

Alpena Township- 2024 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels i	Land Table	Property Class
013-013-000-251-00	US 23 NORTH	10/4/2021	135000	WD	03-ARM'S LENGTH	135000	160800	119.1111111	321556	103706	31294	209471.1563	0.149	013-012-000-5	401-Residential New	401
013-007-000-530-00	9235 HAKEN RD	6/17/2021	120000	WD	03-ARM'S LENGTH	120000	76600	63.83333333	153176	107586	12414	45138.61386	0.275		401-Residential New	401
014-009-000-001-00	3970 NORTH POINT RD	3/17/2023	70000	WD	03-ARM'S LENGTH	70000	39100	55.85714286	78166	56000	14000	41048.14844	0.341		401-Residential New	401
012-006-000-571-01	4405 HAKEN RD	12/5/2022	75000	WD	03-ARM'S LENGTH	75000	55300	73.73333333	110576	30232	44768	79548.51563	0.563		401-Residential New	401
015-032-000-004-00	6555 BLOOM RD	4/5/2021	120000	WD	03-ARM'S LENGTH	116000	75800	65.34482759	151609	59311	56689	91384.15625	0.620		401-Residential New	401
013-025-000-225-05	4515 KIRCHOFF RD	11/5/2021	162000	WD	03-ARM'S LENGTH	162000	122200	75.43209877	244481	22210	139790	220070.2969	0.635		401-Residential New	401
014-005-000-001-00	6171 HAMILTON RD	4/22/2022	95000	WD	03-ARM'S LENGTH	95000	43000	45.26315789	85922	57410	37590	52800	0.712		401-Residential New	401
013-020-000-515-02	1588 W NAYLOR RD	4/5/2022	111000	WD	03-ARM'S LENGTH	111000	58600	52.79279279	117211	58637	52363	68109.30233	0.769		401-Residential New	401
015-019-000-550-02	7155 ANDERSON RD	8/26/2021	170000	WD	03-ARM'S LENGTH	170000	98100	57.70588235	196185	79753	90247	115986.3832	0.778	015-019-000-2	401-Residential New	401
015-033-000-040-04	7953 BLOOM RD	8/20/2021	240000	WD	03-ARM'S LENGTH	240000	146700	61.125	293429	50092	189908	240927.7188	0.788		401-Residential New	401
012-029-000-501-00	1995 TAMRACK RD	5/3/2022	150000	WD	03-ARM'S LENGTH	150000	88700	59.13333333	177468	52290	97710	123938.6172	0.788		401-Residential New	401
012-009-000-281-00	1211 HAMILTON RD	12/12/2022	231000	WD	03-ARM'S LENGTH	231000	93800	40.60606061	187581	103276	127724	156120.3672	0.818	012-004-000-5	401-Residential New	401
012-015-000-051-00	2708 LONG LAKE RD	10/7/2022	125000	WD	03-ARM'S LENGTH	125000	65100	52.08	130290	36145	88855	93212.86914	0.953		401-Residential New	401
011-030-000-316-02	7315 SPRUCE RD	2/16/2022	152101	WD	03-ARM'S LENGTH	152101	76700	50.42701889	153479	17633	134468	134500.9844	1.000		401-Residential New	401
013-008-000-150-00	10140 W LONG LAKE RD	8/18/2021	139900	WD	03-ARM'S LENGTH	139900	68200	48.7491065	136409	22210	117690	113068.3164	1.041		401-Residential New	401
013-008-000-180-00	9618 FRENCH RD	5/27/2022	50000	LC	21-NOT USED/OTHE	50000	17800	35.6	35579	27440	22560	21474.93433	1.051		401-Residential New	401
013-005-000-520-01	10333 W LONG LAKE RD	8/15/2022	300000	WD	03-ARM'S LENGTH	300000	135700	45.23333333	271465	34717	265283	234403.9531	1.132		401-Residential New	401
012-003-000-220-00	4550 LONG LAKE RD	10/28/2022	150000	WD	03-ARM'S LENGTH	150000	68300	45.53333333	136523	34635	115365	100879.2109	1.144		401-Residential New	401
013-008-000-760-02	9360 FRENCH RD	5/17/2021	240000	WD	03-ARM'S LENGTH	240000	106800	44.5	213633	24183	215817	187574.25	1.151		401-Residential New	401
013-026-000-753-02	6414 WESSEL RD	6/10/2021	100000	WD	03-ARM'S LENGTH	100000	47800	47.8	95534	26180	73820	63049.08984	1.171		401-Residential New	401
012-019-000-690-00	1190 LAKE WINYAH RD	10/5/2021	200000	WD	03-ARM'S LENGTH	200000	84900	42.45	169737	29645	170355	138704.9531	1.228		401-Residential New	401
013-026-000-290-00	6911 LONG LAKE RD	6/28/2021	150000	WD	03-ARM'S LENGTH	150000	61700	41.13333333	123451	24679	125321	97794.05631	1.281		401-Residential New	401

0.836

** Pacels are larger acreage to be most similar to Ag analysis

For 2024, use 0.836 for Ag parcels

Alpena Township- 2024 ECF Analysis Commercial Rural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/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
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	03-ARM'S LENGTH	73500	93400	127.0748299	186714	48102	25398	187313.5135	0.136	2700	9.406666667	COMM	Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	14-INTO/OUT OF TF	65000	60300	92.76923077	120538	34360	30640	116456.7568	0.263	2109	14.52821242	COMM	Commercial NEW US23-1	201
018-103-000-066-01	2080 WERTH RD	2/17/2022	100000	WD	16-LC PAYOFF	100000	73500	73.5	147084	51222	48778	129543.2432	0.377	2640	18.47651515	COMM	Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	21-NOT USED/OTHE	200000	154500	77.25	309071	86225	113775	301143.2432	0.378	8123	14.00652468	COMM	Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	03-ARM'S LENGTH	125000	97900	78.32	195864	40100	84900	210491.8919	0.403	2796	30.36480687	COMM	Commercial NEW US23-1	201
013-034-000-534-00	5263 US 23 NORTH	7/19/2022	63000	WD	21-NOT USED/OTHE	63000	45800	72.6984127	91552	21886	41114	94143.24662	0.437	3840	10.70677083	COMM	Commercial NEW Rural	401
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	03-ARM'S LENGTH	180000	92100	51.16666667	184227	48687	131313	183162.1622	0.717	3976	33.02640845	COMM	Commercial NEW US23-1	201
012-029-000-058-00	1391 M32 W	8/27/2021	800000	WD	03-ARM'S LENGTH	800000	396700	49.5875	793412	367615	432385	575401.3514	0.751	26922	16.06065671	COMM	012-029-000-C Commercial NEW M32	201
012-004-000-800-00	1880 HAMILTON RD	6/1/2021	552000	LC	03-ARM'S LENGTH	552000	265600	48.11594203	531140	90249	461751	595798.6489	0.775	10176	45.37647406	COMM	201-Comm-New-Acres	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	03-ARM'S LENGTH	185000	84000	45.40540541	167945	43545	141455	168108.1081	0.841	2878	49.1504517	COMM	Commercial NEW US23-1	201
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	03-ARM'S LENGTH	239900	106000	44.18507712	211977	62640	177260	201806.7568	0.878	2818	62.90276792	COMM	Commercial NEW US23-1	201

For 2024, use 0.541 for Commercial

Alpena Township- 2024 ECF Analysis Commercial US-23 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i Land Table	Property Class
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	03-ARM'S LENGTH	73500	93400	127.0748299	186714	48102	25398	187313.5135	0.136	2700	9.406666667	COMM	Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	14-INTO/OUT OF TF	65000	60300	92.76923077	120538	34360	30640	116456.7568	0.263	2109	14.52821242	COMM	Commercial NEW US23-1	201
018-103-000-066-01	2080 WERTH RD	2/17/2022	100000	WD	16-LC PAYOFF	100000	73500	73.5	147084	51222	48778	129543.2432	0.377	2640	18.47651515	COMM	Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	21-NOT USED/OTHE	200000	154500	77.25	309071	86225	113775	301143.2432	0.378	8123	14.00652468	COMM	Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	03-ARM'S LENGTH	125000	97900	78.32	195864	40100	84900	210491.8919	0.403	2796	30.36480687	COMM	Commercial NEW US23-1	201
013-034-000-534-00	5263 US 23 NORTH	7/19/2022	63000	WD	21-NOT USED/OTHE	63000	45800	72.6984127	91552	21886	41114	94143.24662	0.437	3840	10.70677083	COMM	Commercial NEW Rural	401
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	03-ARM'S LENGTH	180000	92100	51.16666667	184227	48687	131313	183162.1622	0.717	3976	33.02640845	COMM	Commercial NEW US23-1	201
012-029-000-058-00	1391 M32 W	8/27/2021	800000	WD	03-ARM'S LENGTH	800000	396700	49.5875	793412	367615	432385	575401.3514	0.751	26922	16.06065671	COMM	012-029-000-C Commercial NEW M32	201
012-004-000-800-00	1880 HAMILTON RD	6/1/2021	552000	LC	03-ARM'S LENGTH	552000	265600	48.11594203	531140	90249	461751	595798.6489	0.775	10176	45.37647406	COMM	201-Comm-New-Acres	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	03-ARM'S LENGTH	185000	84000	45.40540541	167945	43545	141455	168108.1081	0.841	2878	49.1504517	COMM	Commercial NEW US23-1	201
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	03-ARM'S LENGTH	239900	106000	44.18507712	211977	62640	177260	201806.7568	0.878	2818	62.90276792	COMM	Commercial NEW US23-1	201

For 2024, use 0.541 for Commercial

Alpena Township- 2024 ECF Analysis Commercial US-23 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i Land Table	Property Class
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	03-ARM'S LENGTH	73500	93400	127.0748299	186714	48102	25398	187313.5135	0.136	2700	9.406666667	COMM	Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	14-INTO/OUT OF TF	65000	60300	92.76923077	120538	34360	30640	116456.7568	0.263	2109	14.52821242	COMM	Commercial NEW US23-1	201
018-103-000-066-01	2080 WERTH RD	2/17/2022	100000	WD	16-LC PAYOFF	100000	73500	73.5	147084	51222	48778	129543.2432	0.377	2640	18.47651515	COMM	Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	21-NOT USED/OTHE	200000	154500	77.25	309071	86225	113775	301143.2432	0.378	8123	14.00652468	COMM	Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	03-ARM'S LENGTH	125000	97900	78.32	195864	40100	84900	210491.8919	0.403	2796	30.36480687	COMM	Commercial NEW US23-1	201
013-034-000-534-00	5263 US 23 NORTH	7/19/2022	63000	WD	21-NOT USED/OTHE	63000	45800	72.6984127	91552	21886	41114	94143.24662	0.437	3840	10.70677083	COMM	Commercial NEW Rural	401
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	03-ARM'S LENGTH	180000	92100	51.16666667	184227	48687	131313	183162.1622	0.717	3976	33.02640845	COMM	Commercial NEW US23-1	201
012-029-000-058-00	1391 M32 W	8/27/2021	800000	WD	03-ARM'S LENGTH	800000	396700	49.5875	793412	367615	432385	575401.3514	0.751	26922	16.06065671	COMM	012-029-000-C Commercial NEW M32	201
012-004-000-800-00	1880 HAMILTON RD	6/1/2021	552000	LC	03-ARM'S LENGTH	552000	265600	48.11594203	531140	90249	461751	595798.6489	0.775	10176	45.37647406	COMM	201-Comm-New-Acres	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	03-ARM'S LENGTH	185000	84000	45.40540541	167945	43545	141455	168108.1081	0.841	2878	49.1504517	COMM	Commercial NEW US23-1	201
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	03-ARM'S LENGTH	239900	106000	44.18507712	211977	62640	177260	201806.7568	0.878	2818	62.90276792	COMM	Commercial NEW US23-1	201

For 2024, use 0.541 for Commercial

Alpena Township- 2024 ECF Analysis Commercial M-32

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i Land Table	Property Class
011-003-000-090-00	3033 US 23 SOUTH	4/26/2022	73500	WD	03-ARM'S LENGTH	73500	93400	127.0748299	186714	48102	25398	187313.5135	0.136	2700	9.406666667	COMM	Commercial NEW US23-1	201
012-032-000-908-00	1009 HINCKLEY BLVD	8/31/2022	65000	WD	14-INTO/OUT OF TF	65000	60300	92.76923077	120538	34360	30640	116456.7568	0.263	2109	14.52821242	COMM	Commercial NEW US23-1	201
018-103-000-066-01	2080 WERTH RD	2/17/2022	100000	WD	16-LC PAYOFF	100000	73500	73.5	147084	51222	48778	129543.2432	0.377	2640	18.47651515	COMM	Commercial NEW US23-1	201
018-103-000-076-00	2086 WERTH RD	10/6/2022	200000	LC	21-NOT USED/OTHE	200000	154500	77.25	309071	86225	113775	301143.2432	0.378	8123	14.00652468	COMM	Commercial NEW US23-1	201
018-103-000-150-00	2568 US 23 SOUTH	4/5/2022	125000	WD	03-ARM'S LENGTH	125000	97900	78.32	195864	40100	84900	210491.8919	0.403	2796	30.36480687	COMM	Commercial NEW US23-1	201
013-034-000-534-00	5263 US 23 NORTH	7/19/2022	63000	WD	21-NOT USED/OTHE	63000	45800	72.6984127	91552	21886	41114	94143.24662	0.437	3840	10.70677083	COMM	Commercial NEW Rural	401
011-003-000-175-00	3205 US 23 SOUTH	6/23/2022	180000	WD	03-ARM'S LENGTH	180000	92100	51.16666667	184227	48687	131313	183162.1622	0.717	3976	33.02640845	COMM	Commercial NEW US23-1	201
012-029-000-058-00	1391 M32 W	8/27/2021	800000	WD	03-ARM'S LENGTH	800000	396700	49.5875	793412	367615	432385	575401.3514	0.751	26922	16.06065671	COMM	012-029-000-C Commercial NEW M32	201
012-004-000-800-00	1880 HAMILTON RD	6/1/2021	552000	LC	03-ARM'S LENGTH	552000	265600	48.11594203	531140	90249	461751	595798.6489	0.775	10176	45.37647406	COMM	201-Comm-New-Acres	201
018-103-000-189-00	2578 US 23 SOUTH	6/21/2022	185000	WD	03-ARM'S LENGTH	185000	84000	45.40540541	167945	43545	141455	168108.1081	0.841	2878	49.1504517	COMM	Commercial NEW US23-1	201
018-103-000-206-01	2685 US 23 SOUTH	6/29/2022	239900	WD	03-ARM'S LENGTH	239900	106000	44.18507712	211977	62640	177260	201806.7568	0.878	2818	62.90276792	COMM	Commercial NEW US23-1	201

For 2024, use 0.541 for Commercial

Alpena Township- 2024 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/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
012-004-000-800-00	1880 HAMILTON RD	9/23/2022	500000	LC	21-NOT USED/OTHER	500000	265600	53.12	531140	90249	409751	595798.6489	0.688	10176	40.2664	COMM		201-Comm-New-Acres	201
012-029-000-030-00	1399 M32 W	8/27/2021	800000	WD	03-ARM'S LENGTH	800000	396700	49.5875	793412	367615	432385	575401.3514	0.751	26922	16.0607	COMM	012-029-000-C	201-Comm-New-Acres	202
012-004-000-800-00	1880 HAMILTON RD	6/1/2021	552000	LC	03-ARM'S LENGTH	552000	265600	48.11594203	531140	90249	461751	595798.6489	0.775	10176	45.3765	COMM		201-Comm-New-Acres	201
013-034-000-534-00	5263 US 23 NORTH	7/19/2022	63000	WD	21-NOT USED/OTHER	63000	45800	72.6984127	91552	21886	41114	94143.24662	0.437	3840	10.7068	COMM		Commercial NEW Rural	401
													0.663						

