis Black Bass Bay

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
061-023-000-002-01	6321 OUTER DR	5/25/2021	202000	WD	202000	214962	86347	115653	176426.6094	0.656	1404	82.37393162	BLKBY	122-225-000-195-00	Black Bass Bay	401
061-024-000-011-05	6248 BLACK BASS BAY RD	3/14/2022	428300	WD	428300	353686	118494	309806	322622.7676	0.960	2656	116.6438253	BLKBY	061-024-000-011-06	Black Bass Bay	401
										0.808						

Krakow Township-2025 ECF Analysis Grand/Long 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
061-160-000-007-00	15098 LONG LAKE HWY	9/9/2021	215000	WD	215000	377258	166907	48093	295436.7837	0.163	2100	22.90142857	LAKE		Grand-Long Lake	401
061-027-000-012-00	15469 US23 S	7/15/2021	123000	WD	123000	145861	99187	23813	65553.36719	0.363	748	31.8355615	LAKE		Grand Lake Frontage - M&B	401
061-056-000-009-00	15139 US23 S	9/3/2021	300000	WD	300000	261712	121249	178751	197279.5	0.906	2080	85.93798077	LAKE		Lakefront Subdivision Lots - MAIN	401
060-024-000-008-04		12/17/2021	80000	WD	80000	76432	64022	15978	17429.77539	0.917	0	#DIV/0!	LAKE	060-024-000-008-05	Long Lake Frontage M&B	401
061-025-000-003-01	7042 GRAND PT RD	9/16/2021	290000	WD	290000	256933	179107	110893	109306.1758	1.015	2496	44.42828526	LAKE		Grand-Long Lake LARGE	401
061-050-000-006-01	6198 GRAND PT RD	8/5/2022	527000	WD	525000	494203	167259	357741	347443.1563	1.030	2748	130.1823144	LAKE		Lakefront Subdivision Lots - MAIN	401
061-025-000-021-06	7227 GRAND PT RD	9/24/2021	264900	WD	264900	228730	153571	111329	105560.3906	1.055	1024	108.7197266	LAKE		Grand-Long Lake LARGE	401
061-023-000-017-00	6600 GRAND PT RD	11/19/2021	293900	WD	293900	234587	123382	170518	156186.7969	1.092	1568	108.7487245	LAKE		Grand-Long Lake	401
060-024-000-009-02	15433 SHUBERT HWY	10/8/2021	192000	WD	192000	153582	90296	101704	88884.83129	1.144	960	105.9416667	LAKE		Long Lake Frontage M&B	401
061-022-000-024-00	6741 CEDAR PT RD	6/25/2021	228500	WD	228500	167700	75479	153021	129523.875	1.181	1183	129.3499577	LAKE		Grand-Long Lake	401
060-023-000-001-04	12777 SHUBERT RD	10/25/2021	300522	WD	300522	225485	112934	187588	158077.25	1.187	1248	150.3108974	LAKE		Long Lake Frontage M&B	401
061-022-000-026-00	6703 CEDAR PT RD	9/8/2021	250000	LC	250000	183146	87690	162310	134067.4199	1.211	1008	161.0218254	LAKE		Grand-Long Lake	401
061-056-000-005-00	15051 US23 S	11/5/2021	330000	WD	330000	229412	111000	219000	166308.9844	1.317	1574	139.1359593	LAKE		Lakefront Subdivision Lots - MAIN	401
061-036-000-019-00	17443 US23 S	10/19/2021	215000	WD	215000	156760	95212	119788	86443.82031	1.386	960	124.7791667	LAKE		Grand Lake Frontage - M&B	401
061-022-000-027-00	6691 CEDAR PT RD	9/24/2021	180000	WD	180000	134588	90697	89303	61644.66406	1.449	610	146.3983607	LAKE		Grand-Long Lake	401
061-155-000-005-02	15604 LONG LAKE HWY	4/27/2021	207500	WD	207500	149196	96633	110867	73824.4375	1.502	1092	101.5265568	LAKE		Grand-Long Lake	401
061-027-000-010-01	15395 US23 S	10/24/2022	317500	WD	312500	238824	127783	184717	118003.1875	1.565	1210	152.6586777	LAKE		Grand Lake Frontage - M&B	401
061-025-000-026-00	7159 HODGETTS DR	8/3/2021	230200	WD	230200	182316	145898	84302	51148.87695	1.648	501	168.2674651	LAKE		Grand-Long Lake LARGE	401
																1.118

