

MOBILE & MANUFACTURED HOME ECF ANALYSIS 2026 SALES 4/1/2023-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Building Style	
012-007-200-010-00	6465 N US-23	8/4/2023	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$78,400	44.07	\$206,712	\$36,575	\$141,325	\$210,672	0.671	1,344	MODULAR	
013-300-000-001-00	4954 N LAVIGNE RD	10/9/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,800	47.60	\$52,993	\$21,195	\$28,805	\$39,160	0.736	924	MOBILE HOME	
013-420-049-038-00	4398 N CHIPMUNK TRL	9/6/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96	\$236,581	\$34,435	\$200,565	\$270,248	0.742	1,680	MODULAR	
080-023-100-030-02	2238 N US-23	3/10/2025	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$20,600	42.04	\$52,333	\$31,813	\$17,187	\$31,520	0.545	910	MOBILE HOME	
080-025-100-025-00	5931 E POINT RD	9/17/2024	\$174,500	WD	03-ARM'S LENGTH	\$174,500	\$98,000	56.16	\$217,955	\$59,904	\$114,596	\$160,457	714.000	1,232	MODULAR	
Totals:			\$686,400			\$686,400	\$305,300		\$766,574		\$502,478	\$712,057				
								Sale. Ratio =>	44.48			E.C.F. =>	0.706			
								Std. Dev. =>	7.46			Ave. E.C.F. =>	143.339	#REF!		