For 2024, use 0.663 for Industrial

Alpena Township- 2024 ECF Analysis Residential Backlots

1 of 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/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	
013-027-000-165-00	6798 US 23 NORTH	12/3/2021	25000	WD	03-ARM'S LENGTH	25000	99600	398.4	199086	18891	6109	178410.8906	0.034	2256	2.70789	26	013-027-000-1	401-Residential New	401
018-103-000-231-01	1075 BARE POINT RD	10/20/2022	22500	WD	03-ARM'S LENGTH	22500	67000	297.7777778	133966	10836	11664	121910.8906	0.096	1896	6.1519	26		401-Residential New	401
012-009-000-439-00	3378 FRENCH RD	7/28/2021	17063	WD	22-OUTLIER	17063	36300	212.7410186	72537	8323	8740	63578.21875	0.137	992	8.81048	26		401-Residential New	401
013-011-000-440-03	9051 US 23 NORTH	10/4/2021	135000	WD	03-ARM'S LENGTH	135000	160800	119.1111111	321556	103706	31294	209471.1563	0.149	2738	11.4295	22	013-012-000-5	401-Residential New	402
013-017-000-075-00	8590 FRENCH RD	3/16/2023	40000	WD	03-ARM'S LENGTH	40000	92700	231.75	185332	12368	27632	171251.4795	0.161	1582	17.4665	26		401-Residential New	401
011-030-000-617-00	4070 PRECOUR RD	7/29/2021	18802	LC	21-NOT USED/OTHER	18802	11100	59.03627274	22293	14617	4185	20253.29883	0.207	770	5.43506	26		401-Residential New	401
011-030-000-626-00	4056 PRECOUR RD	1/31/2022	23000	QC	22-OUTLIER	23000	34400	149.5652174	68812	9657	13343	58569.30859	0.228	720	18.5319	26		401-Residential New	401
013-007-000-530-00	9235 HAKEN RD	6/17/2021	120000	WD	03-ARM'S LENGTH	120000	76600	63.83333333	153176	107586	12414	45138.61386	0.275	2632	4.71657	26		401-Residential New	401
013-023-000-523-00	7423 US 23 NORTH	4/26/2021	59250	WD	21-NOT USED/OTHER	59250	70400	118.8185654	140762	24766	34484	114847.5234	0.300	1429	24.1316	26	013-023-000-5	401-Residential New	401
012-009-000-337-00	3580 FRENCH RD	2/7/2023	42000	WD	03-ARM'S LENGTH	42000	54500	129.7619048	109059	13174	28826	94935.64258	0.304	1871	15.4067	26		401-Residential New	401
013-027-000-172-00	6791 US 23 NORTH	5/28/2021	46000	WD	03-ARM'S LENGTH	45500	61500	135.1648352	123088	7537	37963	114406.9297	0.332	1080	35.1509	26		401-Residential New	401
013-023-000-523-00	7423 US 23 NORTH	10/7/2022	68000	WD	03-ARM'S LENGTH	68000	70400	103.5294118	140762	24766	43234	114847.5234	0.376	1429	30.2547	26	013-023-000-5	401-Residential New	401
018-103-000-228-00	2791 PEARL RD	5/5/2021	32000	LC	22-OUTLIER	32000	36600	114.375	73155	6769	25231	65728.71094	0.384	1073	23.5144	26		401-Residential New	401
013-033-000-585-00	5157 FRENCH RD	11/4/2022	46000	WD	03-ARM'S LENGTH	46000	47300	102.826087	94673	14337	31663	79540.59375	0.398	1456	21.7466	26		401-Residential New	401
013-028-000-300-00	6859 FRENCH RD	7/1/2022	70000	WD	03-ARM'S LENGTH	70000	42700	61	85401	16380	53620	127816.668	0.420	1696	31.6156	27		401-Residential New	401
018-320-000-014-00	2959 BLOOM RD	5/27/2021	60000	LC	03-ARM'S LENGTH	60000	64900	108.1666667	129703	6300	53700	122181.1875	0.440	1838	29.2165	26		401-Residential New	401
013-003-000-850-03	10120 US 23 NORTH	6/9/2021	19500	QC	21-NOT USED/OTHER	19500	9000	46.15384615	17956	8597	10903	24693.93164	0.442	840	12.9798	28		401-Residential New	401
012-009-000-806-00	3228 FRENCH RD	10/24/2022	40000	WD	03-ARM'S LENGTH	40000	41100	102.75	82222	6300	33700	75170.29688	0.448	1038	32.4663	26		401-Residential New	401
011-005-000-349-01	3486 LAY RD	1/23/2023	60000	WD	03-ARM'S LENGTH	60000	63300	105.5	126519	5922	54078	119402.9688	0.453	1212	44.6188	26		401-Residential New	401
012-009-000-337-00	3580 FRENCH RD	2/7/2023	59500	LC	21-NOT USED/OTHER	59500	54500	91.59663866	109059	13174	46326	94935.64258	0.488	1871	24.76	26		401-Residential New	401
011-005-000-305-00	2901 WERTH RD	3/8/2022	63000	CD	12-FROM LENDING IN	63000	56300	89.36507937	112631	12600	50400	99040.59375	0.509	1530	32.9412	26		401-Residential New	401
013-008-000-060-02	W LONG LAKE RD	4/21/2022	256000	WD	03-ARM'S LENGTH	256000	186200	72.734375	372433	160535	95465	187520.3594	0.509	2145	44.5058	22	013-005-000-5	401-Residential New	402
018-085-000-048-00	111 RUSSELL CT	9/29/2021	70000	WD	03-ARM'S LENGTH	70000	60700	86.71428571	121345	14245	55755	106039.6016	0.526	960	58.0781	26		401-Residential New	401
012-017-000-448-00	1445 LONG RAPIDS RD	7/28/2021	88000	WD	03-ARM'S LENGTH	87500	75600	86.4	151270	16792	70708	133146.5313	0.531	1440	49.1028	26		401-Residential New	401
013-014-000-169-00	8615 US 23 NORTH	4/13/2021	47900	OTH	03-ARM'S LENGTH	47900	23600	49.26931106	47293	14621	33279	60503.70313	0.550	872	38.164	27		401-Residential New	401
013-033-000-591-00	5033 FRENCH RD	9/30/2022	140000	WD	03-ARM'S LENGTH	140000	119300	85.21428571	238526	18900	121100	217451.4883	0.557	1649	73.4384	26		401-Residential New	401
012-006-000-571-01	4405 HAKEN RD	12/5/2022	75000	WD	03-ARM'S LENGTH	75000	55300	73.73333333	110576	30232	44768	79548.51563	0.563	1082	41.3752	26		401-Residential New	401
018-045-000-380-00	7688 US 23 SOUTH	12/14/2021	115000	WD	03-ARM'S LENGTH	115000	89500	77.82608696	179027	29332	85668	148212.875	0.578	1872	45.7628	26	011-027-000-0	401-Residential New	401
012-009-000-465-00	3336 FRENCH RD	8/2/2021	42000	MLC	21-NOT USED/OTHER	42000	34300	81.66666667	68695	5237	36763	62829.70313	0.585	936	39.2767	26		401-Residential New	401
013-015-000-090-00	2122 MAPLE GROVE RD	9/8/2021	28500	WD	03-ARM'S LENGTH	28500	21100	74.03508772	42269	9285	19215	32657.4248	0.588	1364	14.0872	26		401-Residential New	401
011-004-000-835-00	1048 BIRCH RD	8/20/2021	53900	OTH	08-ESTATE	53900	43400	80.51948052	86859	7622	46278	78452.47656	0.590	1200	38.565	26		401-Residential New	401
012-009-000-221-00	1277 HAMILTON RD	1/21/2022	55000	WD	03-ARM'S LENGTH	55000	41600	75.63636364	83129	12600	42400	69830.69531	0.607	1144	37.0629	26		401-Residential New	401
015-032-000-004-00	6555 BLOOM RD	4/5/2021	120000	WD	03-ARM'S LENGTH	116000	75800	65.34482759	151609	59311	56689	91384.15625	0.620	1664	34.0679	26		401-Residential New	401
013-014-000-846-00	8057 GUTCHESS RD	12/7/2022	136000	CD	03-ARM'S LENGTH	136000	106600	78.38235294	213259	7812	128188	203412.875	0.630	1872	68.4765	26		401-Residential New	401
013-023-000-360-07	7484 US 23 NORTH	1/3/2023	120000	WD	21-NOT USED/OTHER	120000	94000	78.33333333	187990	7030	112970	179168.3125	0.631	2450	46.1102	26		401-Residential New	401
013-025-000-225-05	4515 KIRCHOFF RD	11/5/2021	162000	WD	03-ARM'S LENGTH	162000	122200	75.43209877	244481	22210	139790	220070.2969	0.635	1724	81.0847	26		401-Residential New	401
013-030-000-120-00	6762 TRUCKEY RD	5/3/2022	66121	WD	03-ARM'S LENGTH	66121	47900	72.44294551	95760	10600	55521	84316.82813	0.658	1175	47.2519	26		401-Residential New	401
018-103-000-194-00	2620 US 23 SOUTH	9/16/2021	115900	WD	03-ARM'S LENGTH	115900	85900	74.11561691	171745	11171	104729	158984.1563	0.659	2420	43.2764	26		401-Residential New	401
013-027-000-770-00	6440 LONG LAKE RD	7/23/2021	75000	QC	09-FAMILY	75000	49100	65.46666667	98253	29777	45223	67798.02344	0.667	1540	29.3656	26	013-027-000-7	401-Residential New	401
018-140-000-110-00	10101 RENSBERRY RD	8/13/2021	62000	WD	03-ARM'S LENGTH	62000	42100	67.90322581	84110	24000	38000	54645.45348	0.695	1056	35.9848	29		401-Residential New	401
011-005-000-327-00	3378 LAY RD	1/20/2023	220000	LC	21-NOT USED/OTHER	220000	151900	69.04545455	303832	33995	186005	267165.353	0.696	3750	49.6013	26	011-005-000-3	401-Residential New	401
018-395-000-035-00	8912 US 23 SOUTH	9/15/2022	80000	WD	03-ARM'S LENGTH	80000	55000	68.75	109901	11145	68855	97778.21875	0.704	1125	61.2044	26		401-Residential New	401
018-205-000-015-00	4960 FRENCH RD	12/20/2021	81600	WD	03-ARM'S LENGTH	81600	53000	64.95098039	105961	24754	56846	80402.96875	0.707	1392	40.8376	26		401-Residential New	401
014-005-000-001-00	6171 HAMILTON RD	4/22/2022	95000	WD	03-ARM'S LENGTH	95000	43000	45.26315789	85922	57410	37590	52800	0.712	574	65.4878	HC		401-Residential New	401
011-034-000-763-00	8650 US 23 SOUTH	8/31/2022	20000	WD	03-ARM'S LENGTH	20000	8300	41.5	16621	6048	13952	19579.62891	0.713	396	35.2323	27		401-Residential New	401
013-009-000-185-00	9016 W LONG LAKE RD	4/1/2022	70000	QC	03-ARM'S LENGTH	70000	50800	72.57142857	101506	11151	58849	82140.90625	0.716	1716	34.2943	29		401-Residential New	401
012-009-000-806-00	3228 FRENCH RD	11/28/2022	61000	WD	03-ARM'S LENGTH	61000	41100	67.37704918	82222	6300	54700	75170.29688	0.728	1038	52.6975	26		401-Residential New	401
018-275-000-052-04	3773 ROBINETTE AVE	9/20/2021	115000	WD	03-ARM'S LENGTH	115000	75800	65.91304348	151538	16654	98346	133548.5156	0.736	1176	83.6276	26		401-Residential New	401
013-005-000-557-00	10145 W LONG LAKE RD	12/23/2021	64400																

