

Rogers 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
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	72000	107231	6441	65559	130388.1016	0.503	1644	39.87773723	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	49000	64843	12014	36986	68342.82031	0.541	684	54.07309942	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	50000	67329	8028	41972	76715.39844	0.547	1024	40.98828125	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	30000	33553	10260	19740	30133.24805	0.655	728	27.11538462	401	142-040-000-008-03	Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	50000	53079	16120	33880	47812.41797	0.709	976	34.71311475	401		Residential Acres and Lots	401
140-036-000-008-00	5846 STATE PARK RD	2/2/2023	165000	WD	165000	154247	17938	147062	176337.6406	0.834	1466	100.3151432	401		Residential Acres and Lots	401
140-025-000-048-00	6766 FORTY MILE PT RD	4/21/2022	95000	WD	95000	89000	14762	80238	96038.8125	0.835	1296	61.91203704	401		Residential Acres and Lots	401
142-007-000-001-07	3492 QUARRY RD	8/18/2023	60000	WD	60000	57381	28178	31822	37778.78516	0.842	288	110.4930556	401		Residential Acres and Lots	401
140-020-000-046-03	10750 US23 N	11/3/2023	64800	WD	64800	55386	13950	50850	53604.13867	0.949	924	55.03246753	401		Residential Acres and Lots	401
142-033-000-014-04	1776 W HEYTHALER HWY	9/14/2023	289000	WD	289000	238538	42385	246615	253755.5039	0.972	2264	108.9288869	401		Water Influence	401

0.739

For 2025, use 0.74 for Rogers Twp Ag

Rogers 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
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
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	
										0.600						

For 2025, use 0.60 for Rogers Twp Commercial

Rogers 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
140-036-000-014-00	5759 US23 N	9/12/2023	46000	WD	46000	74962	11372	34628	82263.90625	0.421	1144	30.26923077	401		Residential Acres and Lots	401
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	72000	107231	6441	65559	130388.1016	0.503	1644	39.87773723	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	49000	64843	12014	36986	68342.82031	0.541	684	54.07309942	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	50000	67329	8028	41972	76715.39844	0.547	1024	40.98828125	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	30000	33553	10260	19740	30133.24805	0.655	728	27.11538462	401	142-040-000-008-03	Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	50000	53079	16120	33880	47812.41797	0.709	976	34.71311475	401		Residential Acres and Lots	401
140-036-000-008-00	5846 STATE PARK RD	2/2/2023	165000	WD	165000	154247	17938	147062	176337.6406	0.834	1466	100.3151432	401		Residential Acres and Lots	401
140-025-000-048-00	6766 FORTY MILE PT RD	4/21/2022	95000	WD	95000	89000	14762	80238	96038.8125	0.835	1296	61.91203704	401		Residential Acres and Lots	401
142-007-000-001-07	3492 QUARRY RD	8/18/2023	60000	WD	60000	57381	28178	31822	37778.78516	0.842	288	110.4930556	401		Residential Acres and Lots	401
140-020-000-046-03	10750 US23 N	11/3/2023	64800	WD	64800	55386	13950	50850	53604.13867	0.949	924	55.03246753	401		Residential Acres and Lots	401
142-033-000-014-04	1776 W HEYTHALER HWY	9/14/2023	289000	WD	289000	238538	42385	246615	253755.5039	0.972	2264	108.9288869	401		Water Influence	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	90000	74319	18221	71779	72571.79785	0.989	1021	70.30264447	401		Residential Acres and Lots	401
142-190-000-024-00	2313 LAMB ST	6/12/2023	192000	WD	192000	150382	20456	171544	168080.2031	1.021	1586	108.1614124	401		Residential Acres and Lots	401
142-034-000-030-02	2904 PETERSVILLE RD	7/29/2022	135000	WD	135000	98668	12215	122785	111840.8779	1.098	1216	100.9745066	401		Residential Acres and Lots	401
142-034-000-017-00	1230 E HEYTHALER HWY	7/6/2022	156000	WD	156000	109639	12661	143339	125456.6641	1.143	1288	111.2880435	401		Residential Acres and Lots	401
142-050-000-006-00	1173 ASPEN LN	11/3/2023	173000	WD	173000	116764	21316	151684	123477.3594	1.228	1398	108.5007153	401		Residential Acres and Lots	401
142-006-000-012-00	3830 WILDWOOD LN	6/27/2023	370000	WD	365000	223680	39880	325120	237774.8965	1.367	1092	297.7289377	401		Residential Acres and Lots	401
142-140-000-035-01		7/6/2023	625000	WD	625000	465778	101718	523282	284410.0625	1.840	2165	241.7006928	401	142-140-000-013-00	Residential Acres and Lots	402