USE ECF 0.706 FOR MOBILE & MANUFACTURED HOMES

LOST LAKE WOOD CLUB & LAKE LOTS COMBINED ECF ANALYSIS 2026 4/1/2023- 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	
013-420-002-007-00	N RACCOON TRAIL	8/30/2024	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$83,000	41.09	\$164,074	\$40,674	\$161,326	\$179,621	0.898	1,624	
013-420-002-008-00	4149 N RACCOON TRAIL	8/30/2024	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$83,000	41.09	\$164,074	\$40,674	\$161,326	\$179,621	0.898	1,624	
013-420-002-029-00	4142 N WOOD RD	5/30/2024	\$169,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$169,000	\$102,000	60.36	\$201,427	\$36,400	\$132,600	\$240,213	0.552	1,590	
013-420-006-016-36	4080 N COTTONTAIL TRL	6/25/2024	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$59,800	36.69	\$126,532	\$38,442	\$124,558	\$117,767	1.058	864	
013-420-018-036-00	4284 N NORWAY RD	11/15/2024	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$56,400	34.18	\$120,829	\$36,918	\$128,082	\$112,180	1.142	864	
013-420-022-001-01	4104 N WEASEL TRL	6/20/2023	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$109,400	38.79	\$302,913	\$42,721	\$239,279	\$347,850	0.688	1,568	
013-420-024-012-01	4365 N NORWAY RD	12/10/2024	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$78,300	49.25	\$169,117	\$32,329	\$126,671	\$182,871	0.693	1,632	
013-420-027-009-01	4151 N WEASEL TRL	5/3/2024	\$225,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$225,000	\$79,500	35.33	\$157,321	\$34,104	\$190,896	\$179,355	1.064	1,035	
013-420-033-014-00	4287 N ASH RD	12/8/2023	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$34,500	46.94	\$83,668	\$31,755	\$41,745	\$69,402	0.601	806	
013-420-036-006-28	4035 N PHEASANT RD	6/2/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,700	34.88	\$232,698	\$37,415	\$202,585	\$261,073	0.776	1,998	
013-420-037-003-00	4125 N PHEASANT RD	1/17/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$71,600	36.72	\$197,767	\$39,264	\$155,736	\$211,902	0.735	1,680	
013-420-038-032-00	4266 N HAZEL RD	10/20/2023	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$30,300	52.24	\$70,409	\$26,335	\$31,665	\$58,922	0.537	921	
013-420-039-021-00	4316 N HAZEL RD	12/20/2023	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$23,900	47.80	\$50,161	\$23,660	\$26,340	\$45,378	0.580	602	
013-420-041-028-02	4040 N OWL RD	11/26/2024	\$265,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$103,500	39.06	\$228,460	\$35,392	\$229,608	\$258,112	0.890	1,560	
013-420-041-034-00	4080 N OWL RD	9/7/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,800	33.63	\$146,949	\$32,070	\$127,930	\$153,581	0.833	1,100	
013-420-043-012-14	4265 N HAZEL RD	2/29/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$43,900	23.11	\$116,726	\$43,237	\$146,763	\$98,247	1.494	1,018	
013-420-043-035-37	4284 N OWL RD	6/29/2023	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$42,700	35.58	\$116,914	\$31,097	\$88,903	\$114,728	0.775	1,083	
013-420-048-010-13	4263 N OWL RD	1/21/2025	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$54,300	27.16	\$116,314	\$31,931	\$167,969	\$112,811	1.489	1,346	
013-420-049-008-00	4355 N OWL RD	9/13/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,300	39.22	\$97,786	\$26,920	\$63,080	\$94,740	0.666	1,014	
013-420-049-026-01	4344 N CHIPMUNK TRL	8/9/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$112,200	83.11	\$222,154	\$65,840	\$69,160	\$227,531	0.304	2,516	
013-420-049-026-01	4344 N CHIPMUNK TRL	8/9/2024	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$59,500	44.07	\$117,827	\$39,670	\$95,330	\$113,765	0.838	1,258	
013-420-049-038-00	4398 N CHIPMUNK TRL	9/6/2023	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96	\$236,581	\$34,435	\$200,565	\$270,248	0.742	1,680	
013-420-058-008-30	4249 N ELDER RD	9/6/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$53,700	30.69	\$113,982	\$31,420	\$143,580	\$110,377	1.301	960	
013-420-059-021-01	2433 E FOX RD	8/21/2023	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$53,100	48.72	\$146,365	\$30,517	\$78,483	\$154,877	0.507	1,212	
013-420-061-012-01	4043 N MOLE RD	7/5/2023	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$37,600	24.90	\$103,776	\$28,910	\$122,090	\$100,088	1.220	1,040	
013-420-066-035-38	4098 N SHREW RD	5/16/2023	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$72,800	46.37	\$196,652	\$44,135	\$112,865	\$203,899	0.554	2,283	
013-420-067-020-57	4151 N BLACK BEAR TRL	12/16/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$102,400	48.76	\$215,655	\$65,884	\$144,116	\$200,228	0.720	1,376	
013-420-067-058-00	4166 N PORCUPINE RD	6/28/2023	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$40,200	30.69	\$110,197	\$28,320	\$102,680	\$109,461	0.938	1,048	
013-420-069-004-24	4331 N BURR OAK RD	12/4/2023	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$121,400	37.35	\$340,148	\$42,475	\$282,525	\$398,132	0.710	2,945	
013-420-071-019-00	4099 N SHREW RD	7/23/2024	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$96,200	41.65	\$208,035	\$41,035	\$189,965	\$223,262	0.851	1,624	
013-420-072-008-00	4145 N PORCUPINE RD	10/18/2024	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$82,700	35.19	\$178,551	\$36,919	\$198,081	\$189,347	1.046	1,689	
013-420-073-031-00	4264 N PORCUPINE RD	7/23/2024	\$130,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$45,500	35.00	\$90,053	\$26,603	\$103,397	\$92,358	1.120	980	
013-420-076-018-00	2256 E PANTHER TRL	10/7/2023	\$105,900	WD	03-ARM'S LENGTH	\$105,900	\$33,400	31.54	\$90,867	\$28,910	\$76,990	\$82,830	0.929	816	
013-420-077-009-10	4143 N CHERRY RD	6/9/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$38,900	43.22	\$107,397	\$26,920	\$63,080	\$107,589	0.586	1,208	
013-420-082-014-00	4084 N SPRUCE RD	11/11/2024	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$45,300	66.13	\$95,699	\$29,012	\$39,488	\$89,153	0.443	928	
013-420-087-017-00	4129 N LOST LAKE TRL	7/18/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,600	45.65	\$417,674	\$52,621	\$347,379	\$488,038	0.712	2,182	
Totals:			\$6,231,800			\$6,231,800	\$2,490,900		\$5,855,752		\$4,916,836	\$6,179,557			
								Sale. Ratio =>	39.97			E.C.F. =>	0.796		
								Std. Dev. =>	11.55			Ave. E.C.F. =>	0.830		