012-029-000-501-00	1995 TAMRACK RD	5/3/2022	150000	WD	03-ARM'S LENGTH	150000	88700	59.13333333	177468	52290	97710	123938.6172	0.788	1018	95.9823	26	401-Residential New	401	
012-032-000-116-00	2130 HOBBS DR	11/22/2021	274000	WD	03-ARM'S LENGTH	274000	171100	62.44525547	342282	22224	251776	316889.1094	0.795	2432	103.526	26	401-Residential New	401	
013-027-000-782-00	6330 LONG LAKE RD	11/29/2021	89900	WD	03-ARM'S LENGTH	89900	54100	60.17797553	108167	16483	73417	90776.23438	0.809	1344	54.6257	26	401-Residential New	401	
011-010-000-443-00	3140 S PARTRIDGE POINT RC	9/24/2021	35000	WD	03-ARM'S LENGTH	35000	22400	64	44719	7863	27137	33505.45313	0.810	1344	20.1912	29	401-Residential New	401	
013-023-000-142-01	WEISS RD	10/19/2021	205000	WD	03-ARM'S LENGTH	205000	124200	60.58536585	248359	23992	181008	222145.5469	0.815	2084	86.856	22	013-023-000-1	401-Residential New	402
018-405-000-332-00	624 MICHIGAN AVE	8/24/2022	72500	WD	03-ARM'S LENGTH	72500	44300	61.10344828	88629	4495	68005	83300.99219	0.816	1324	51.3633	26	401-Residential New	401	
011-022-000-001-02	6100 US 23 SOUTH	10/25/2021	240000	WD	03-ARM'S LENGTH	240000	147200	61.33333333	294362	10773	229227	280781.1875	0.816	1872	122.45	26	401-Residential New	401	
012-007-000-283-00	2920 LONG RAPIDS RD	8/23/2021	75000	WD	03-ARM'S LENGTH	74000	45000	60.81081081	90030	6300	67700	82900.99219	0.817	1152	58.7674	26	401-Residential New	401	
013-026-000-552-00	3016 BLOOM RD	7/22/2022	150000	WD	03-ARM'S LENGTH	150000	90000	60	179978	23366	126634	155061.3906	0.817	1570	80.6586	26	401-Residential New	401	
012-004-000-591-00	1250 HAMILTON RD	12/12/2022	231000	WD	03-ARM'S LENGTH	231000	93800	40.60606061	187581	103276	127724	156120.3672	0.818	1630	78.3583	HC	012-009-000-2	401-Residential New	401
013-034-000-574-00	5060 US 23 NORTH	6/17/2021	120000	WD	03-ARM'S LENGTH	120000	72500	60.41666667	145019	11599	108401	132099.0156	0.821	1232	87.9878	26	401-Residential New	401	
018-125-000-037-00	104 WEBSTER RD	9/9/2021	55000	WD	03-ARM'S LENGTH	55000	32900	59.81818182	65744	8142	46858	57031.68359	0.822	768	61.013	26	401-Residential New	401	
018-405-000-158-00	518 MICHIGAN AVE	4/4/2022	55000	WD	03-ARM'S LENGTH	55000	33300	60.54545455	66673	3150	51850	62894.05859	0.824	838	61.8735	26	401-Residential New	401	
013-014-000-872-00	3864 MONAGHAN POINT RC	9/2/2021	189000	WD	03-ARM'S LENGTH	189000	112800	59.68253968	225662	15479	173521	208101.9844	0.834	1872	92.6928	26	401-Residential New	401	
013-002-000-525-00	10283 GRAND LAKE RD	9/29/2022	200000	WD	03-ARM'S LENGTH	200000	126800	63.4	253651	18354	181646	213906.3594	0.849	1728	105.119	29	401-Residential New	401	
013-027-000-804-00	6298 US 23 NORTH	1/12/2023	119000	WD	03-ARM'S LENGTH	119000	74700	62.77310924	149391	14657	104343	122485.4531	0.852	1248	83.6082	29	401-Residential New	401	
018-335-000-144-02	COWPER ST	11/21/2021	200003	WD	03-ARM'S LENGTH	200003	115300	57.64913526	230541	26762	173241	201761.3906	0.859	1922	90.1358	22	018-335-000-1	401-Residential New	402
018-045-000-212-01	8300 US 23 SOUTH	6/23/2021	47000	MLC	21-NOT USED/OTHER	47000	12100	25.74468085	24186	6300	40700	47192.61328	0.862	1144	35.5769	28	401-Residential New	401	
014-003-000-326-01	4746 HURON BEACH RD	9/9/2022	125000	WD	21-NOT USED/OTHER	125000	72400	57.92	144819	7228	117772	136228.7188	0.865	2490	47.298	26	401-Residential New	401	
013-026-000-552-00	3016 BLOOM RD	11/3/2022	160000	WD	03-ARM'S LENGTH	160000	90000	56.25	179978	23366	136634	155061.3906	0.881	1570	87.028	26	401-Residential New	401	
012-019-000-817-00	1161 LAKE WINYAH RD	3/7/2022	154900	WD	21-NOT USED/OTHER	154900	85900	55.45513234	171871	20973	133927	149403.9531	0.896	1272	105.289	26	401-Residential New	401	
018-037-000-006-00	137 BERNICE LN	8/19/2021	148500	WD	03-ARM'S LENGTH	146100	80400	55.03080082	160831	16372	129728	143028.7188	0.907	1604	80.8778	26	401-Residential New	401	
018-405-000-216-00	629 THUNDER BAY AVE	12/3/2021	132000	WD	03-ARM'S LENGTH	132000	71800	54.39393939	143667	10221	121779	132124.75	0.922	1590	76.5906	26	401-Residential New	401	
012-005-000-096-00	4630 FRENCH RD	11/2/2021	119000	WD	03-ARM'S LENGTH	119000	64200	53.94957983	128307	13073	105927	114093.0703	0.928	1440	73.5604	26	401-Residential New	401	
012-005-000-951-00	4020 FRENCH RD	10/31/2022	80000	WD	03-ARM'S LENGTH	80000	43100	53.875	86233	8862	71138	76604.95313	0.929	1036	68.666	26	401-Residential New	401	
014-003-000-340-00	4674 HURON BEACH RD	2/17/2023	25000	WD	03-ARM'S LENGTH	25000	8600	34.4	17143	6300	18700	20079.62891	0.931	384	48.6979	27	401-Residential New	401	
018-395-000-045-00	9134 CURTIS DR	11/1/2021	242000	WD	03-ARM'S LENGTH	242000	130600	53.96694215	261208	12714	229286	246033.6563	0.932	1500	152.857	26	401-Residential New	401	
011-005-000-281-00	2722 WERTH RD	8/9/2021	75000	WD	03-ARM'S LENGTH	75000	40100	53.46666667	80178	5678	69322	73762.375	0.940	1080	64.187	26	401-Residential New	401	
012-015-000-051-00	2708 LONG LAKE RD	10/7/2022	125000	WD	03-ARM'S LENGTH	125000	65100	52.08	130290	36145	88855	93212.86914	0.953	1480	60.0372	26	401-Residential New	401	
011-004-000-787-00	3372 US 23 SOUTH	2/16/2023	85000	WD	03-ARM'S LENGTH	85000	44300	52.11764706	88554	13062	71938	74744.55469	0.962	1300	55.3369	26	401-Residential New	401	
012-009-000-811-00	3236 FRENCH RD	6/15/2021	65000	WD	03-ARM'S LENGTH	63000	32500	51.58730159	64985	8518	54482	55907.92188	0.974	1056	51.5928	26	401-Residential New	401	
013-009-000-019-02	9925 W LONG LAKE RD	4/4/2022	295000	WD	03-ARM'S LENGTH	295000	151600	51.38983051	303164	26149	268851	274272.2813	0.980	2028	132.57	26	401-Residential New	401	
012-007-000-285-00	2912 LONG RAPIDS RD	6/15/2021	155000	WD	03-ARM'S LENGTH	155000	78800	50.83870968	157529	11378	143622	144703.9531	0.993	1024	140.256	26	401-Residential New	401	
014-003-000-274-00	5044 HURON BEACH RD	6/30/2021	143000	WD	03-ARM'S LENGTH	143000	72500	50.6993007	144989	16453	126547	127263.3672	0.994	1192	106.164	26	401-Residential New	401	
013-009-000-100-00	9490 W LONG LAKE RD	3/28/2023	50000	WD	03-ARM'S LENGTH	50000	15200	30.4	30430	18387	31613	31775.72656	0.995	916	34.512	28	401-Residential New	401	
012-017-000-296-00	1938 LONG RAPIDS RD	9/16/2022	110000	WD	03-ARM'S LENGTH	110000	55600	50.54545455	111175	10649	99351	99530.69531	0.998	2438	40.751	26	401-Residential New	401	
011-030-000-316-02	7315 SPRUCE RD	2/16/2022	152101	WD	03-ARM'S LENGTH	152101	76700	50.42701889	153479	17633	134468	134500.9844	1.000	1152	116.726	26	401-Residential New	401	
018-160-000-086-01	1277 HIGHLAND CRT	1/10/2022	154000	WD	03-ARM'S LENGTH	154000	77700	50.45454545	155274	10681	143319	143161.3906	1.001	2016	71.0908	26	018-160-000-0	401-Residential New	401
018-395-000-010-00	8848 US 23 SOUTH	7/27/2021	105000	WD	03-ARM'S LENGTH	105000	52900	50.38095238	105772	13429	91571	91428.71094	1.002	1120	81.7598	26	401-Residential New	401	
013-017-000-820-00	8180 FRENCH RD	12/2/2021	201000	WD	03-ARM'S LENGTH	201000	101100	50.29850746	202145	34166	166834	166315.8438	1.003	1194	139.727	26	401-Residential New	401	
013-008-000-124-00	9634 FRENCH RD	8/11/2021	87800	WD	03-ARM'S LENGTH	87800	46700	53.18906606	93464	20930	66870	65940	1.014	1056	63.3239	29	401-Residential New	401	
018-095-000-012-00	1145 ELIZABETH ST	7/18/2022	174000	WD	03-ARM'S LENGTH	174000	86000	49.42528736	171969	11644	162356	158737.625	1.023	1908	85.0922	26	401-Residential New	401	
013-033-000-608-00	1214 GUYOTTE RD	1/26/2023	98000	WD	03-ARM'S LENGTH	98000	48100	49.08163265	96265	14172	83828	81280.19531	1.031	1090	76.9064	26	401-Residential New	401	
018-405-000-544-00	724 MICHIGAN AVE	11/18/2022	75000	WD	03-ARM'S LENGTH	75000	36700	48.93333333	73484	12476	62524	60403.95912	1.035	824	75.8786	26	401-Residential New	401	
012-015-000-061-02	2732 LONG LAKE RD	7/29/2021	58000	WD	03-ARM'S LENGTH	57900	28300	48.87737478	56527	7030	50870	49006.92969	1.038	680	74.8088	26	401-Residential New	401	
013-008-000-150-00	10140 W LONG LAKE RD	8/18/2021	139900	WD	03-ARM'S LENGTH	139900	68200	48.7491065	136409	22210	117690	113068.3164	1.041	1248	94.3029	26	401-Residential New	401	
018-202-000-019-03	2690 LONG LAKE PARK RD	6/28/2022	266250	WD	03-ARM'S LENGTH	266250	129000	48.45070423	258044	6300	259950	249251.4844	1.043	2240	116.049	26	401-Residential New	401	
013-008-000-180-00	9618 FRENCH RD	5/27/2022	50000	LC	21-NOT USED/OTHER	50000	17800	35.6	35579	27440	22560	21474.93433	1.051	624	36.1538	28	401-Residential New	401	
013-014-000-793-01	8420 NORTHLAND AVE	6/28/2021	115000	WD	03-ARM'S LENGTH	115000	59400	51.65217391	118735	13118	101882	96015.45313	1.061	1560	65.309	29	401-Residential New	401	
018-405-000-076-02	533 THUNDER BAY AVE	12/31/2021	170000	WD	09-FAMILY	170000	79400	46.70588235	158848	22080	147920	135413.8594	1.092	2240	66.0357	26	401-Residential New	401	
018-250-000-014-00	6454 US 23 SOUTH	5/10/2022	40000	WD	03-ARM'S LENGTH	40000	8900	22.25	17770	6048	33952	30928.75977	1.098	840	40.419	28	401-Residential New	401	
011-004-000-865-00	1094 BIRCH RD	7/23/2021	150000	WD	03-ARM'S LENGTH	150000	69800	46.53333333	139542	19297	130703	119054.4531	1.098	1479	88.3725	26	401-Residential New	401	
011-004-000-901-00	1029 POHL RD	11/11/2022	68000	WD	03-ARM'S LENGTH	68000	31300	46.02941176	62695	11170	56830	51014.85156	1.114	912	62.3136	26	401-Residential New	401	
013-014-000-785-00	8515 US 23 NORTH	2/9/2023	175000	WD	03-ARM'S LENGTH	175000	80100	45.77142857	160129	19742	155258	138997.0273	1.117	1624	95.6022	26	401-Residential New	401	
013-014-000-803-00	8459 JEANETTA DR	10/14/2021	132000	WD	03-ARM'S LENGTH	132000	64900	49.16666667	129794	13577	118423	105651.8203	1.121	1456	81.3345	29	401-Residential New	401	
013-034-000-574-0																			

018-275-000-085-00	1261 HAMILTON RD	1/18/2023	125000	WD	03-ARM'S LENGTH	125000	56800	45.44	113577	26070	98930	86640.59375	1.142	1104	89.6105	26	401-Residential New	401	
018-275-000-085-00	1261 HAMILTON RD	4/29/2022	125000	WD	08-ESTATE	125000	56800	45.44	113577	26070	98930	86640.59375	1.142	1104	89.6105	26	401-Residential New	401	
012-009-000-425-00	3351 FRENCH RD	1/7/2022	150000	WD	03-ARM'S LENGTH	150000	66600	44.4	133243	6300	143700	125686.1364	1.143	1344	106.92	26	401-Residential New	401	
012-003-000-220-00	4550 LONG LAKE RD	10/28/2022	150000	WD	03-ARM'S LENGTH	150000	68300	45.53333333	136523	34635	115365	100879.2109	1.144	1536	75.1074	26	401-Residential New	401	
013-008-000-760-00	9360 FRENCH RD	5/17/2021	240000	WD	03-ARM'S LENGTH	240000	106800	44.5	213633	24183	215817	187574.25	1.151	2112	102.186	26	401-Residential New	401	
012-016-000-051-00	1132 US 23 NORTH	4/4/2022	95000	WD	03-ARM'S LENGTH	95000	42100	44.31578947	84117	13295	81705	70120.78906	1.165	952	85.8246	26	401-Residential New	401	
012-029-000-287-00	1343 KLINE RD	9/21/2022	118000	WD	03-ARM'S LENGTH	118000	51500	43.6440678	102959	7623	110377	94392.07813	1.169	1076	102.581	26	401-Residential New	401	
013-026-000-753-02	6414 WESSEL RD	6/10/2021	100000	WD	03-ARM'S LENGTH	100000	47800	47.8	95534	26180	73820	63049.08984	1.171	1408	52.429	29	401-Residential New	401	
013-009-000-172-00	9280 W LONG LAKE RD	9/8/2021	218000	WD	03-ARM'S LENGTH	218000	92700	42.52293578	185430	12600	205400	171118.8162	1.200	1339	153.398	26	401-Residential New	401	
013-003-000-426-00	2580 LONG LAKE PARK RD	9/20/2021	105000	WD	03-ARM'S LENGTH	105000	45100	42.95238095	90160	11696	93304	77687.125	1.201	1260	74.0508	26	013-003-000-4	401-Residential New	401
011-010-000-441-02	3134 S PARTRIDGE POINT RD	9/21/2021	130000	WD	03-ARM'S LENGTH	130000	59800	46	119501	12857	117143	96949.09375	1.208	1680	69.728	29	401-Residential New	401	
011-005-000-289-00	2694 WERTH RD	5/31/2022	168000	WD	14-INTO/OUT OF TRL	168000	71000	42.26190476	142007	9692	158308	131004.9531	1.208	1456	108.728	26	011-005-000-2	401-Residential New	401
012-019-000-576-00	2860 M32 W	12/8/2021	136000	WD	03-ARM'S LENGTH	136000	57000	41.91176471	114065	6300	129700	106698.0234	1.216	1365	95.0183	26	401-Residential New	401	
012-017-000-342-01	1789 LONG RAPIDS RD	12/14/2021	154000	WD	03-ARM'S LENGTH	154000	68300	44.35064935	136755	52039	101961	83877.22656	1.216	1064	95.828	26	012-018-000-0	401-Residential New	401
012-003-000-566-00	4534 US 23 NORTH	9/8/2021	144000	WD	03-ARM'S LENGTH	144000	60900	42.29166667	121759	18250	125750	102484.1563	1.227	1232	102.07	26	401-Residential New	401	
012-019-000-690-00	1190 LAKE WINYAH RD	10/5/2021	200000	WD	03-ARM'S LENGTH	200000	84900	42.45	169737	29645	170355	138704.9531	1.228	984	173.125	26	401-Residential New	401	
014-003-000-326-02	4756 HURON BEACH RD	9/9/2022	125000	WD	03-ARM'S LENGTH	125000	30600	24.48	61117	11298	113702	92257.40625	1.232	720	157.919	HC	401-Residential New	401	
011-034-000-787-00	8722 US 23 SOUTH	10/14/2021	129900	WD	03-ARM'S LENGTH	129900	54100	41.64742109	108137	9450	120450	97709.89844	1.233	1627	74.032	26	401-Residential New	401	
012-019-000-832-00	1115 LAKE WINYAH RD	2/28/2022	105000	WD	03-ARM'S LENGTH	105000	43900	41.80952381	87729	10600	94400	76365.34375	1.236	1064	88.7218	26	401-Residential New	401	
012-003-000-591-00	4301 US 23 NORTH	11/15/2022	134000	WD	21-NOT USED/OTHER	134000	55500	41.41791045	111085	13249	120751	96867.32813	1.247	1636	73.8087	26	401-Residential New	401	
012-019-000-527-00	1326 LAKE WINYAH RD	10/1/2021	129000	WD	03-ARM'S LENGTH	129000	53200	41.24031008	106303	11039	117961	94320.78906	1.251	1215	97.0872	26	401-Residential New	401	
018-090-000-013-00	1082 ELIZABETH ST	7/1/2021	165000	WD	03-ARM'S LENGTH	165000	66600	40.36363636	133259	10927	154073	121120.7891	1.272	1512	101.9	26	401-Residential New	401	
013-026-000-290-00	6911 LONG LAKE RD	6/28/2021	150000	WD	03-ARM'S LENGTH	150000	61700	41.13333333	123451	24679	125321	97794.05631	1.281	1515	82.7201	26	401-Residential New	401	
018-275-000-055-00	3780 ROBINETTE AVE	12/28/2022	215000	WD	03-ARM'S LENGTH	215000	84200	39.1627907	168447	15434	199566	151498.0215	1.317	1564	127.6	26	401-Residential New	401	
012-009-000-302-01	1133 HAMILTON RD	12/8/2022	90000	WD	03-ARM'S LENGTH	90000	38200	42.44444444	76450	12584	77416	58060	1.333	1128	68.6312	29	401-Residential New	401	
018-255-000-006-00	2115 VAN RD	6/9/2022	104000	WD	03-ARM'S LENGTH	104000	43500	41.82692308	87091	8553	95447	71398.17969	1.337	1512	63.1263	29	401-Residential New	401	
013-016-000-520-02	8385 FRENCH RD	8/16/2022	250000	LC	21-NOT USED/OTHER	250000	99200	39.68	198491	40614	209386	156313.8689	1.340	1976	105.965	26	401-Residential New	401	
011-030-000-400-00	7217 SPRUCE RD	5/18/2021	35000	WD	03-ARM'S LENGTH	35000	7500	21.42857143	15051	7182	27818	20762.5332	1.340	980	28.3857	28	401-Residential New	401	
012-029-000-287-00	1343 KLINE RD	1/9/2023	135000	WD	03-ARM'S LENGTH	135000	51500	38.14814815	102959	7623	127377	94392.07813	1.349	1076	118.38	26	401-Residential New	401	
012-003-000-910-02	4080 LONG LAKE RD	10/3/2022	142000	WD	03-ARM'S LENGTH	142000	58800	41.4084507	117696	11638	130362	96416.36719	1.352	1680	77.5964	29	401-Residential New	401	
012-005-000-531-00	4550 TRUCKEY RD	12/10/2021	175000	WD	03-ARM'S LENGTH	175000	72600	41.48571429	145272	57696	117304	86708.91205	1.353	912	128.623	26	401-Residential New	401	
013-031-000-255-01	2703 BOILORE RD	10/14/2021	172900	WD	03-ARM'S LENGTH	172900	67600	39.09774436	135174	24745	148155	109335.6406	1.355	1871	79.1849	26	401-Residential New	401	
012-019-000-816-00	1181 LAKE WINYAH RD	9/20/2022	285000	WD	03-ARM'S LENGTH	285000	110100	38.63157895	220159	31401	253599	186889.1094	1.357	2076	122.158	26	401-Residential New	401	
015-032-000-270-02	6125 BLOOM RD	1/13/2023	178000	WD	19-MULTI PARCEL AR	178000	72600	40.78651685	145192	66450	111550	77962.375	1.431	900	123.944	26	015-032-000-2	401-Residential New	401
014-003-000-280-00	5084 HURON BEACH RD	11/5/2021	69000	WD	03-ARM'S LENGTH	69000	25000	36.23188406	50004	6300	62700	43271.28906	1.449	480	130.625	26	401-Residential New	401	
011-011-000-090-07	2082 N PARTRIDGE POINT RD	5/31/2022	153000	WD	03-ARM'S LENGTH	153000	59600	38.95424837	119231	19184	133816	90951.82031	1.471	1440	92.9278	29	401-Residential New	401	
013-027-000-093-00	6930 LONG LAKE RD	12/3/2021	50000	WD	03-ARM'S LENGTH	50000	9900	19.8	19868	9450	40550	27488.12646	1.475	854	47.4824	28	401-Residential New	401	
018-220-000-092-00	8325 THIEM CANAL RD	9/8/2022	120000	WD	03-ARM'S LENGTH	120000	47400	39.5	94867	6300	113700	77014.78125	1.476	936	121.474	31	401-Residential New	401	
018-400-000-055-00	4308 CHELSEA DR	11/12/2021	150000	WD	03-ARM'S LENGTH	150000	52200	34.8	104418	7579	142421	95880.19531	1.485	1084	131.385	26	401-Residential New	401	
011-004-000-785-00	3334 US 23 SOUTH	10/28/2022	175000	WD	03-ARM'S LENGTH	175000	60400	34.51428571	120756	10311	164689	109351.4844	1.506	1886	87.3218	26	401-Residential New	401	
012-009-000-381-01	3475 FRENCH RD	12/20/2021	180000	WD	03-ARM'S LENGTH	180000	61700	34.27777778	123430	8808	171192	113487.125	1.508	1184	144.588	26	401-Residential New	401	
012-018-000-801-03	2349 LAKE WINYAH RD	8/23/2022	275700	WD	03-ARM'S LENGTH	275700	94100	34.13130214	188208	23409	252291	163167.3281	1.546	1976	127.678	26	401-Residential New	401	
012-032-000-293-00	2640 WERTH RD	12/28/2021	455000	WD	03-ARM'S LENGTH	455000	158300	34.79120879	316532	63149	391851	250874.25	1.562	2763	141.821	26	401-Residential New	401	
011-034-000-791-00	8794 US 23 SOUTH	10/7/2022	175000	WD	03-ARM'S LENGTH	175000	56200	32.11428571	112387	12820	162180	98581.1875	1.645	1456	111.387	26	401-Residential New	401	
018-085-000-031-00	120 RUSSELL CT	8/3/2022	145000	WD	03-ARM'S LENGTH	145000	46700	32.20689655	93430	14328	130672	78318.8125	1.668	1104	118.362	26	401-Residential New	401	
012-018-000-571-00	2240 LAKE WINYAH RD	10/26/2022	264900	WD	03-ARM'S LENGTH	264900	92300	34.84333711	184550	61719	203181	121614.8555	1.671	1360	149.398	26	401-Residential New	401	
018-150-000-001-00	GENSCHAW RD	12/17/2021	100000	WD	03-ARM'S LENGTH	100000	32000	32	64002	9443	90557	54018.8125	1.676	0	#DIV/0!	26	401-Residential New	401	
012-003-000-551-00	4541 US 23 NORTH	5/5/2021	200000	WD	03-ARM'S LENGTH	195000	61100	31.33333333	122203	13325	181675	107800	1.685	1566	116.012	26	401-Residential New	401	
011-004-000-887-00	1085 POHL RD	12/9/2022	129000	WD	03-ARM'S LENGTH	129000	39400	30.54263566	78823	6313	122687	71792.07813	1.709	1150	106.684	26	401-Residential New	401	
018-405-000-214-00	625 THUNDER BAY AVE	4/20/2022	61000	WD	03-ARM'S LENGTH	61000	18800	30.81967213	37651	4095	56905	33223.76172	1.713	600	94.8417	26	401-Residential New	401	
018-275-000-060-00	3786 ROBINETTE AVE	8/8/2022	185000	WD	03-ARM'S LENGTH	185000	56500	30.54054054	112973	16146	168854	95868.32031	1.761	912	185.147	26	401-Residential New	401	
018-405-000-162-00	522 MICHIGAN AVE	11/23/2022	132900	WD	03-ARM'S LENGTH	132900	35800	26.93754703	71506	6735	126165	64129.70313	1.967	1016	124.178	26	401-Residential New	401	
012-030-000-013-00	1046 TAMRACK RD	9/8/2022	116000	WD	03-ARM'S LENGTH	116000	31000	26.72413793	62001	5091	110909	56346.53516	1.968	900	123.232	26	401-Residential New	401	
012-016-000-076-00	2513 FRENCH RD	3/25/2023	40000	WD	03-ARM'S LENGTH	40000	5200	13	10470	4949	35051	14567.28223	2.406	744	47.1116	28	401-Residential New	401	
013-014-000-800-00	8445 GUTCHESS RD	12/30/2022	380000	WD	19-MULTI PARCEL AR	380000	100400	26.42105263	200658	88211	291789	111333.6641	2.621	1150	253.73	26	013-014-000-1		