0.916

For 2025, use 0.92 for Rogers Twp Residential

Rogers Township-2025 ECF Analysis Birchwood 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
142-052-000-004-00	4690 BIRCHWOOD DR	11/30/2022	175000	WD	170000	172544	36254	133746	173839.2813	0.769	1680	79.61071429	BIRCH		Birchwood	401
142-120-000-013-00	2036 WHITE BIRCH LN	2/10/2023	145000	WD	145000	141949	27564	117436	145899.2344	0.805	1348	87.11869436	BIRCH		Birchwood	401
142-053-000-012-00	3378 BIRCHWOOD DR	6/14/2022	169000	WD	169000	165006	36178	132822	164321.4219	0.808	1456	91.2239011	BIRCH		Birchwood	401
142-052-000-034-02	3910 BIRCHWOOD DR	4/7/2023	265000	WD	265000	250144	78367	186633	219103.3125	0.852	2103	88.74607703	BIRCH		Birchwood	401
142-052-000-034-02	3910 BIRCHWOOD DR	8/11/2023	285000	WD	285000	250144	78367	206633	219103.3125	0.943	2103	98.25630052	BIRCH		Birchwood	401
142-052-000-047-00	3560 BIRCHWOOD DR	7/25/2022	77800	WD	77800	64434	27199	50601	47493.62109	1.065	798	63.40977444	BIRCH		Birchwood	401
142-110-000-020-00	2748 US23 N	3/19/2024	315000	WD	315000	227930	54526	260474	221178.5781	<u>1.178</u>	2480	105.0298387	BIRCH		Birchwood	401
										0.917						

For 2025, use 0.917 for Birchwood area

Rogers Township-2025 ECF Analysis Buza Breeze

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
140-036-000-014-00	5759 US23 N	9/12/2023	46000	WD	46000	74962	11372	34628	82263.90625	0.421	1144	30.26923077	401		Residential Acres and Lots	401
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	72000	107231	6441	65559	130388.1016	0.503	1644	39.87773723	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	49000	64843	12014	36986	68342.82031	0.541	684	54.07309942	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	50000	67329	8028	41972	76715.39844	0.547	1024	40.98828125	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	30000	33553	10260	19740	30133.24805	0.655	728	27.11538462	401	142-040-000-008-03	Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	50000	53079	16120	33880	47812.41797	0.709	976	34.71311475	401		Residential Acres and Lots	401
140-036-000-008-00	5846 STATE PARK RD	2/2/2023	165000	WD	165000	154247	17938	147062	176337.6406	0.834	1466	100.3151432	401		Residential Acres and Lots	401
140-025-000-048-00	6766 FORTY MILE PT RD	4/21/2022	95000	WD	95000	89000	14762	80238	96038.8125	0.835	1296	61.91203704	401		Residential Acres and Lots	401
142-007-000-001-07	3492 QUARRY RD	8/18/2023	60000	WD	60000	57381	28178	31822	37778.78516	0.842	288	110.4930556	401		Residential Acres and Lots	401
140-020-000-046-03	10750 US23 N	11/3/2023	64800	WD	64800	55386	13950	50850	53604.13867	0.949	924	55.03246753	401		Residential Acres and Lots	401
142-033-000-014-04	1776 W HEYTHALER HWY	9/14/2023	289000	WD	289000	238538	42385	246615	253755.5039	0.972	2264	108.9288869	401		Water Influence	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	90000	74319	18221	71779	72571.79785	0.989	1021	70.30264447	401		Residential Acres and Lots	401
142-190-000-024-00	2313 LAMB ST	6/12/2023	192000	WD	192000	150382	20456	171544	168080.2031	1.021	1586	108.1614124	401		Residential Acres and Lots	401
142-034-000-030-02	2904 PETERSVILLE RD	7/29/2022	135000	WD	135000	98668	12215	122785	111840.8779	1.098	1216	100.9745066	401		Residential Acres and Lots	401
142-034-000-017-00	1230 E HEYTHALER HWY	7/6/2022	156000	WD	156000	109639	12661	143339	125456.6641	1.143	1288	111.2880435	401		Residential Acres and Lots	401
142-050-000-006-00	1173 ASPEN LN	11/3/2023	173000	WD	173000	116764	21316	151684	123477.3594	1.228	1398	108.5007153	401		Residential Acres and Lots	401
142-006-000-012-00	3830 WILDWOOD LN	6/27/2023	370000	WD	365000	223680	39880	325120	237774.8965	1.367	1092	297.7289377	401		Residential Acres and Lots	401
142-140-000-035-01		7/6/2023	625000	WD	625000	465778	101718	523282	284410.0625	1.840	2165	241.7006928	401	142-140-000-013-00	Residential Acres and Lots	402