For 2025, use 1.118 for Grand Lake/Long Lake/Lake Huron, General Lake

Krakow Township-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 Sale	Land Table	Property Class
061-160-000-007-00	15098 LONG LAKE HWY	9/9/2021	215000	WD	215000	377258	166907	48093	295436.7837	0.163	2100	22.90142857	LAKE		Grand-Long Lake	401
061-027-000-012-00	15469 US23 S	7/15/2021	123000	WD	123000	145861	99187	23813	65553.36719	0.363	748	31.8355615	LAKE		Grand Lake Frontage - M&B	401
061-056-000-009-00	15139 US23 S	9/3/2021	300000	WD	300000	261712	121249	178751	197279.5	0.906	2080	85.93798077	LAKE		Lakefront Subdivision Lots - MAIN	401
060-024-000-008-04		12/17/2021	80000	WD	80000	76432	64022	15978	17429.77539	0.917	0	#DIV/0!	LAKE	060-024-000-008-05	Long Lake Frontage M&B	401
061-025-000-003-01	7042 GRAND PT RD	9/16/2021	290000	WD	290000	256933	179107	110893	109306.1758	1.015	2496	44.42828526	LAKE		Grand-Long Lake LARGE	401
061-050-000-006-01	6198 GRAND PT RD	8/5/2022	527000	WD	525000	494203	167259	357741	347443.1563	1.030	2748	130.1823144	LAKE		Lakefront Subdivision Lots - MAIN	401
061-025-000-021-06	7227 GRAND PT RD	9/24/2021	264900	WD	264900	228730	153571	111329	105560.3906	1.055	1024	108.7197266	LAKE		Grand-Long Lake LARGE	401
061-023-000-017-00	6600 GRAND PT RD	11/19/2021	293900	WD	293900	234587	123382	170518	156186.7969	1.092	1568	108.7487245	LAKE		Grand-Long Lake	401
060-024-000-009-02	15433 SHUBERT HWY	10/8/2021	192000	WD	192000	153582	90296	101704	88884.83129	1.144	960	105.9416667	LAKE		Long Lake Frontage M&B	401
061-022-000-024-00	6741 CEDAR PT RD	6/25/2021	228500	WD	228500	167700	75479	153021	129523.875	1.181	1183	129.3499577	LAKE		Grand-Long Lake	401
060-023-000-001-04	12777 SHUBERT RD	10/25/2021	300522	WD	300522	225485	112934	187588	158077.25	1.187	1248	150.3108974	LAKE		Long Lake Frontage M&B	401
061-022-000-026-00	6703 CEDAR PT RD	9/8/2021	250000	LC	250000	183146	87690	162310	134067.4199	1.211	1008	161.0218254	LAKE		Grand-Long Lake	401
061-056-000-005-00	15051 US23 S	11/5/2021	330000	WD	330000	229412	111000	219000	166308.9844	1.317	1574	139.1359593	LAKE		Lakefront Subdivision Lots - MAIN	401
061-036-000-019-00	17443 US23 S	10/19/2021	215000	WD	215000	156760	95212	119788	86443.82031	1.386	960	124.7791667	LAKE		Grand Lake Frontage - M&B	401
061-022-000-027-00	6691 CEDAR PT RD	9/24/2021	180000	WD	180000	134588	90697	89303	61644.66406	1.449	610	146.3983607	LAKE		Grand-Long Lake	401
061-155-000-005-02	15604 LONG LAKE HWY	4/27/2021	207500	WD	207500	149196	96633	110867	73824.4375	1.502	1092	101.5265568	LAKE		Grand-Long Lake	401
061-027-000-010-01	15395 US23 S	10/24/2022	317500	WD	312500	238824	127783	184717	118003.1875	1.565	1210	152.6586777	LAKE		Grand Lake Frontage - M&B	401
061-025-000-026-00	7159 HODGETTS DR	8/3/2021	230200	WD	230200	182316	145898	84302	51148.87695	<u>1.648</u>	501	168.2674651	LAKE		Grand-Long Lake LARGE	401

1.118

For 2025, use 1.118 for Grand Lake/Long Lake/Lake Huron, General Lake

Krakow Township-2025 ECF Analysis 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	Land Table	Property Class
061-100-000-004-00	17758 US23 S	44330	50000	LC	50000	73106	12122	37878	102150.75	0.371	607	62.40197694	VIEW		Lake View LOTS-SUBS	401
061-105-000-016-00	8192 KAROL ST	44736	130000	WD	130000	72989	11571	118429	76772.5	<u>1.543</u>	1012	117.0247036	VIEW		Lake View LOTS-SUBS	401
										0.957						

For 2025, use 0.957 for View Lots