Alpena Township- 2024 ECF Analysis Residential City Lots

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels ii	Land Table	Property Class
012-029-000-839-00	1440 HOBBS DR	8/2/2022	55000	WD	03-ARM'S LENGTH	55000	86100	156.5454545	172293	22215	32785	148592.0781	0.221	1260	26.0198	26		401-ResCityLot	401
018-103-000-187-00	2388 GORDON RD	6/6/2022	70000	WD	03-ARM'S LENGTH	70000	73300	104.7142857	146651	26358	43642	119101.9766	0.366	1292	33.7786	26	012-033-000-6	401-ResCityLot	401
012-032-000-082-00	2050 AUTUMN DR	7/18/2022	55000	WD	03-ARM'S LENGTH	55000	54000	98.18181818	108039	13981	41019	93126.73438	0.440	896	45.7801	26		401-ResCityLot	401
018-285-000-180-00	1205 ELDENS DR	4/28/2022	62500	WD	03-ARM'S LENGTH	62500	56800	90.88	113611	13905	48595	98718.8125	0.492	864	56.2442	26		401-ResCityLot	401
018-285-000-164-00	1271 ELDENS DR	8/4/2022	100000	WD	03-ARM'S LENGTH	100000	89400	89.4	178815	16619	83381	160590.0938	0.519	1864	44.7323	26		401-ResCityLot	401
018-285-000-126-00	1212 ELDENS DR	7/26/2022	100000	WD	03-ARM'S LENGTH	100000	81600	81.6	163228	24501	75499	137353.4688	0.550	1548	48.772	26		401-ResCityLot	401
018-315-000-225-00	116 COLORADO RD	5/21/2021	80000	WD	03-ARM'S LENGTH	80000	63500	79.375	126918	16075	63925	109745.5469	0.582	1344	47.5632	26		401-ResCityLot	401
011-004-000-031-00	WAYNE RD	9/10/2021	130000	WD	03-ARM'S LENGTH	130000	98700	75.92307692	197214	28733	101267	166812.875	0.607	2058	49.2065	22	011-004-000-0	401-ResCityLot	401
012-032-000-906-00	2379 WERTH RD	6/7/2021	80000	LC	03-ARM'S LENGTH	80000	58200	72.75	116473	14500	65500	100963.3691	0.649	1318	49.6965	26		401-ResCityLot	401
011-004-000-101-00	1098 MEYERS RD	4/9/2021	47000	WD	03-ARM'S LENGTH	47000	33200	70.63829787	66428	8015	38985	57834.65234	0.674	896	43.51	26		401-ResCityLot	401
011-004-000-033-00	1281 WAYNE RD	9/10/2021	130000	WD	03-ARM'S LENGTH	130000	93000	71.53846154	185911	17430	112570	166812.875	0.675	2058	54.6987	26		401-ResCityLot	401
018-165-000-011-00	1210 CRESTVIEW DR	2/28/2022	72500	WD	03-ARM'S LENGTH	72500	50300	69.37931034	100663	11077	61423	88699.00781	0.692	1092	56.2482	26		401-ResCityLot	401
012-032-000-142-00	2421 HOBBS DR	5/24/2021	55000	WD	03-ARM'S LENGTH	55000	37600	68.36363636	75254	9080	45920	65518.8125	0.701	768	59.7917	26		401-ResCityLot	401
018-335-000-216-00	2323 HOBBS DR	10/28/2022	160000	WD	03-ARM'S LENGTH	160000	109300	68.3125	218630	18702	141298	197948.5156	0.714	1800	78.4989	26		401-ResCityLot	401
011-004-000-324-00	3160 PIPER RD	7/14/2021	90000	WD	03-ARM'S LENGTH	90000	60200	66.88888889	120319	16510	73490	102781.1875	0.715	1368	53.7208	26		401-ResCityLot	401
011-004-000-527-00	3320 PIPER RD	5/24/2021	169000	WD	03-ARM'S LENGTH	169000	111000	65.68047337	222099	27397	141603	192774.25	0.735	1487	95.2273	26		401-ResCityLot	401
018-260-000-310-00	211 PRINCETON AVE	9/30/2021	165000	WD	03-ARM'S LENGTH	165000	108200	65.57575758	216342	16618	148382	197746.5313	0.750	2228	66.5987	26		401-ResCityLot	401
018-285-000-138-00	1248 ELDENS DR	8/30/2021	175000	WD	03-ARM'S LENGTH	175000	113900	65.08571429	227809	22376	152624	203399.0156	0.750	1925	79.2852	26	018-285-000-1	401-ResCityLot	401
018-215-000-012-00	2428 DIAMOND DR	6/3/2021	117000	WD	03-ARM'S LENGTH	117000	75000	64.1025641	150047	17650	99350	131086.1406	0.758	1248	79.6074	26		401-ResCityLot	401
018-105-000-010-00	900 GRIFFITH ST	11/2/2021	70000	WD	03-ARM'S LENGTH	70000	44300	63.28571429	88517	12688	57312	75078.21875	0.763	1288	44.4969	26		401-ResCityLot	401
018-355-000-035-00	1093 WAYNE RD	6/15/2021	100000	WD	03-ARM'S LENGTH	100000	63000	63	126050	9000	91000	115891.0859	0.785	2226	40.8805	26		401-ResCityLot	401
012-032-000-820-00	2360 WERTH RD	7/11/2021	95000	WD	03-ARM'S LENGTH	95000	59000	62.10526316	118031	13994	81006	103006.9297	0.786	1204	67.2807	26		401-ResCityLot	401
011-004-000-529-00	3332 PIPER RD	9/25/2022	109500	WD	03-ARM'S LENGTH	109500	66300	60.54794521	132637	18220	91280	113284.1563	0.806	2040	44.7451	26		401-ResCityLot	401
011-004-000-016-01	1040 WAYNE RD	6/11/2021	158000	WD	03-ARM'S LENGTH	158000	94600	59.87341772	189133	29052	128948	158496.0469	0.814	1380	93.4406	26		401-ResCityLot	401
018-180-000-112-00	1225 PEBBLE AVE	8/19/2021	127900	WD	03-ARM'S LENGTH	127900	76700	59.96872557	153387	10993	116907	140984.1563	0.829	2010	58.1627	26		401-ResCityLot	401
018-137-000-013-00	548 FOREST HILLS DR	11/8/2021	260000	WD	03-ARM'S LENGTH	260000	129400	49.76923077	258860	12659	247341	296627.7188	0.834	1778	139.112	24		401-ResCityLot	401
018-430-000-165-00	2261 WOODVIEW DR	11/22/2021	240000	WD	03-ARM'S LENGTH	240000	137300	57.20833333	274645	69995	170005	202623.7656	0.839	1858	91.4989	26		401-ResCityLot	401
012-032-000-906-00	2379 WERTH RD	4/26/2022	99900	WD	03-ARM'S LENGTH	99900	58200	58.25825826	116473	14500	85400	100963.3691	0.846	1318	64.7951	26		401-ResCityLot	401
018-215-000-085-00	2457 DIAMOND DR	7/28/2021	173000	WD	03-ARM'S LENGTH	173000	99100	57.28323699	198275	15918	157082	180551.4844	0.870	1879	83.5987	26		401-ResCityLot	401
012-032-000-183-07	2630 HOBBS DR	4/18/2022	165000	QC	03-ARM'S LENGTH	165000	93400	56.60606061	186782	26305	138695	158888.125	0.873	1144	121.237	26		401-ResCityLot	401
018-280-000-065-00	1208 WAYNE RD	7/18/2021	160000	WD	03-ARM'S LENGTH	160000	90400	56.5	180818	15228	144772	163950.5	0.883	1350	107.239	26		401-ResCityLot	401
018-225-000-080-00	239 WOODLAND DR	5/18/2021	139000	WD	03-ARM'S LENGTH	139000	77100	55.4676259	154244	24928	114072	128035.6406	0.891	1285	88.772	26		401-ResCityLot	401
018-335-000-170-00	804 SHELLY ST	8/20/2021	165000	WD	03-ARM'S LENGTH	160000	89700	56.0625	179305	12802	147198	164854.4531	0.893	1950	75.4862	26		401-ResCityLot	401
011-004-000-017-00	3080 US 23 SOUTH	10/26/2021	103000	WD	03-ARM'S LENGTH	103000	56100	54.46601942	112164	14400	88600	96796.03906	0.915	1334	66.4168	26		401-ResCityLot	401
018-440-000-025-00	2420 TIMBER LN	9/13/2021	165900	WD	03-ARM'S LENGTH	165900	90400	54.49065702	180758	19038	146862	160118.8125	0.917	1580	92.9506	26		401-ResCityLot	401
018-399-000-012-00	117 BARRINGTON CIR	11/2/2022	315000	WD	03-ARM'S LENGTH	315000	142600	45.26984127	285191	24305	290695	314320.4688	0.925	2070	140.432	24		401-ResCityLot	401
012-016-000-375-00	501 SUNSET BLVD	4/15/2021	155500	WD	03-ARM'S LENGTH	155500	83100	53.44051447	166270	25826	129674	139053.4678	0.933	1778	72.9325	26		401-ResCityLot	401
018-399-000-020-00	129 BARRINGTON CIR	6/17/2022	301000	WD	03-ARM'S LENGTH	301000	135800	45.11627907	271586	35823	265177	284051.8125	0.934	1723	153.904	24		401-ResCityLot	401
018-165-000-022-00	1320 CRESTVIEW DR	6/4/2021	254000	WD	03-ARM'S LENGTH	254000	136200	53.62204724	272410	23765	230235	246183.1719	0.935	2268	101.515	26	018-430-000-1	401-ResCityLot	401
012-016-000-350-00	2384 GENSCHAW RD	6/23/2021	84900	OTH	03-ARM'S LENGTH	84900	45300	53.35689046	90686	12163	72737	77745.54688	0.936	936	77.7105	26		401-ResCityLot	401
018-165-000-022-00	1320 CRESTVIEW DR	6/4/2021	254000	WD	03-ARM'S LENGTH	254000	136000	53.54330709	272046	23401	230599	246183.1719	0.937	2268	101.675	26		401-ResCityLot	401
018-103-000-040-00	507 NORTH ST	9/10/2021	80000	WD	03-ARM'S LENGTH	80000	42700	53.375	85328	11769	68231	72830.69531	0.937	825	82.7042	26		401-ResCityLot	401
018-260-000-067-00	109 SUNSET BLVD	11/23/2021	215000	WD	03-ARM'S LENGTH	215000	114900	53.44186047	229701	12000	203000	215545.5469	0.942	3099	65.505	26		401-ResCityLot	401
018-435-000-060-00	2357 SANDY LN	6/28/2021	172900	WD	03-ARM'S LENGTH	172900	92000	53.20994795	183959	15306	157594	166983.1719	0.944	2071	76.0956	26		401-ResCityLot	401
018-399-000-026-00	107 GLENRIDGE ST	1/12/2022	340000	WD	03-ARM'S LENGTH	340000	150600	44.29411765	301126	19701	320299	339066.25	0.945	2614	122.532	24		401-ResCityLot	401
018-180-000-106-00	1268 FERNCLIFF DR	5/12/2022	172000	WD	08-ESTATE	172000	91200	53.02325581	182470	13091	158909	167701.9844	0.948	1676	94.8144	26		401-ResCityLot	401
011-004-000-385-00	3279 PIPER RD	5/10/2021	125000	WD	03-ARM'S LENGTH	125000	65500	52.4	131014	23922	101078	106031.6797	0.953	1008	100.276	26		401-ResCityLot	401
018-355-000-035-00	1093 WAYNE RD	1/28/2022	119500	WD	03-ARM'S LENGTH	119500	63000	52.71966527	126050	9000	110500	115891.0859	0.953	2226	49.6406	26		401-ResCityLot	401
018-088-000-018-00	102 KENSINGTON CRT	5/21/2021	230000	WD	03-ARM'S LENGTH	228000	99200	43.50877193	198329	24383	203617	209573.5	0.972	1725	118.039	24		401-ResCityLot	401
012-033-000-659-01	2474 GORDON RD	4/8/2021	110000	WD	03-ARM'S LENGTH	109000	55400	50.82568807	110829	20911	88089	89027.72656	0.989	912	96.5888	26		401-ResCityLot	401
011-004-000-111-00	1091 MEYERS RD	12/26/2022	60000	LC	21-NOT USED/OTHE	60000	18500	30.83333333	37097	9585	50415	50948.14844	0.990	1008	50.0149	27		401-ResCityLot	401
018-260-000-037-00	112 PRINCETON AVE	6/1/2021	234000	WD	03-ARM'S LENGTH	234000	119000	50.85470085	237960	25155	208845	210698.0156	0.991	2511	83.172	26	018-260-000-0	401-ResCityLot	401
018-180-000-142-00	970 HILTON DR	3/18/2022	174900	WD	03-ARM'S LENGTH	174900	88800	50.77186964	177696	21956	152944	154198.0156	0.992	1536	99.5729	26			