USE 0.796 ECF LLWC LOTS & LLWC LAKE LOTS

LAKE HURON & LAKE HURON BACK LOTS COMBINED

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value						
012-013-200-052-00	5828 N RIDGE RD	5/30/2024	\$375,000	MLC	04-BUYERS INTEREST IN A LC	\$375,000	\$152,100	40.56	\$302,168	\$174,953	\$200,047	\$160,828	1.244	1,336	\$149.74	'LKHUR	3.4264	RANCH	\$164,790						
012-014-100-010-00	5985 N RIDGE RD	8/7/2024	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$80,700	23.06	\$159,873	\$54,750	\$295,250	\$132,898	2.222	1,020	\$289.46	'LHBL	101.2036	RANCH	\$49,680						
012-024-200-045-05	5262 N LAKESHORE DR	11/20/2024	\$499,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$499,000	\$193,000	38.68	\$428,653	\$329,992	\$169,008	\$73,463	2.301	1,232	\$137.18	'LKHUR	109.0994	MODULAR	\$324,597						
012-025-200-005-00	4990 N LAKESHORE DR	10/6/2023	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$149,200	39.26	\$487,895	\$274,065	\$105,935	\$159,218	0.665	1,344	\$78.82	'LKHUR	54.4247	RANCH	\$268,150						
012-025-200-045-15	4836 N LAKESHORE DR	10/7/2024	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$501,600	52.80	\$999,227	\$726,500	\$223,500	\$344,788	0.648	2,648	\$84.40	'LKHUR	56.1368	2 STORY	\$720,780						
012-025-300-030-01	4616 N LAKESHORE DR	7/22/2024	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$215,500	31.23	\$682,367	\$165,186	\$524,814	\$385,093	1.363	2,010	\$261.10	'LKHUR	15.3231	RANCH	\$155,000						
013-110-000-012-01	4131 N LAKESHORE DR	5/3/2024	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$234,800	42.69	\$782,973	\$40,197	\$509,803	\$553,072	0.922	2,676	\$190.51	'LHBL	28.7827	2 STORY	\$13,600						
013-212-000-019-00	N LAKESHORE DR	8/4/2023	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$47,500	25.54	\$188,378	\$26,477	\$159,523	\$120,551	1.323	960	\$166.17	'LHBL	11.3690	2 STORY	\$18,893						
013-220-000-006-00	4415 N LAKESHORE DR	6/7/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$54,400	49.45	\$107,659	\$29,070	\$80,930	\$99,353	0.815	920	\$87.97	'LHBL	39.5022	2 STORY	\$24,000						
013-220-000-016-00	4388 N LAKESHORE DR	8/7/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$138,900	55.56	\$422,562	\$160,677	\$89,323	\$195,000	0.458	1,519	\$58.80	'LKHUR	75.1526	RANCH	\$155,000						
013-350-000-010-00	4336 N LAKESHORE DR	11/9/2023	\$708,000	WD	03-ARM'S LENGTH	\$708,000	\$150,800	21.30	\$632,125	\$158,056	\$549,944	\$352,992	1.558	2,720	\$202.19	'LKHUR	34.8358	RANCH	\$149,885						
013-350-000-012-00	4348 N LAKESHORE DR	5/16/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,800	35.52	\$262,674	\$75,070	\$174,930	\$139,690	1.252	1,213	\$144.21	'LKHUR	4.2680	RANCH	\$70,000						
013-350-000-024-00	4261 N LAKESHORE DR	6/7/2024	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$38,800	40.84	\$125,375	\$20,420	\$74,580	\$78,149	0.954	528	\$141.25	'LHBL	25.5262	RANCH	\$16,000						
Totals:			\$5,393,000			\$5,393,000	\$2,046,100		\$5,581,929		\$3,157,587	\$2,795,095			\$153.22		7.9904								
									Sale. Ratio =>	37.94										E.C.F. =>	1.130	Std. Deviation=>	0.566819675		
									Std. Dev. =>	10.83										Ave. E.C.F. =>	1.210	Ave. Variance=>	43.0039	Coefficient of Var=>	35.55236707