0.916

For 2025, use 0.92 for Rogers Twp Residential

Rogers Township-2025 ECF Analysis 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 Sale	Land Table	Property Class
140-025-000-021-00	6075 HURON SHORE RD	7/13/2023	475000	CD	475000	534281	359919	115081	179200.4063	0.642	2601	44.24490581	LKHUR		Lake Huron	401
140-023-000-005-02	7265 NORTH TRAIL	7/1/2022	420000	WD	380000	356115	203802	176198	156539.5625	1.126	1368	128.7997076	LKHUR		Lake Huron	401
142-140-000-009-00	6136 BEACH RD	9/8/2022	275000	WD	275000	256941	162706	112294	96849.94922	1.159	1748	64.24141876	LKHUR		Lake Huron	401
140-023-000-007-00	7295 MANITOU BEACH RD	6/9/2022	990000	MLC	990000	799264	367826	622174	443410.0742	1.403	4508	138.015528	LKHUR		Lake Huron	401
140-023-000-007-00	7295 MANITOU BEACH RD	10/13/2023	1000000	WD	1000000	812530	393720	606280	430431.6543	1.409	4508	134.4897959	LKHUR		Lake Huron	401
140-025-000-013-00	6189 HURON SHORE RD	9/9/2022	500000	WD	500000	347424	118693	381307	235078.1094	1.622	2134	178.6818182	LKHUR		Lake Huron	401
142-140-000-013-00	6054 BEACH RD	7/6/2023	625000	WD	625000	381338	101718	523282	284410.0625	1.840	2165	241.7006928	LKHUR	142-140-000-035-01	Lake Huron	401

1.314

For 2025, use 1.314 for Rogers Twp Lake Huron

Rogers 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 in Sale	Land Table	Property Class
140-036-000-014-00	5759 US23 N	9/12/2023	46000	WD	46000	74962	11372	34628	82263.90625	0.421	1144	30.26923077	401		Residential Acres and Lots	401
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	72000	107231	6441	65559	130388.1016	0.503	1644	39.87773723	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	49000	64843	12014	36986	68342.82031	0.541	684	54.07309942	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	50000	67329	8028	41972	76715.39844	0.547	1024	40.98828125	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	30000	33553	10260	19740	30133.24805	0.655	728	27.11538462	401	142-040-000-008-03	Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	50000	53079	16120	33880	47812.41797	0.709	976	34.71311475	401		Residential Acres and Lots	401
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142-007-000-001-07	3492 QUARRY RD	8/18/2023	60000	WD	60000	57381	28178	31822	37778.78516	0.842	288	110.4930556	401		Residential Acres and Lots	401
140-020-000-046-03	10750 US23 N	11/3/2023	64800	WD	64800	55386	13950	50850	53604.13867	0.949	924	55.03246753	401		Residential Acres and Lots	401
142-033-000-014-04	1776 W HEYTHALER HWY	9/14/2023	289000	WD	289000	238538	42385	246615	253755.5039	0.972	2264	108.9288869	401		Water Influence	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	90000	74319	18221	71779	72571.79785	0.989	1021	70.30264447	401		Residential Acres and Lots	401
142-190-000-024-00	2313 LAMB ST	6/12/2023	192000	WD	192000	150382	20456	171544	168080.2031	1.021	1586	108.1614124	401		Residential Acres and Lots	401
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142-034-000-017-00	1230 E HEYTHALER HWY	7/6/2022	156000	WD	156000	109639	12661	143339	125456.6641	1.143	1288	111.2880435	401		Residential Acres and Lots	401
142-050-000-006-00	1173 ASPEN LN	11/3/2023	173000	WD	173000	116764	21316	151684	123477.3594	1.228	1398	108.5007153	401		Residential Acres and Lots	401
142-006-000-012-00	3830 WILDWOOD LN	6/27/2023	370000	WD	365000	223680	39880	325120	237774.8965	1.367	1092	297.7289377	401		Residential Acres and Lots	401
142-140-000-035-01		7/6/2023	625000	WD	625000	465778	101718	523282	284410.0625	1.840	2165	241.7006928	401	142-140-000-013-00	Residential Acres and Lots	402

0.916

For 2025, use 0.92 for Rogers Twp Residential

Rogers Township-2025 ECF Analysis Twin Lakes

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
142-150-000-104-00	6794 CLAY BANKS RD	9/16/2022	101000	WD	101000	106394	10200	90800	128258.6641	0.708	1053	86.22981956	TWIN		Twin Lakes	401
142-150-000-147-00	7434 PAWNEE TRAIL	4/28/2023	189000	WD	189000	170149	27273	161727	190501.3281	<u>0.849</u>	1568	103.1422194	TWIN		Twin Lakes	401
										0.778						

For 2025, use 0.778 for Twin Lakes