012-032-000-026-00	1005 GRANT ST	9/27/2021	159900	WD	03-ARM'S LENGTH	159900	78100	48.84302689	156137	25359	134541	129483.166	1.039	1528	88.0504	26	401-ResCityLot	401	
018-075-000-034-00	100 KLEMENS DR	9/13/2022	149900	WD	03-ARM'S LENGTH	149900	72900	48.63242161	145757	17484	132416	127002.9688	1.043	1824	72.5965	26	401-ResCityLot	401	
011-004-000-021-00	1027 WAYNE RD	9/13/2021	102000	WD	03-ARM'S LENGTH	102000	49600	48.62745098	99177	16809	85191	81552.47656	1.045	1120	76.0634	26	401-ResCityLot	401	
018-295-000-035-00	1050 PINE RD	11/8/2021	75000	WD	03-ARM'S LENGTH	75000	36200	48.26666667	72377	10222	64778	61539.60547	1.053	848	76.3892	26	401-ResCityLot	401	
018-260-000-050-00	110 SUNSET BLVD	10/8/2021	96000	WD	03-ARM'S LENGTH	96000	46200	48.125	92395	15867	80133	75770.29688	1.058	962	83.2983	26	401-ResCityLot	401	
018-295-000-053-00	1116 PINE RD	4/1/2021	79500	WD	03-ARM'S LENGTH	79500	38100	47.9245283	76247	9000	70500	66581.1875	1.059	960	73.4375	26	401-ResCityLot	401	
012-017-000-120-00	140 FOXBORO DR	8/12/2022	329000	WD	03-ARM'S LENGTH	329000	156700	47.62917933	313357	15000	314000	295402.9688	1.063	1884	166.667	26	401-ResCityLot	401	
018-358-000-010-00	2188 SOMMERSET DR	11/19/2021	275000	WD	03-ARM'S LENGTH	275000	129600	47.12727273	259173	21691	253309	235130.6875	1.077	1680	150.779	26	401-ResCityLot	401	
012-029-000-879-00	1492 HOBBS DR	10/7/2022	135000	WD	03-ARM'S LENGTH	135000	62600	46.37037037	125236	21594	113406	102615.8438	1.105	1120	101.255	26	401-ResCityLot	401	
018-440-000-020-00	2414 TIMBER LN	12/20/2021	275000	WD	03-ARM'S LENGTH	275000	125400	45.6	250853	22792	252208	225802.9688	1.117	1974	127.765	26	401-ResCityLot	401	
018-335-000-198-00	2233 HOBBS DR	7/11/2022	144900	WD	03-ARM'S LENGTH	144900	66100	45.61766736	132193	18894	126006	112177.2266	1.123	988	127.536	26	401-ResCityLot	401	
018-165-000-025-00	1330 CRESTVIEW DR	6/23/2021	199000	WD	03-ARM'S LENGTH	199000	88700	44.57286432	177471	15726	183274	160143.5625	1.144	2912	62.9375	26	018-165-000-0	401-ResCityLot	401
012-033-000-659-01	2474 GORDON RD	9/23/2021	123000	WD	03-ARM'S LENGTH	123000	55400	45.04065041	110829	20911	102089	89027.72656	1.147	912	111.94	26	401-ResCityLot	401	
018-425-000-272-01	1022 WILKE ST	3/17/2023	197000	WD	03-ARM'S LENGTH	197000	87500	44.41624365	175041	16616	180384	156856.4375	1.150	2004	90.012	26	401-ResCityLot	401	
012-017-000-440-00	1442 LONG RAPIDS RD	8/25/2022	131500	WD	03-ARM'S LENGTH	131500	57900	44.03041825	115836	14005	117495	100822.7734	1.165	1362	86.2665	26	401-ResCityLot	401	
018-070-000-023-00	471 PRINCETON AVE	10/28/2021	254900	WD	03-ARM'S LENGTH	254900	111100	43.58571989	222239	14955	239945	205231.6816	1.169	2316	103.603	26	401-ResCityLot	401	
018-175-000-080-00	1399 FERNCLIFF DR	8/18/2021	175000	WD	03-ARM'S LENGTH	175000	77000	44	153975	25409	149591	127293.0703	1.175	1540	97.137	26	018-175-000-0	401-ResCityLot	401
011-004-000-033-00	1281 WAYNE RD	2/28/2023	225000	WD	19-MULTI PARCEL AI	225000	98700	43.86666667	197214	28733	196267	166812.875	1.177	2058	95.3678	26	011-004-000-0	401-ResCityLot	401
018-070-000-002-00	401 SUNSET BLVD	5/18/2021	143000	WD	03-ARM'S LENGTH	143000	62400	43.63636364	124840	19036	123964	104756.4375	1.183	1216	101.944	26	401-ResCityLot	401	
018-315-000-140-00	150 COLORADO RD	11/23/2022	82000	WD	03-ARM'S LENGTH	82000	35900	43.7804878	71760	13178	68822	58001.98047	1.187	816	84.3407	26	401-ResCityLot	401	
012-032-000-134-00	2387 HOBBS DR	12/23/2021	130000	WD	03-ARM'S LENGTH	130000	56500	43.46153846	112991	15999	114001	96031.67969	1.187	962	118.504	26	401-ResCityLot	401	
018-105-000-008-00	812 ANTHONY ST	12/15/2021	91900	WD	03-ARM'S LENGTH	91900	43300	47.1164309	86518	19590	72310	60843.63672	1.188	1080	66.9537	29	401-ResCityLot	401	
018-260-000-324-00	206 SUNSET BLVD	7/22/2021	150000	LC	03-ARM'S LENGTH	150000	64300	42.86666667	128644	16302	133698	111229.7031	1.202	1576	84.8338	26	401-ResCityLot	401	
018-260-000-324-00	206 SUNSET BLVD	7/14/2021	150000	WD	03-ARM'S LENGTH	150000	64300	42.86666667	128644	16302	133698	111229.7031	1.202	1576	84.8338	26	401-ResCityLot	401	
018-165-000-015-00	1260 CRESTVIEW DR	6/2/2021	115000	WD	03-ARM'S LENGTH	115000	49800	43.30434783	99564	18776	96224	79988.11719	1.203	1040	92.5231	26	401-ResCityLot	401	
018-425-000-230-00	1114 WILKE ST	8/30/2022	139000	WD	03-ARM'S LENGTH	139000	59400	42.73381295	118789	14698	124302	103060.3984	1.206	1040	119.521	26	401-ResCityLot	401	
018-075-000-089-00	536 BRENTWOOD DR	8/31/2021	179900	WD	03-ARM'S LENGTH	179900	76000	42.24569205	152071	11354	168546	139323.7656	1.210	1516	111.178	26	401-ResCityLot	401	
012-017-000-440-00	1442 LONG RAPIDS RD	12/9/2022	136000	OTH	21-NOT USED/OTHE	136000	57900	42.57352941	115836	14005	121995	100822.7734	1.210	1362	89.5705	26	401-ResCityLot	401	
018-070-000-033-00	430 PRINCETON AVE	12/20/2021	160000	WD	03-ARM'S LENGTH	160000	67900	42.4375	135784	15152	144848	119437.625	1.213	1288	112.46	26	401-ResCityLot	401	
018-260-000-335-00	201 SUNSET BLVD	11/15/2021	240000	WD	03-ARM'S LENGTH	240000	96900	40.375	193789	13347	226653	178655.4531	1.269	1603	141.393	26	401-ResCityLot	401	
018-075-000-090-00	532 BRENTWOOD DR	11/29/2022	190000	WD	03-ARM'S LENGTH	190000	75400	39.68421053	150881	14806	175194	134727.7188	1.300	1480	118.374	26	401-ResCityLot	401	
018-070-000-001-00	460 SUNSET BLVD	9/1/2022	248111	WD	03-ARM'S LENGTH	248111	97400	39.25662304	194743	21872	226239	171159.4063	1.322	1324	170.875	26	401-ResCityLot	401	
018-295-000-065-00	1142 PINE RD	12/21/2021	120000	WD	03-ARM'S LENGTH	120000	51400	42.83333333	102762	19752	100248	75463.63281	1.328	1196	83.8194	29	401-ResCityLot	401	
018-435-000-070-00	2345 SANDY LN	9/13/2022	280000	WD	03-ARM'S LENGTH	280000	107600	38.42857143	215152	14941	265059	198228.7188	1.337	1346	196.923	26	401-ResCityLot	401	
018-260-000-066-00	105 SUNSET BLVD	9/26/2022	255000	WD	03-ARM'S LENGTH	255000	98600	38.66666667	197203	19565	235435	175879.2031	1.339	2036	115.636	26	401-ResCityLot	401	
018-075-000-053-00	466 MARYWOOD DR	12/2/2022	184900	WD	03-ARM'S LENGTH	184900	71400	38.61546782	142717	14327	170573	127118.8125	1.342	1920	88.8401	26	401-ResCityLot	401	
018-355-000-055-03	1127 WAYNE RD	7/22/2022	137000	WD	03-ARM'S LENGTH	137000	52900	38.61313869	105730	13087	123913	91725.74219	1.351	1316	94.1588	26	401-ResCityLot	401	
012-032-000-902-00	2399 WERTH RD	5/27/2021	125000	WD	03-ARM'S LENGTH	125000	47700	38.16	95385	12695	112305	81871.28906	1.372	1229	91.3792	26	401-ResCityLot	401	
018-103-000-154-00	3103 LOWELL AVE	4/15/2022	102000	WD	03-ARM'S LENGTH	102000	39300	38.52941176	78585	13972	88028	63973.26563	1.376	726	121.251	26	401-ResCityLot	401	
011-004-000-322-00	3154 PIPER RD	3/2/2023	139000	WD	03-ARM'S LENGTH	139000	52600	37.84172662	105208	12223	126777	92064.35938	1.377	896	141.492	26	401-ResCityLot	401	
011-004-000-048-00	1246 WOODLANE DR	10/4/2021	112000	WD	03-ARM'S LENGTH	112000	42300	37.76785714	84577	10164	101836	73676.23438	1.382	1220	83.4721	26	401-ResCityLot	401	
018-315-000-165-00	140 COLORADO RD	12/1/2022	105000	WD	03-ARM'S LENGTH	105000	39700	37.80952381	79410	11904	93096	66837.625	1.393	936	99.4615	26	401-ResCityLot	401	
012-017-000-409-01	730 GOLF COURSE RD	7/1/2022	299000	WD	03-ARM'S LENGTH	299000	111800	37.39130435	223693	27146	271854	194600.9844	1.397	1708	159.165	26	401-ResCityLot	401	
018-175-000-010-00	1101 WILLOWDALE DR	5/11/2022	158000	WD	08-ESTATE	158000	57500	36.39240506	114920	11570	146430	102326.7344	1.431	1176	124.515	26	401-ResCityLot	401	
018-290-000-190-01	1286 WOODLANE DR	5/17/2022	161000	WD	03-ARM'S LENGTH	161000	56300	34.9689441	112619	16091	144909	95572.27344	1.516	1223	118.487	26	401-ResCityLot	401	
011-004-000-107-02	1115 MEYERS RD	10/21/2022	139000	WD	19-MULTI PARCEL AI	139000	52400	37.69784173	104758	37028	101972	67059.40625	1.521	1052	96.9316	26	011-004-000-1	401-ResCityLot	401
018-410-000-062-00	706 BROOKE ST	11/1/2021	135000	WD	03-ARM'S LENGTH	135000	47000	34.81481481	94094	13538	121462	79758.41406	1.523	1344	90.3735	26	401-ResCityLot	401	
018-280-000-110-00	1247 WAYNE RD	8/10/2021	180000	WD	03-ARM'S LENGTH	180000	61500	34.16666667	123016	20409	159591	101591.0859	1.571	1476	108.124	26	401-ResCityLot	401	
018-165-000-001-00	1200 CRESTVIEW DR	6/9/2022	150000	WD	03-ARM'S LENGTH	150000	48700	32.46666667	97304	11983	138017	84476.23438	1.634	1008	136.922	26	401-ResCityLot	401	
018-075-000-014-00	407 MARYWOOD DR	8/1/2022	210000	WD	03-ARM'S LENGTH	210000	66400	31.61904762	132763	12752	197248	118822.7734	1.660	1902	103.706	26	401-ResCityLot	401	
018-260-000-359-00	206 PARTRIDGE AVE	8/16/2022	190000	WD	03-ARM'S LENGTH	190000	60300	31.73684211	120509	16420	173580	103058.4141	1.684	1092	158.956	26	401-ResCityLot	401	
018-075-000-045-00	435 VICTORIA DR	8/5/2022	160000	WD	03-ARM'S LENGTH	160000	50000	31.25	100065	16065	143935	83168.32031	1.731	960	149.932	26	401-ResCityLot	401	
018-425-000-210-00	1163 WILKE ST	3/31/2022	40000	WD	03-ARM'S LENGTH	40000	13500	33.75	26905	9600	30400	17133.66406	1.774	0	#DIV/0!	26	401-ResCityLot	401	
018-165-000-011-00	1210 CRESTVIEW DR	3/7/2023	175000	WD	03-ARM'S LENGTH	175000	50300	28.74285714	100663	11077	163923	88699.00781	1.848	1092	150.113	26	401-ResCityLot	401	
018-290-000-205-00	1291 WOODLANE DR	8/25/2022	160000	WD	03-ARM'S LENGTH	160000	47400	29.625	94763	16516	143484	77472.27344	1.852	1020	140.671	26	4		