USE ECF 1.130 FOR LAKE HURON & LAKE HURON BACK LOTS

HUNTING LAND & HUNTING LAND WET ECF ANALYSIS 2026 SALES 4/1/2023-3-31-2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
011-020-200-010-00	5352 N ANDERSON RD	2/15/2024	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$51,700	25.86	\$197,092	\$120,510	\$79,390	\$69,810	1.137	896	\$88.60	'HUNT	13.3895	FARMHOUSE	\$116,000	HUNTING & RESIDENTIAL IMPROVED	401
012-007-300-010-00	6060 N F-41	5/16/2023	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,500	30.21	\$218,653	\$157,010	\$82,990	\$56,192	1.477	715	\$116.07	'HUNT	47.3566	RANCH	\$152,000	HUNTING & RESIDENTIAL IMPROVED	401
012-016-100-010-01	E BLACK RIVER RD	9/13/2024	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$155,700	40.03	\$388,154	\$244,164	\$144,836	\$131,257	1.103	1,000	\$144.84	'HUNT	10.0119	RANCH	\$229,900	HUNTING & RESIDENTIAL IMPROVED	001
013-140-000-018-00	5624 N SAYERS RD	1/17/2024	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$32,000	47.76	\$85,827	\$53,623	\$13,377	\$45,230	0.296	0	#DIV/0!	'HUNT	70.7580	RANCH	\$53,411	HUNTING & RESIDENTIAL IMPROVED	401
Totals:			\$895,900			\$895,900	\$311,900		\$889,726		\$320,593	\$302,489			#DIV/0!		5.6515				
								Sale. Ratio =>	34.81			E.C.F. =>	1.060	Std. Deviation=>		0.500960846					
								Std. Dev. =>	9.85			Ave. E.C.F. =>	1.003	Ave. Variance=>		35.3790	Coefficient of Var=>		35.26139736		