Alpena Township- 2024 ECF Analysis Residential Golf Course Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/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
012-016-000-116-00	1330 GOLF COURSE RD	5/17/2021	90000	WD	09-FAMILY	90000	88900	98.77777778	177755	21737	68263	154473.2656	0.442	1902	35.89012	26		401-Golf Course	401
018-426-000-014-03	445 PARTRIDGE AVE	8/22/2022	399900	WD	03-ARM'S LENGTH	399900	247000	61.76544136	493922	34623	365277	454751.5	0.803	3280	111.3649	26		401-Golf Course	401
012-016-000-124-00	1288 GOLF COURSE RD	12/16/2022	134000	WD	03-ARM'S LENGTH	134000	78300	58.43283582	156652	42605	91395	112917.8203	0.809	1588	57.55353	26		401-Golf Course	401
018-130-000-015-00	116 BIRDIE LN	1/10/2022	119000	WD	03-ARM'S LENGTH	119000	68700	57.73109244	137414	16378	102622	119837.625	0.856	1422	72.16737	26		401-Golf Course	401
018-150-000-114-01	1181 DOW DR	6/2/2021	210000	WD	03-ARM'S LENGTH	210000	119700	57	239483	36773	173227	200702.9688	0.863	2328	74.41022	26		401-Golf Course	401
018-135-000-033-00	222 EAGLE DR	6/30/2022	100000	WD	03-ARM'S LENGTH	100000	54400	54.4	108814	22050	77950	85904.95313	0.907	1040	74.95192	26		401-Golf Course	401
018-150-000-065-00	1190 DOW DR	11/2/2021	227000	WD	03-ARM'S LENGTH	227000	124500	54.84581498	248991	28286	198714	218519.8047	0.909	2398	82.86656	26		401-Golf Course	401
018-150-000-116-00	1171 DOW DR	6/22/2021	240000	WD	03-ARM'S LENGTH	240000	128900	53.70833333	257729	28305	211695	227152.4688	0.932	2784	76.03987	26		401-Golf Course	401
012-016-000-066-00	1100 US 23 NORTH	10/28/2021	130000	WD	03-ARM'S LENGTH	130000	65400	50.30769231	130888	25734	104266	104112.875	1.001	1266	82.35861	26		401-Golf Course	401
012-016-000-088-00	1273 GOLF COURSE RD	12/29/2021	99000	WD	03-ARM'S LENGTH	99000	49300	49.7979798	98528	17692	81308	80035.64063	1.016	1330	61.13383	26		401-Golf Course	401
018-130-000-003-00	105 BIRDIE LN	12/2/2021	89000	WD	03-ARM'S LENGTH	89000	44000	49.43820225	87912	16495	72505	70709.89844	1.025	1064	68.1438	26		401-Golf Course	401
012-016-000-369-00	1106 GOLF COURSE RD	11/28/2022	258000	WD	03-ARM'S LENGTH	258000	127000	49.2248062	253950	35454	222546	216332.6719	1.029	1702	130.7556	26		401-Golf Course	401
018-150-000-098-00	1241 DOW DR	12/1/2021	210000	WD	03-ARM'S LENGTH	210000	100000	47.61904762	200007	46755	163245	151734.6563	1.076	2288	71.34834	26	018-150-000-1	401-Golf Course	401
018-150-000-051-00	1110 DOW DR	4/22/2022	210000	WD	03-ARM'S LENGTH	210000	90000	42.85714286	180003	25947	184053	152530.6875	1.207	1852	99.38067	26		401-Golf Course	401
012-016-000-130-00	107 PARTRIDGE AVE	12/30/2021	165000	WD	03-ARM'S LENGTH	165000	69700	42.24242424	139417	27154	137846	111151.4844	1.240	1344	102.564	26		401-Golf Course	401
018-130-000-007-03	113 BIRDIE LN	1/10/2022	134500	WD	03-ARM'S LENGTH	134500	55500	41.26394052	111052	15741	118759	94367.32813	1.258	1064	111.6156	26		401-Golf Course	401
012-016-000-410-00	1180 GOLF COURSE RD	8/25/2022	110000	WD	03-ARM'S LENGTH	110000	44700	40.63636364	89418	26110	83890	62681.1875	1.338	832	100.8293	26		401-Golf Course	401
012-016-000-330-01	1066 GOLF COURSE RD	9/21/2022	142000	WD	03-ARM'S LENGTH	142000	56100	39.50704225	112197	22720	119280	88591.08984	1.346	888	134.3243	26		401-Golf Course	401
012-016-000-345-00	1014 GOLF COURSE RD	4/1/2022	98800	WD	03-ARM'S LENGTH	98800	37100	37.55060729	74263	32562	66238	41288.11719	1.604	1118	59.24687	26		401-Golf Course	401

1.035

For 2024, use 1.03 for Residential Golf Lots

Alpena Township- 2024 ECF Analysis Condo 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other P: Land Table	Property Class
018-398-000-933-00	140 CANTERBURY LN	10/14/2022	95000	WD	03-ARM'S LENGTH	95000	45600	48	91240	1658	93342	89582	1.0420	1074	86.9106	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/23/2021	89500	WD	03-ARM'S LENGTH	89500	41500	46.36871508	82909	1664	87836	81245	1.0811	900	97.5956	Cndo1	Condo Common	407
018-398-000-832-00	151 CANTERBURY LN	1/13/2022	100000	WD	03-ARM'S LENGTH	100000	45300	45.3	90664	1028	98972	89636	1.1042	1074	92.1527	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	6/30/2021	110000	WD	03-ARM'S LENGTH	107900	41500	38.46153846	82909	1664	106236	81245	1.3076	900	118.04	Cndo1	Condo Common	407
018-397-000-310-00	3403 S THIRD AVE	8/6/2021	77500	WD	03-ARM'S LENGTH	77500	25600	33.03225806	51298	1312	76188	49986	1.5242	882	86.381	Cndo1	Condo Common	407
018-398-000-953-00	3517 S THIRD AVE	10/15/2021	140000	WD	03-ARM'S LENGTH	140000	45300	32.35714286	90610	1028	138972	89582	1.5513	1074	129.397	Cndo1	Condo Common	407
018-398-000-962-00	3535 S THIRD AVE	12/14/2022	150000	WD	03-ARM'S LENGTH	150000	47900	31.93333333	95713	569	149431	95144	1.5706	1118	133.659	Cndo1	Condo Common	407
018-398-000-952-00	3515 S THIRD AVE	12/15/2021	145000	WD	03-ARM'S LENGTH	145000	45100	31.10344828	90141	1028	143972	89113	1.6156	1074	134.052	Cndo1	Condo Common	407
018-398-000-728-00	146 CANTERBURY LN	2/18/2022	150000	WD	03-ARM'S LENGTH	150000	45200	30.13333333	90321	1028	148972	89293	1.6684	1074	138.708	Cndo1	Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	7/6/2022	155000	WD	08-ESTATE	155000	45300	29.22580645	90610	1028	153972	89582	1.7188	1074	143.363	Cndo1	Condo Common	407
018-397-000-413-00	109 CANTERBURY LN	3/2/2022	143500	WD	03-ARM'S LENGTH	143500	40300	28.08362369	80513	767	142733	79746	1.7898	908	157.195	Cndo1	Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	2/13/2023	165000	WD	03-ARM'S LENGTH	165000	41600	25.21212121	83184	1028	163972	82156	1.9959	928	176.694	Cndo1	Condo Common	407
018-398-000-949-00	3509 S THIRD AVE	8/12/2022	180000	WD	14-INTO/OUT OF TRUST	180000	45300	25.16666667	90610	1028	178972	89582	1.9979	1074	166.641	Cndo1	Condo Common	407
018-397-000-208-00	1296 HOBBS DR	6/18/2021	78500	WD	03-ARM'S LENGTH	78200	17900	22.89002558	35702	569	77631	35133	2.2096	882	88.017	Cndo1	Condo Common	407
													1.5841					
																		For Condo 1, Village Green, use 1.58
018-372-000-015-00	1179 BARE POINT RD	4/9/2021	41000	WD	03-ARM'S LENGTH	41000	28900	70.48780488	57870	5670	35330	52200	0.6768	640	55.2031	Cndo3	Condo Common	401
018-372-000-018-00	1183 BARE POINT RD	2/11/2022	40000	WD	03-ARM'S LENGTH	40000	24200	60.5	48324	0	40000	48324	0.8277	640	62.5	Cndo3	Condo Common	401
018-372-000-011-00	1179 BARE POINT RD	8/25/2021	52000	WD	03-ARM'S LENGTH	52000	26700	51.34615385	53410	0	52000	53410	0.9736	640	81.25	Cndo3	Condo Common	401
													0.8261					
																		For Condo 3, Surfside, use 0.826
018-475-000-015-00	2120 WYNDHAM LN	4/6/2021	302500	WD	21-NOT USED/OTHER	302500	169800	56.1322314	339604	8112	294388	331492	0.8881	1721	171.056	Cndo4	Condo Common	407
018-475-000-018-00	2175 WYNDHAM LN	11/3/2021	225000	WD	03-ARM'S LENGTH	225000	120400	53.51111111	240806	4582	220418	236224	0.9331	1721	128.076	Cndo4	Condo Common	407
018-475-000-014-00	2114 WYNDHAM LN	11/5/2021	325000	WD	03-ARM'S LENGTH	325000	170300	52.4	340667	9947	315053	330720	0.9526	1721	183.064	Cndo4	Condo Common	407
018-475-000-017-00	2171 WYNDHAM LN	9/30/2022	257500	WD	03-ARM'S LENGTH	257500	122000	47.37864078	244026	7802	249698	236224	1.0570	1721	145.089	Cndo4	Condo Common	407
018-139-000-027-00	1260 FOX FARM DR	12/13/2021	220000	WD	03-ARM'S LENGTH	220000	157000	71.36363636	314068	3495	216505	310573	0.6971	1418	152.683	Cndo5	Condo Common	407
													0.9056					
																		For Condo 2, 4 and 5 (Wyndahm/Fox) use 0.905 for 2024.

Alpena Township- 2024 ECF Analysis Condo 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other F Land Table	Property Class
018-398-000-933-00	140 CANTERBURY LN	10/14/2022	95000	WD	03-ARM'S LENGTH	95000	45600	48	91240	1658	93342	89582	1.0420	1074	86.91061	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/23/2021	89500	WD	03-ARM'S LENGTH	89500	41500	46.36871508	82909	1664	87836	81245	1.0811	900	97.59556	Cndo1	Condo Common	407
018-398-000-832-00	151 CANTERBURY LN	1/13/2022	100000	WD	03-ARM'S LENGTH	100000	45300	45.3	90664	1028	98972	89636	1.1042	1074	92.1527	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	6/30/2021	110000	WD	03-ARM'S LENGTH	107900	41500	38.46153846	82909	1664	106236	81245	1.3076	900	118.04	Cndo1	Condo Common	407
018-397-000-310-00	3403 S THIRD AVE	8/6/2021	77500	WD	03-ARM'S LENGTH	77500	25600	33.03225806	51298	1312	76188	49986	1.5242	882	86.38095	Cndo1	Condo Common	407
018-398-000-953-00	3517 S THIRD AVE	10/15/2021	140000	WD	03-ARM'S LENGTH	140000	45300	32.35714286	90610	1028	138972	89582	1.5513	1074	129.3966	Cndo1	Condo Common	407
018-398-000-962-00	3535 S THIRD AVE	12/14/2022	150000	WD	03-ARM'S LENGTH	150000	47900	31.93333333	95713	569	149431	95144	1.5706	1118	133.6592	Cndo1	Condo Common	407
018-398-000-952-00	3515 S THIRD AVE	12/15/2021	145000	WD	03-ARM'S LENGTH	145000	45100	31.10344828	90141	1028	143972	89113	1.6156	1074	134.0521	Cndo1	Condo Common	407
018-398-000-728-00	146 CANTERBURY LN	2/18/2022	150000	WD	03-ARM'S LENGTH	150000	45200	30.13333333	90321	1028	148972	89293	1.6684	1074	138.7076	Cndo1	Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	7/6/2022	155000	WD	08-ESTATE	155000	45300	29.22580645	90610	1028	153972	89582	1.7188	1074	143.3631	Cndo1	Condo Common	407
018-397-000-413-00	109 CANTERBURY LN	3/2/2022	143500	WD	03-ARM'S LENGTH	143500	40300	28.08362369	80513	767	142733	79746	1.7898	908	157.1949	Cndo1	Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	2/13/2023	165000	WD	03-ARM'S LENGTH	165000	41600	25.21212121	83184	1028	163972	82156	1.9959	928	176.694	Cndo1	Condo Common	407
018-398-000-949-00	3509 S THIRD AVE	8/12/2022	180000	WD	14-INTO/OUT OF TRUST	180000	45300	25.16666667	90610	1028	178972	89582	1.9979	1074	166.6406	Cndo1	Condo Common	407
018-397-000-208-00	1296 HOBBS DR	6/18/2021	78500	WD	03-ARM'S LENGTH	78200	17900	22.89002558	35702	569	77631	35133	2.2096	882	88.01701	Cndo1	Condo Common	407
													1.5841					
For Condo 1, Village Green, use 1.58																		
018-372-000-015-00	1179 BARE POINT RD	4/9/2021	41000	WD	03-ARM'S LENGTH	41000	28900	70.48780488	57870	5670	35330	52200	0.6768	640	55.20313	Cndo3	Condo Common	401
018-372-000-018-00	1183 BARE POINT RD	2/11/2022	40000	WD	03-ARM'S LENGTH	40000	24200	60.5	48324	0	40000	48324	0.8277	640	62.5	Cndo3	Condo Common	401
018-372-000-011-00	1179 BARE POINT RD	8/25/2021	52000	WD	03-ARM'S LENGTH	52000	26700	51.34615385	53410	0	52000	53410	0.9736	640	81.25	Cndo3	Condo Common	401
													0.8261					
For Condo 3, Surfside, use 0.826																		
018-475-000-015-00	2120 WYNDHAM LN	4/6/2021	302500	WD	21-NOT USED/OTHER	302500	169800	56.1322314	339604	8112	294388	331492	0.8881	1721	171.0564	Cndo4	Condo Common	407
018-475-000-018-00	2175 WYNDHAM LN	11/3/2021	225000	WD	03-ARM'S LENGTH	225000	120400	53.51111111	240806	4582	220418	236224	0.9331	1721	128.0755	Cndo4	Condo Common	407
018-475-000-014-00	2114 WYNDHAM LN	11/5/2021	325000	WD	03-ARM'S LENGTH	325000	170300	52.4	340667	9947	315053	330720	0.9526	1721	183.0639	Cndo4	Condo Common	407
018-475-000-017-00	2171 WYNDHAM LN	9/30/2022	257500	WD	03-ARM'S LENGTH	257500	122000	47.37864078	244026	7802	249698	236224	1.0570	1721	145.0889	Cndo4	Condo Common	407
018-139-000-027-00	1260 FOX FARM DR	12/13/2021	220000	WD	03-ARM'S LENGTH	220000	157000	71.36363636	314068	3495	216505	310573	0.6971	1418	152.6834	Cndo5	Condo Common	407
													0.9056					
For Condo 2, 4 and 5 (Wyndahm/Fox) use 0.905 for 2024.																		

Alpena Township- 2024 ECF Analysis Condo 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other F Land Table	Property Class
018-398-000-933-00	140 CANTERBURY LN	10/14/2022	95000	WD	03-ARM'S LENGTH	95000	45600	48	91240	1658	93342	89582	1.0420	1074	86.91061	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/23/2021	89500	WD	03-ARM'S LENGTH	89500	41500	46.36871508	82909	1664	87836	81245	1.0811	900	97.59556	Cndo1	Condo Common	407
018-398-000-832-00	151 CANTERBURY LN	1/13/2022	100000	WD	03-ARM'S LENGTH	100000	45300	45.3	90664	1028	98972	89636	1.1042	1074	92.1527	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	6/30/2021	110000	WD	03-ARM'S LENGTH	107900	41500	38.46153846	82909	1664	106236	81245	1.3076	900	118.04	Cndo1	Condo Common	407
018-397-000-310-00	3403 S THIRD AVE	8/6/2021	77500	WD	03-ARM'S LENGTH	77500	25600	33.03225806	51298	1312	76188	49986	1.5242	882	86.38095	Cndo1	Condo Common	407
018-398-000-953-00	3517 S THIRD AVE	10/15/2021	140000	WD	03-ARM'S LENGTH	140000	45300	32.35714286	90610	1028	138972	89582	1.5513	1074	129.3966	Cndo1	Condo Common	407
018-398-000-962-00	3535 S THIRD AVE	12/14/2022	150000	WD	03-ARM'S LENGTH	150000	47900	31.93333333	95713	569	149431	95144	1.5706	1118	133.6592	Cndo1	Condo Common	407
018-398-000-952-00	3515 S THIRD AVE	12/15/2021	145000	WD	03-ARM'S LENGTH	145000	45100	31.10344828	90141	1028	143972	89113	1.6156	1074	134.0521	Cndo1	Condo Common	407
018-398-000-728-00	146 CANTERBURY LN	2/18/2022	150000	WD	03-ARM'S LENGTH	150000	45200	30.13333333	90321	1028	148972	89293	1.6684	1074	138.7076	Cndo1	Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	7/6/2022	155000	WD	08-ESTATE	155000	45300	29.22580645	90610	1028	153972	89582	1.7188	1074	143.3631	Cndo1	Condo Common	407
018-397-000-413-00	109 CANTERBURY LN	3/2/2022	143500	WD	03-ARM'S LENGTH	143500	40300	28.08362369	80513	767	142733	79746	1.7898	908	157.1949	Cndo1	Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	2/13/2023	165000	WD	03-ARM'S LENGTH	165000	41600	25.21212121	83184	1028	163972	82156	1.9959	928	176.694	Cndo1	Condo Common	407
018-398-000-949-00	3509 S THIRD AVE	8/12/2022	180000	WD	14-INTO/OUT OF TRUST	180000	45300	25.16666667	90610	1028	178972	89582	1.9979	1074	166.6406	Cndo1	Condo Common	407
018-397-000-208-00	1296 HOBBS DR	6/18/2021	78500	WD	03-ARM'S LENGTH	78200	17900	22.89002558	35702	569	77631	35133	2.2096	882	88.01701	Cndo1	Condo Common	407
													1.5841					
For Condo 1, Village Green, use 1.58																		
018-372-000-015-00	1179 BARE POINT RD	4/9/2021	41000	WD	03-ARM'S LENGTH	41000	28900	70.48780488	57870	5670	35330	52200	0.6768	640	55.20313	Cndo3	Condo Common	401
018-372-000-018-00	1183 BARE POINT RD	2/11/2022	40000	WD	03-ARM'S LENGTH	40000	24200	60.5	48324	0	40000	48324	0.8277	640	62.5	Cndo3	Condo Common	401
018-372-000-011-00	1179 BARE POINT RD	8/25/2021	52000	WD	03-ARM'S LENGTH	52000	26700	51.34615385	53410	0	52000	53410	0.9736	640	81.25	Cndo3	Condo Common	401
													0.8261					
For Condo 3, Surfside, use 0.826																		
018-475-000-015-00	2120 WYNDHAM LN	4/6/2021	302500	WD	21-NOT USED/OTHER	302500	169800	56.1322314	339604	8112	294388	331492	0.8881	1721	171.0564	Cndo4	Condo Common	407
018-475-000-018-00	2175 WYNDHAM LN	11/3/2021	225000	WD	03-ARM'S LENGTH	225000	120400	53.51111111	240806	4582	220418	236224	0.9331	1721	128.0755	Cndo4	Condo Common	407
018-475-000-014-00	2114 WYNDHAM LN	11/5/2021	325000	WD	03-ARM'S LENGTH	325000	170300	52.4	340667	9947	315053	330720	0.9526	1721	183.0639	Cndo4	Condo Common	407
018-475-000-017-00	2171 WYNDHAM LN	9/30/2022	257500	WD	03-ARM'S LENGTH	257500	122000	47.37864078	244026	7802	249698	236224	1.0570	1721	145.0889	Cndo4	Condo Common	407
018-139-000-027-00	1260 FOX FARM DR	12/13/2021	220000	WD	03-ARM'S LENGTH	220000	157000	71.36363636	314068	3495	216505	310573	0.6971	1418	152.6834	Cndo5	Condo Common	407
													0.9056					
For Condo 2, 4 and 5 (Wyndahm/Fox) use 0.905 for 2024.																		

Alpena Township- 2024 ECF Analysis Condo 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other F Land Table	Property Class
018-398-000-933-00	140 CANTERBURY LN	10/14/2022	95000	WD	03-ARM'S LENGTH	95000	45600	48	91240	1658	93342	89582	1.0420	1074	86.91061	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/23/2021	89500	WD	03-ARM'S LENGTH	89500	41500	46.36871508	82909	1664	87836	81245	1.0811	900	97.59556	Cndo1	Condo Common	407
018-398-000-832-00	151 CANTERBURY LN	1/13/2022	100000	WD	03-ARM'S LENGTH	100000	45300	45.3	90664	1028	98972	89636	1.1042	1074	92.1527	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	6/30/2021	110000	WD	03-ARM'S LENGTH	107900	41500	38.46153846	82909	1664	106236	81245	1.3076	900	118.04	Cndo1	Condo Common	407
018-397-000-310-00	3403 S THIRD AVE	8/6/2021	77500	WD	03-ARM'S LENGTH	77500	25600	33.03225806	51298	1312	76188	49986	1.5242	882	86.38095	Cndo1	Condo Common	407
018-398-000-953-00	3517 S THIRD AVE	10/15/2021	140000	WD	03-ARM'S LENGTH	140000	45300	32.35714286	90610	1028	138972	89582	1.5513	1074	129.3966	Cndo1	Condo Common	407
018-398-000-962-00	3535 S THIRD AVE	12/14/2022	150000	WD	03-ARM'S LENGTH	150000	47900	31.93333333	95713	569	149431	95144	1.5706	1118	133.6592	Cndo1	Condo Common	407
018-398-000-952-00	3515 S THIRD AVE	12/15/2021	145000	WD	03-ARM'S LENGTH	145000	45100	31.10344828	90141	1028	143972	89113	1.6156	1074	134.0521	Cndo1	Condo Common	407
018-398-000-728-00	146 CANTERBURY LN	2/18/2022	150000	WD	03-ARM'S LENGTH	150000	45200	30.13333333	90321	1028	148972	89293	1.6684	1074	138.7076	Cndo1	Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	7/6/2022	155000	WD	08-ESTATE	155000	45300	29.22580645	90610	1028	153972	89582	1.7188	1074	143.3631	Cndo1	Condo Common	407
018-397-000-413-00	109 CANTERBURY LN	3/2/2022	143500	WD	03-ARM'S LENGTH	143500	40300	28.08362369	80513	767	142733	79746	1.7898	908	157.1949	Cndo1	Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	2/13/2023	165000	WD	03-ARM'S LENGTH	165000	41600	25.21212121	83184	1028	163972	82156	1.9959	928	176.694	Cndo1	Condo Common	407
018-398-000-949-00	3509 S THIRD AVE	8/12/2022	180000	WD	14-INTO/OUT OF TRUST	180000	45300	25.16666667	90610	1028	178972	89582	1.9979	1074	166.6406	Cndo1	Condo Common	407
018-397-000-208-00	1296 HOBBS DR	6/18/2021	78500	WD	03-ARM'S LENGTH	78200	17900	22.89002558	35702	569	77631	35133	2.2096	882	88.01701	Cndo1	Condo Common	407
													1.5841					
For Condo 1, Village Green, use 1.58																		
018-372-000-015-00	1179 BARE POINT RD	4/9/2021	41000	WD	03-ARM'S LENGTH	41000	28900	70.48780488	57870	5670	35330	52200	0.6768	640	55.20313	Cndo3	Condo Common	401
018-372-000-018-00	1183 BARE POINT RD	2/11/2022	40000	WD	03-ARM'S LENGTH	40000	24200	60.5	48324	0	40000	48324	0.8277	640	62.5	Cndo3	Condo Common	401
018-372-000-011-00	1179 BARE POINT RD	8/25/2021	52000	WD	03-ARM'S LENGTH	52000	26700	51.34615385	53410	0	52000	53410	0.9736	640	81.25	Cndo3	Condo Common	401
													0.8261					
For Condo 3, Surfside, use 0.826																		
018-475-000-015-00	2120 WYNDHAM LN	4/6/2021	302500	WD	21-NOT USED/OTHER	302500	169800	56.1322314	339604	8112	294388	331492	0.8881	1721	171.0564	Cndo4	Condo Common	407
018-475-000-018-00	2175 WYNDHAM LN	11/3/2021	225000	WD	03-ARM'S LENGTH	225000	120400	53.51111111	240806	4582	220418	236224	0.9331	1721	128.0755	Cndo4	Condo Common	407
018-475-000-014-00	2114 WYNDHAM LN	11/5/2021	325000	WD	03-ARM'S LENGTH	325000	170300	52.4	340667	9947	315053	330720	0.9526	1721	183.0639	Cndo4	Condo Common	407
018-475-000-017-00	2171 WYNDHAM LN	9/30/2022	257500	WD	03-ARM'S LENGTH	257500	122000	47.37864078	244026	7802	249698	236224	1.0570	1721	145.0889	Cndo4	Condo Common	407
018-139-000-027-00	1260 FOX FARM DR	12/13/2021	220000	WD	03-ARM'S LENGTH	220000	157000	71.36363636	314068	3495	216505	310573	0.6971	1418	152.6834	Cndo5	Condo Common	407
													0.9056					
For Condo 2, 4 and 5 (Wyndahm/Fox) use 0.905 for 2024.																		

Alpena Township- 2024 ECF Analysis Condo 5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other F Land Table	Property Class
018-398-000-933-00	140 CANTERBURY LN	10/14/2022	95000	WD	03-ARM'S LENGTH	95000	45600	48	91240	1658	93342	89582	1.0420	1074	86.91061	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/23/2021	89500	WD	03-ARM'S LENGTH	89500	41500	46.36871508	82909	1664	87836	81245	1.0811	900	97.59556	Cndo1	Condo Common	407
018-398-000-832-00	151 CANTERBURY LN	1/13/2022	100000	WD	03-ARM'S LENGTH	100000	45300	45.3	90664	1028	98972	89636	1.1042	1074	92.1527	Cndo1	Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	6/30/2021	110000	WD	03-ARM'S LENGTH	107900	41500	38.46153846	82909	1664	106236	81245	1.3076	900	118.04	Cndo1	Condo Common	407
018-397-000-310-00	3403 S THIRD AVE	8/6/2021	77500	WD	03-ARM'S LENGTH	77500	25600	33.03225806	51298	1312	76188	49986	1.5242	882	86.38095	Cndo1	Condo Common	407
018-398-000-953-00	3517 S THIRD AVE	10/15/2021	140000	WD	03-ARM'S LENGTH	140000	45300	32.35714286	90610	1028	138972	89582	1.5513	1074	129.3966	Cndo1	Condo Common	407
018-398-000-962-00	3535 S THIRD AVE	12/14/2022	150000	WD	03-ARM'S LENGTH	150000	47900	31.93333333	95713	569	149431	95144	1.5706	1118	133.6592	Cndo1	Condo Common	407
018-398-000-952-00	3515 S THIRD AVE	12/15/2021	145000	WD	03-ARM'S LENGTH	145000	45100	31.10344828	90141	1028	143972	89113	1.6156	1074	134.0521	Cndo1	Condo Common	407
018-398-000-728-00	146 CANTERBURY LN	2/18/2022	150000	WD	03-ARM'S LENGTH	150000	45200	30.13333333	90321	1028	148972	89293	1.6684	1074	138.7076	Cndo1	Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	7/6/2022	155000	WD	08-ESTATE	155000	45300	29.22580645	90610	1028	153972	89582	1.7188	1074	143.3631	Cndo1	Condo Common	407
018-397-000-413-00	109 CANTERBURY LN	3/2/2022	143500	WD	03-ARM'S LENGTH	143500	40300	28.08362369	80513	767	142733	79746	1.7898	908	157.1949	Cndo1	Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	2/13/2023	165000	WD	03-ARM'S LENGTH	165000	41600	25.21212121	83184	1028	163972	82156	1.9959	928	176.694	Cndo1	Condo Common	407
018-398-000-949-00	3509 S THIRD AVE	8/12/2022	180000	WD	14-INTO/OUT OF TRUST	180000	45300	25.16666667	90610	1028	178972	89582	1.9979	1074	166.6406	Cndo1	Condo Common	407
018-397-000-208-00	1296 HOBBS DR	6/18/2021	78500	WD	03-ARM'S LENGTH	78200	17900	22.89002558	35702	569	77631	35133	2.2096	882	88.01701	Cndo1	Condo Common	407
													1.5841					
For Condo 1, Village Green, use 1.58																		
018-372-000-015-00	1179 BARE POINT RD	4/9/2021	41000	WD	03-ARM'S LENGTH	41000	28900	70.48780488	57870	5670	35330	52200	0.6768	640	55.20313	Cndo3	Condo Common	401
018-372-000-018-00	1183 BARE POINT RD	2/11/2022	40000	WD	03-ARM'S LENGTH	40000	24200	60.5	48324	0	40000	48324	0.8277	640	62.5	Cndo3	Condo Common	401
018-372-000-011-00	1179 BARE POINT RD	8/25/2021	52000	WD	03-ARM'S LENGTH	52000	26700	51.34615385	53410	0	52000	53410	0.9736	640	81.25	Cndo3	Condo Common	401
													0.8261					
For Condo 3, Surfside, use 0.826																		
018-475-000-015-00	2120 WYNDHAM LN	4/6/2021	302500	WD	21-NOT USED/OTHER	302500	169800	56.1322314	339604	8112	294388	331492	0.8881	1721	171.0564	Cndo4	Condo Common	407
018-475-000-018-00	2175 WYNDHAM LN	11/3/2021	225000	WD	03-ARM'S LENGTH	225000	120400	53.51111111	240806	4582	220418	236224	0.9331	1721	128.0755	Cndo4	Condo Common	407
018-475-000-014-00	2114 WYNDHAM LN	11/5/2021	325000	WD	03-ARM'S LENGTH	325000	170300	52.4	340667	9947	315053	330720	0.9526	1721	183.0639	Cndo4	Condo Common	407
018-475-000-017-00	2171 WYNDHAM LN	9/30/2022	257500	WD	03-ARM'S LENGTH	257500	122000	47.37864078	244026	7802	249698	236224	1.0570	1721	145.0889	Cndo4	Condo Common	407
018-139-000-027-00	1260 FOX FARM DR	12/13/2021	220000	WD	03-ARM'S LENGTH	220000	157000	71.36363636	314068	3495	216505	310573	0.6971	1418	152.6834	Cndo5	Condo Common	407
													0.9056					
For Condo 2, 4 and 5 (Wyndahm/Fox) use 0.905 for 2024.																		