USE 1.060 FOR HUNTING LAND & HUNTING LAND WET

HUBBARD LAKE ECF ANALYSIS 2026 4/1/2023-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
010-027-300-007-00	4708 N MT MARIA RD	6/23/2023	\$574,000	PTA	03-ARM'S LENGTH	\$574,000	\$295,400	51.46	\$901,854	\$365,938	\$208,062	\$439,996	0.473	2,579	\$80.68	'HUBLK	110.2766	RANCH	HUBBARD LAKE WEST IMPROVED	\$360,000
011-030-200-085-00	4751 N HUBBARD LAKE RD	8/18/2023	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$108,000	35.41	\$272,305	\$144,745	\$160,255	\$104,729	1.530	1,008	\$158.98	'HUBLK	4.5451	RANCH	HUBBARD LAKE EAST IMPROVED	\$140,000
011-030-200-095-00	4745 N HUBBARD LAKE RD	8/15/2023	\$205,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$205,000	\$89,800	43.80	\$182,376	\$151,931	\$53,069	\$37,355	1.421	468	\$113.40	'HUBLK	15.4972	RANCH	HUBBARD LAKE EAST IMPROVED	\$146,000
013-130-000-015-00	5077 N HUBBARD LAKE RD	1/27/2025	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$208,700	41.74	\$514,302	\$240,732	\$259,268	\$224,605	1.154	2,400	\$108.03	'HUBLK	42.1310	RANCH	HUBBARD LAKE EAST IMPROVED	\$230,000
013-205-000-012-00	5442 N MT MARIA RD	9/27/2024	\$515,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$515,000	\$144,200	28.00	\$286,517	\$154,930	\$360,070	\$133,096	2.705	1,080	\$333.40	'HUBLK	112.9702	RANCH	HUBBARD LAKE WEST IMPROVED	\$147,000
013-205-000-012-00	5442 N MT MARIA RD	10/6/2023	\$460,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$460,000	\$127,700	27.76	\$265,004	\$154,930	\$305,070	\$135,033	2.259	1,080	\$282.47	'HUBLK	68.3587	RANCH	HUBBARD LAKE WEST IMPROVED	\$147,000
013-205-000-013-00	5436 N MT MARIA RD	6/14/2024	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$123,300	28.67	\$288,373	\$158,395	\$271,605	\$106,714	2.545	1,040	\$261.16	'HUBLK	96.9529	RANCH	HUBBARD LAKE WEST IMPROVED	\$153,000
013-205-000-050-00	5270 N MT MARIA RD	8/12/2023	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$121,200	37.88	\$300,914	\$208,847	\$111,153	\$75,588	1.471	675	\$164.67	'HUBLK	10.5128	2 STORY	HUBBARD LAKE WEST IMPROVED	\$202,500
013-205-000-063-00	5214 N MT MARIA RD	11/14/2024	\$367,300	WD	03-ARM'S LENGTH	\$367,300	\$142,900	38.91	\$337,613	\$161,218	\$206,082	\$144,823	1.423	1,414	\$145.74	'HUBLK	15.2647	RANCH	HUBBARD LAKE WEST IMPROVED	\$150,000
013-290-000-004-01	5145 N PINE GROVE DR	5/11/2024	\$656,250	WD	03-ARM'S LENGTH	\$656,250	\$277,600	42.30	\$685,194	\$331,438	\$324,812	\$290,440	1.118	2,092	\$155.26	'HUBLK	45.7294	2 STORY	HUBBARD LAKE EAST IMPROVED	\$320,850
013-290-000-009-00	5193 N PINE GROVE DR	12/1/2023	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$174,500	31.11	\$555,173	\$249,559	\$311,441	\$250,914	1.241	2,454	\$126.91	'HUBLK	33.4413	2 STORY	HUBBARD LAKE EAST IMPROVED	\$234,600
013-320-000-002-10	5457 N LAKEVIEW AVE	7/6/2023	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$138,900	29.24	\$441,143	\$237,246	\$237,754	\$167,403	1.420	1,267	\$187.65	'HUBLK	15.5390	RANCH	HUBBARD LAKE EAST IMPROVED	\$232,070
013-320-000-021-00	N LAKEVIEW AVE	9/13/2024	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$129,600	36.51	\$257,773	\$172,847	\$182,153	\$85,697	2.126	720	\$252.99	'HUBLK	54.9908	RANCH	HUBBARD LAKE EAST IMPROVED	\$157,350
013-340-000-003-00	4709 N HUBBARD LAKE RD	9/29/2023	\$504,180	WD	03-ARM'S LENGTH	\$504,180	\$193,100	38.30	\$515,467	\$214,745	\$289,435	\$246,898	1.172	2,211	\$130.91	'HUBLK	40.3353	2 STORY	HUBBARD LAKE EAST IMPROVED	\$210,000
Totals:			\$6,227,730			\$6,227,730	\$2,274,900		\$5,804,008		\$3,280,229	\$2,443,291			\$178.73		23.3094			
							Sale. Ratio =>	36.53					E.C.F. =>	1.343		Std. Deviation=>	0.616922998			
							Std. Dev. =>	7.03					Ave. E.C.F. =>	1.576		Ave. Variance=>	47.6104	Coefficient of Var=>	30.2165389	

USE 1.343 ECF FOR HUBBARD LAKE

HUBBARD LAKE BACK LOTS ECF ANALYSIS 2026 SALES 4/1/2023-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	
010-021-100-012-00	N MT MARIA RD	10/2/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,300	52.67	\$265,901	\$74,963	\$180,037	\$201,411	0.894	1,600	\$112.52	'HBBL	2.3132	RANCH	\$67,233	
010-021-100-014-00	5133 N MT MARIA RD	5/31/2024	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$123,400	72.63	\$282,446	\$33,755	\$136,145	\$234,614	0.580	1,512	\$90.04	'HBBL	29.0453	2 STORY	\$19,632	
010-024-100-085-00	35 W BEECH ST	6/13/2023	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$36,200	48.27	\$99,201	\$15,450	\$59,550	\$79,010	0.754	768	\$77.54	'HBBL	11.7045	RANCH	\$8,000	
011-019-300-087-00	5040 N HUBBARD LAKE RD	7/24/2023	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$121,000	41.02	\$346,503	\$21,996	\$273,004	\$306,138	0.892	1,848	\$147.73	'HBBL	2.1021	RANCH	\$1,673	
013-205-000-107-01	5237 N MT MARIA RD	10/2/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$134,300	52.67	\$265,901	\$74,963	\$180,037	\$201,411	0.894	1,600	\$112.52	'HBBL	2.3132	RANCH	\$67,233	
013-290-000-015-00	5200 N PINE GROVE DR	1/14/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$128,200	40.06	\$283,190	\$74,284	\$245,716	\$202,910	1.211	2,144	\$114.61	'HBBL	34.0214	2 STORY	\$61,200	
Totals:			\$1,369,900			\$1,369,900	\$677,400		\$1,543,142		\$1,074,489	\$1,225,494			\$109.16		0.6033			
								Sale. Ratio =>	49.45				E.C.F. =>	0.877			Std. Deviation=>	0.20751866		
								Std. Dev. =>	11.83				Ave. E.C.F. =>	0.871			Ave. Variance=>	13.5833	Coefficient of Var=>	15.59956271

USE 0.877 ECF FOR HUBBARD LAKE BACK LOTS

Commercial 201 & Industrial ECF Analysis 2026 SALES 4/1/23-3/31/25 ALL BUILDINGS Alcona & Alpena County

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	her Parcels in S	Class
012-019-300-040-	5055 N F-41	06/02/24	\$72,000	WD	\$72,000	\$16,280	\$55,720	\$103,237	0.540		201
022-001-200-040-	6848 N US-23	03/28/24	\$270,000	WD	\$270,000	\$39,629	\$230,371	\$635,574	0.362		201
031-016-300-049-	3500 S M-65	09/05/24	\$750,000	WD	\$750,000	\$497,035	\$252,965	\$618,688	0.409	21-200-049-00	201
052-001-100-048-	406 S CHURCH ST	01/15/25	\$690,000	WD	\$690,000	\$62,606	\$627,394	\$771,833	0.813		201
101-004-200-060-	1770 W TRASK LK	01/16/24	\$65,000	WD	\$65,000	\$12,212	\$52,788	\$141,132	0.374		201
120-100-011-008-	200 N US-23	04/27/23	\$161,200	LC	\$161,200	\$79,200	\$82,000	\$191,942	0.427		201
Totals:			\$2,008,200		\$2,008,200		\$1,301,238	\$2,462,406			
									E.C.F.	0.528	

ONE sales in Alcona Township

USE ECF 0.528 FOR COMMERCIAL 201 & INDUSTRIAL 301

BALANCE OF TWP, BLACK RIVER & US-23 F-41 LOTS ECF ANYLISIS 2026 SALES 4/1/2023-3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value		
012-007-200-010-00	6465 N US-23	8/4/2023	\$177,900	WD	03-ARM'S LENGTH	\$177,900	\$78,400	44.07	\$206,712	\$36,575	\$141,325	\$210,672	0.671	1,344	\$105.15	'US23	15.0190	MODULAR	\$24,492		
012-007-200-018-00	6315 N US-23	9/18/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,300	49.65	\$243,569	\$27,506	\$172,494	\$266,087	0.648	2,770	\$62.27	'BALTW	17.2758	RANCH	\$14,200		
012-013-300-005-10	5656 N LAKESHORE DR	6/2/2023	\$227,500	WD	19-MULTI PARCEL ARM'	\$227,500	\$81,100	35.65	\$172,364	\$58,554	\$168,946	\$204,790	0.825	1,428	\$118.31	'BLRVR	0.3952	RANCH	\$48,465		
012-019-300-015-00	5244 N F-41	1/27/2025	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$85,700	57.91	\$182,571	\$55,162	\$92,838	\$158,841	0.584	1,396	\$66.50	'US23	23.6548	RANCH	\$43,253		
012-021-400-008-01	5145 N LAFAVE RD	11/22/2023	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,900	39.94	\$189,706	\$25,985	\$154,015	\$201,131	0.766	1,767	\$87.16	'US23	5.5275	RANCH	\$18,016		
012-022-100-020-01	4808 E BLACK RIVER RD	6/5/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$94,000	28.92	\$230,377	\$77,660	\$247,340	\$190,345	1.299	1,264	\$195.68	'BLRVR	47.8410	RANCH	\$62,590		
012-022-300-045-01	5150 N LAFAVE RD	8/25/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$62,200	42.90	\$192,169	\$17,198	\$127,802	\$215,481	0.593	2,112	\$60.51	'BLRVR	22.7919	RANCH	\$5,918		
012-027-300-015-00	4745 N US-23	7/24/2023	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,400	37.88	\$174,480	\$34,671	\$135,329	\$179,389	0.754	1,260	\$107.40	'US23	6.6631	2 STORY	\$26,651		
013-120-000-004-01	5333 E BLACK RIVER RD	4/28/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$27,500	28.95	\$79,135	\$16,505	\$78,495	\$77,130	1.018	1,358	\$57.80	'BLRVR	19.6678	2 STORY	\$6,800		
013-120-000-053-00	5638 E ALGER SMITH RD	2/16/2024	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$50,500	36.33	\$149,693	\$22,726	\$116,274	\$156,363	0.744	1,012	\$114.90	'BLRVR	7.7404	2 STORY	\$13,500		
013-140-000-009-00	5949 N US-23	6/20/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,100	35.86	\$160,069	\$24,570	\$190,430	\$166,460	1.144	1,520	\$125.28	'US23	32.2979	CHALET	\$19,500		
013-300-000-001-00	4954 N LAVIGNE RD	10/9/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$23,800	47.60	\$52,993	\$21,195	\$28,805	\$39,160	0.736	924	\$31.17	'BLRVR	8.5448	RANCH	\$16,840		
013-305-000-013-00	5354 E ALGER SMITH	9/22/2023	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$43,900	30.28	\$133,414	\$14,584	\$130,416	\$146,342	0.891	1,056	\$123.50	'BLRVR	7.0153	RANCH	\$7,345		
Totals:			\$2,217,400			\$2,217,400	\$859,800		\$2,167,252		\$1,784,509	\$2,212,191			\$96.59		1.4349				
								Sale. Ratio =>	38.78					E.C.F. =>	0.807	Std. Deviation=>		0.215619872			
								Std. Dev. =>	8.61					Ave. E.C.F. =>	0.821	Ave. Variance=>		16.4950	Coefficient of Var=>		20.09082435

USE 0.807 ECF FOR BALANCE TWP, BLACK RIVER & US-23 F-41 LOTS

Agricultural 101 ECF Analysis 2026 sales 4/1/23-3/31/25 all buildings alcona & alpena county

Parcel #	Sale Price	Sale Date	Estimated Land Value	Sale Value Buildings	Appraisal Value Buildings	ECF	NOTE
061-017-000-501-00	\$390,000.00	9/7/2023	\$171,308.00	\$218,692.00	\$290,542.00	0.753	2550 W NICHOLSON HILL RD SANBORN TWP ALPENA COUNTY
084-033-000-450-03	\$400,000.00	7/17/2024	\$196,725.00	\$203,275.00	\$288,797.00	0.704	2669 CRAMER RD WILSON TWP ALPENA COUNTY
052-003-101-01	\$330,000.00	8/15/2024	\$174,781.00	\$155,219.00	\$207,422.00	0.748	9354 BRIAR HILL RD OSSINEKE TWP ALPENA COUNTY
061-029-000-225-04	\$135,000.00	8/15/2023	\$82,087.00	\$52,913.00	\$173,458.00	0.305	2211 KITTER RD SANBORN TWP ALPENA COUNTY
072-001-000-351-00	\$205,000.00	12/29/2023	\$137,800.00	\$67,200.00	\$135,883.00	0.495	15806 CARR RD WELLINGTON TWP ALPENA COUNTY

\$697,299.00 \$1,096,102.00 0.636

USE ECF 0.636 101 AGRICULTURE/FARM