Alpena Township- 2024 ECF Analysis Lake Huron Marsh

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class
018-120-000-027-00	3305 EL CAJON BEACH RD	8/22/2022	20000	WD	08-ESTATE	20000	23200	116	46451	15000	5000	27348.69531	0.183	837	5.973715651	31		Lake Huron NEW Marsh	401
011-010-000-518-00	3117 S PARTRIDGE POINT RD	10/11/2021	28500	WD	03-ARM'S LENGTH	28500	21000	73.68421053	42030	11410	17090	26626.08789	0.642	676	25.28106509	31		Lake Huron NEW Marsh	401
011-010-000-406-00	4053 S PARTRIDGE POINT RD	11/3/2021	125000	WD	03-ARM'S LENGTH	125000	70900	56.72	141780	13744	111256	111335.6484	0.999	1584	70.23737374	31		Lake Huron NEW Marsh	401
011-010-000-521-00	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	03-ARM'S LENGTH	99900	49400	49.44944945	98870	20670	79230	68000	1.165	1056	75.02840909	31		Lake Huron NEW Marsh	401
0.747																			
For 2024, use 0.747 for Lake Huron Canal and Marsh																			
015-034-000-542-00	8844 LINCOLN BAY DR	10/28/2021	600000	WD	03-ARM'S LENGTH	600000	426000	71	852074	301500	298500	478760	0.623	3327	89.72046889	31		Lake Huron NEW ROCK	401
015-021-000-120-05	7063 SWIMMERS COVE RD	9/13/2021	230000	WD	03-ARM'S LENGTH	230000	137900	59.95652174	275852	119842	110158	135660.875	0.812	1836	59.99891068	31		Lake Huron NEW ROCK	401
011-011-000-045-00	2061 N PARTRIDGE POINT RD	10/5/2021	250000	WD	03-ARM'S LENGTH	250000	152000	60.8	303955	59090	190910	212926.0938	0.897	2376	80.3493266	31		Lake Huron NEW ROCK	401
014-033-000-512-00	8554 NORTH POINT SHORES RD	7/21/2021	181701	SD	10-FORECLOSURE	181701	109200	60.09873363	218408	50000	131701	146441.7344	0.899	1692	77.83747045	31		Lake Huron NEW ROCK	401
015-021-000-120-05	7063 SWIMMERS COVE RD	1/5/2022	245000	WD	03-ARM'S LENGTH	245000	137900	56.28571429	275852	119842	125158	135660.875	0.923	1836	68.16884532	31		Lake Huron NEW ROCK	401
014-033-000-512-00	8554 NORTH POINT SHORES RD	2/8/2022	187000	CD	03-ARM'S LENGTH	187000	109200	58.39572193	218408	50000	137000	146441.7344	0.936	1692	80.96926714	31		Lake Huron NEW ROCK	401
014-033-000-535-00	8710 NORTH POINT SHORES RD	7/9/2021	312900	WD	03-ARM'S LENGTH	312400	168900	54.0653009	337771	58929	253471	242471.2969	1.045	2132	118.8888368	31		Lake Huron NEW ROCK	401
015-028-000-052-00	7633 ROCKY BAY DR	4/16/2021	285000	WD	03-ARM'S LENGTH	284500	147100	51.70474517	294193	171582	112918	106618.2578	1.059	960	117.6229167	31	015-028-000-1	Lake Huron NEW ROCK	402
015-028-000-178-00	7647 ROCKY BAY DR	4/16/2021	285000	WD	03-ARM'S LENGTH	285000	147100	51.61403509	294193	171582	113418	106618.2578	1.064	960	118.14375	31	015-028-000-0	Lake Huron NEW ROCK	401
014-033-000-502-00	8476 NORTH POINT SHORES RD	6/10/2021	357000	WD	03-ARM'S LENGTH	357000	185700	52.01680672	371376	140192	216808	201029.5586	1.078	1824	118.8640351	31	014-033-000-5	Lake Huron NEW ROCK	401
018-245-000-087-00	7796 NORTH POINT SHORES RD	2/28/2022	435000	WD	03-ARM'S LENGTH	435000	188200	43.26436782	376431	54494	380506	279945.2188	1.359	2164	175.8345656	31		Lake Huron NEW ROCK	401
018-405-000-184-00	622 THUNDER BAY AVE	6/3/2021	165000	WD	03-ARM'S LENGTH	165000	66000	40	132047	37500	127500	82214.78125	1.551	1088	117.1875	31		Lake Huron NEW ROCK	401
018-245-000-090-00	7782 NORTH POINT SHORES RD	3/25/2022	260000	WD	03-ARM'S LENGTH	260000	97400	37.46153846	194701	50000	210000	125826.9531	1.669	1232	170.4545455	31		Lake Huron NEW ROCK	401
014-033-000-520-00	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	14-INTO/OUT OF TRUST	260000	79100	30.42307692	158200	50000	210000	94086.95313	2.232	1000	210	31		Lake Huron NEW ROCK	401
1.153																			
For 2024, use 1.15 for Lake Huron Rock																			
014-003-000-318-00	4715 HURON BEACH RD	12/6/2021	170000	WD	09-FAMILY	170000	155600	91.52941176	311133	120000	50000	166202.6094	0.301	2408	20.7641196	31		Lake Huron NEW Sand	401
018-045-000-139-00	8521 US 23 SOUTH	9/7/2021	197500	WD	03-ARM'S LENGTH	197500	213200	107.9493671	426378	68017	129483	311618.25	0.416	2580	50.1872093	31		Lake Huron NEW Sand	401
011-022-000-051-00	6461 US 23 SOUTH	9/10/2021	319000	WD	03-ARM'S LENGTH	319000	210300	65.92476489	420586	242761	76239	154630.4375	0.493	2886	26.41683992	31		Lake Huron NEW Sand	401
018-045-000-036-00	7831 US 23 SOUTH	6/7/2021	180000	WD	03-ARM'S LENGTH	180000	138700	77.05555556	277484	67440	112560	182646.9531	0.616	1677	67.11985689	31		Lake Huron NEW Sand	401
018-045-000-036-00	7831 US 23 SOUTH	2/10/2022	185000	WD	03-ARM'S LENGTH	185000	138700	74.97297297	277484	67440	117560	182646.9531	0.644	1677	70.1013715	31		Lake Huron NEW Sand	401
011-034-000-799-00	8829 US 23 SOUTH	6/30/2021	625000	WD	03-ARM'S LENGTH	625000	279600	44.736	559190	248343	376657	420063.5117	0.897	6640	56.72545181	COMM		Lake Huron NEW Sand	201
014-003-000-332-00	4691 HURON BEACH RD	10/22/2021	370000	WD	03-ARM'S LENGTH	370000	198900	53.75675676	397729	121206	248794	240454.7813	1.035	2625	94.77866667	31		Lake Huron NEW Sand	401
018-110-000-008-00	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	03-ARM'S LENGTH	500000	239900	47.98	479899	133225	366775	301455.6563	1.217	3706	98.96788991	31		Lake Huron NEW Sand	401
018-045-000-040-00	7837 US 23 SOUTH	6/3/2022	229000	WD	14-INTO/OUT OF TRUST	229000	97100	42.40174672	194272	68519	160481	109350.4375	1.468	988	162.4301619	31		Lake Huron NEW Sand	401
0.787																			
For 2024, use 0.78 for Lake Huron Sand																			

Alpena Township- 2024 ECF Analysis Lake Huron Rock

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class
018-120-000-027-00	3305 EL CAJON BEACH RD	8/22/2022	20000	WD	08-ESTATE	20000	23200	116	46451	15000	5000	27348.69531	0.183	837	5.973715651	31		Lake Huron NEW Marsh	401
011-010-000-518-00	3117 S PARTRIDGE POINT RD	10/11/2021	28500	WD	03-ARM'S LENGTH	28500	21000	73.68421053	42030	11410	17090	26626.08789	0.642	676	25.28106509	31		Lake Huron NEW Marsh	401
011-010-000-406-00	4053 S PARTRIDGE POINT RD	11/3/2021	125000	WD	03-ARM'S LENGTH	125000	70900	56.72	141780	13744	111256	111335.6484	0.999	1584	70.23737374	31		Lake Huron NEW Marsh	401
011-010-000-521-00	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	03-ARM'S LENGTH	99900	49400	49.44944945	98870	20670	79230	68000	1.165	1056	75.02840909	31		Lake Huron NEW Marsh	401
0.747 For 2024, use 0.747 for Lake Huron Canal and Marsh																			
015-034-000-542-00	8844 LINCOLN BAY DR	10/28/2021	600000	WD	03-ARM'S LENGTH	600000	426000	71	852074	301500	298500	478760	0.623	3327	89.72046889	31		Lake Huron NEW ROCK	401
015-021-000-120-05	7063 SWIMMERS COVE RD	9/13/2021	230000	WD	03-ARM'S LENGTH	230000	137900	59.95652174	275852	119842	110158	135660.875	0.812	1836	59.99891068	31		Lake Huron NEW ROCK	401
011-011-000-045-00	2061 N PARTRIDGE POINT RD	10/5/2021	250000	WD	03-ARM'S LENGTH	250000	152000	60.8	303955	59090	190910	212926.0938	0.897	2376	80.3493266	31		Lake Huron NEW ROCK	401
014-033-000-512-00	8554 NORTH POINT SHORES RD	7/21/2021	181701	SD	10-FORECLOSURE	181701	109200	60.09873363	218408	50000	131701	146441.7344	0.899	1692	77.83747045	31		Lake Huron NEW ROCK	401
015-021-000-120-05	7063 SWIMMERS COVE RD	1/5/2022	245000	WD	03-ARM'S LENGTH	245000	137900	56.28571429	275852	119842	125158	135660.875	0.923	1836	68.16884532	31		Lake Huron NEW ROCK	401
014-033-000-512-00	8554 NORTH POINT SHORES RD	2/8/2022	187000	CD	03-ARM'S LENGTH	187000	109200	58.39572193	218408	50000	137000	146441.7344	0.936	1692	80.96926714	31		Lake Huron NEW ROCK	401
014-033-000-535-00	8710 NORTH POINT SHORES RD	7/9/2021	312900	WD	03-ARM'S LENGTH	312400	168900	54.0653009	337771	58929	253471	242471.2969	1.045	2132	118.8888368	31		Lake Huron NEW ROCK	401
015-028-000-052-00	7633 ROCKY BAY DR	4/16/2021	285000	WD	03-ARM'S LENGTH	284500	147100	51.70474517	294193	171582	112918	106618.2578	1.059	960	117.6229167	31	015-028-000-1	Lake Huron NEW ROCK	402
015-028-000-178-00	7647 ROCKY BAY DR	4/16/2021	285000	WD	03-ARM'S LENGTH	285000	147100	51.61403509	294193	171582	113418	106618.2578	1.064	960	118.14375	31	015-028-000-0	Lake Huron NEW ROCK	401
014-033-000-502-00	8476 NORTH POINT SHORES RD	6/10/2021	357000	WD	03-ARM'S LENGTH	357000	185700	52.01680672	371376	140192	216808	201029.5586	1.078	1824	118.8640351	31	014-033-000-5	Lake Huron NEW ROCK	401
018-245-000-087-00	7796 NORTH POINT SHORES RD	2/28/2022	435000	WD	03-ARM'S LENGTH	435000	188200	43.26436782	376431	54494	380506	279945.2188	1.359	2164	175.8345656	31		Lake Huron NEW ROCK	401
018-405-000-184-00	622 THUNDER BAY AVE	6/3/2021	165000	WD	03-ARM'S LENGTH	165000	66000	40	132047	37500	127500	82214.78125	1.551	1088	117.1875	31		Lake Huron NEW ROCK	401
018-245-000-090-00	7782 NORTH POINT SHORES RD	3/25/2022	260000	WD	03-ARM'S LENGTH	260000	97400	37.46153846	194701	50000	210000	125826.9531	1.669	1232	170.4545455	31		Lake Huron NEW ROCK	401
014-033-000-520-00	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	14-INTO/OUT OF TRUST	260000	79100	30.42307692	158200	50000	210000	94086.95313	2.232	1000	210	31		Lake Huron NEW ROCK	401
1.153 For 2024, use 1.15 for Lake Huron Rock																			
014-003-000-318-00	4715 HURON BEACH RD	12/6/2021	170000	WD	09-FAMILY	170000	155600	91.52941176	311133	120000	50000	166202.6094	0.301	2408	20.7641196	31		Lake Huron NEW Sand	401
018-045-000-139-00	8521 US 23 SOUTH	9/7/2021	197500	WD	03-ARM'S LENGTH	197500	213200	107.9493671	426378	68017	129483	311618.25	0.416	2580	50.1872093	31		Lake Huron NEW Sand	401
011-022-000-051-00	6461 US 23 SOUTH	9/10/2021	319000	WD	03-ARM'S LENGTH	319000	210300	65.92476489	420586	242761	76239	154630.4375	0.493	2886	26.41683992	31		Lake Huron NEW Sand	401
018-045-000-036-00	7831 US 23 SOUTH	6/7/2021	180000	WD	03-ARM'S LENGTH	180000	138700	77.05555556	277484	67440	112560	182646.9531	0.616	1677	67.11985689	31		Lake Huron NEW Sand	401
018-045-000-036-00	7831 US 23 SOUTH	2/10/2022	185000	WD	03-ARM'S LENGTH	185000	138700	74.97297297	277484	67440	117560	182646.9531	0.644	1677	70.1013715	31		Lake Huron NEW Sand	401
011-034-000-799-00	8829 US 23 SOUTH	6/30/2021	625000	WD	03-ARM'S LENGTH	625000	279600	44.736	559190	248343	376657	420063.5117	0.897	6640	56.72545181	COMM		Lake Huron NEW Sand	201
014-003-000-332-00	4691 HURON BEACH RD	10/22/2021	370000	WD	03-ARM'S LENGTH	370000	198900	53.75675676	397729	121206	248794	240454.7813	1.035	2625	94.77866667	31		Lake Huron NEW Sand	401
018-110-000-008-00	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	03-ARM'S LENGTH	500000	239900	47.98	479899	133225	366775	301455.6563	1.217	3706	98.96788991	31		Lake Huron NEW Sand	401
018-045-000-040-00	7837 US 23 SOUTH	6/3/2022	229000	WD	14-INTO/OUT OF TRUST	229000	97100	42.40174672	194272	68519	160481	109350.4375	1.468	988	162.4301619	31		Lake Huron NEW Sand	401
0.787 For 2024, use 0.78 for Lake Huron Sand																			

Alpena Township- 2024 ECF Analysis Lake Huron Canal

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class		
018-120-000-027-00	3305 EL CAJON BEACH RD	8/22/2022	20000	WD	08-ESTATE	20000	23200	116	46451	15000	5000	27348.69531	0.183	837	5.973715651	31		Lake Huron NEW Marsh	401		
011-011-000-518-00	3117 S PARTRIDGE POINT RD	10/11/2021	28500	WD	03-ARM'S LENGTH	28500	21000	73.68421053	42030	11410	17090	26626.08789	0.642	676	25.28106509	31		Lake Huron NEW Marsh	401		
011-010-000-406-00	4053 S PARTRIDGE POINT RD	11/3/2021	125000	WD	03-ARM'S LENGTH	125000	70900	56.72	141780	13744	111256	111335.6484	0.999	1584	70.23737374	31		Lake Huron NEW Marsh	401		
011-010-000-521-00	3107 S PARTRIDGE POINT RD	6/27/2022	99900	WD	03-ARM'S LENGTH	99900	49400	49.44944945	98870	20670	79230	68000	1.165	1056	75.02840909	31		Lake Huron NEW Marsh	401		
													0.747								
For 2024, use 0.747 for Lake Huron Canal and Marsh																					
015-034-000-542-00	8844 LINCOLN BAY DR	10/28/2021	600000	WD	03-ARM'S LENGTH	600000	426000	71	852074	301500	298500	478760	0.623	3327	89.72046889	31		Lake Huron NEW ROCK	401		
015-021-000-120-05	7063 SWIMMERS COVE RD	9/13/2021	230000	WD	03-ARM'S LENGTH	230000	137900	59.95652174	275852	119842	110158	135660.875	0.812	1836	59.99891068	31		Lake Huron NEW ROCK	401		
011-011-000-045-00	2061 N PARTRIDGE POINT RD	10/5/2021	250000	WD	03-ARM'S LENGTH	250000	152000	60.8	303955	59090	190910	212926.0938	0.897	2376	80.3493266	31		Lake Huron NEW ROCK	401		
014-033-000-512-00	8554 NORTH POINT SHORES RD	7/21/2021	181701	SD	10-FORECLOSURE	181701	109200	60.09873363	218408	50000	131701	146441.7344	0.899	1692	77.83747045	31		Lake Huron NEW ROCK	401		
015-021-000-120-05	7063 SWIMMERS COVE RD	1/5/2022	245000	WD	03-ARM'S LENGTH	245000	137900	56.28571429	275852	119842	125158	135660.875	0.923	1836	68.16884532	31		Lake Huron NEW ROCK	401		
014-033-000-512-00	8554 NORTH POINT SHORES RD	2/8/2022	187000	CD	03-ARM'S LENGTH	187000	109200	58.39572193	218408	50000	137000	146441.7344	0.936	1692	80.96926714	31		Lake Huron NEW ROCK	401		
014-033-000-535-00	8710 NORTH POINT SHORES RD	7/9/2021	312900	WD	03-ARM'S LENGTH	312400	168900	54.0653009	337771	58929	253471	242471.2969	1.045	2132	118.8888368	31		Lake Huron NEW ROCK	401		
015-028-000-052-00	7633 ROCKY BAY DR	4/16/2021	285000	WD	03-ARM'S LENGTH	284500	147100	51.70474517	294193	171582	112918	106618.2578	1.059	960	117.6229167	31	015-028-000-1	Lake Huron NEW ROCK	402		
015-028-000-178-00	7647 ROCKY BAY DR	4/16/2021	285000	WD	03-ARM'S LENGTH	285000	147100	51.61403509	294193	171582	113418	106618.2578	1.064	960	118.14375	31	015-028-000-0	Lake Huron NEW ROCK	401		
014-033-000-502-00	8476 NORTH POINT SHORES RD	6/10/2021	357000	WD	03-ARM'S LENGTH	357000	185700	52.01680672	371376	140192	216808	201029.5586	1.078	1824	118.8640351	31	014-033-000-5	Lake Huron NEW ROCK	401		
018-245-000-087-00	7796 NORTH POINT SHORES RD	2/28/2022	435000	WD	03-ARM'S LENGTH	435000	188200	43.26436782	376431	54494	380506	279945.2188	1.359	2164	175.8345656	31		Lake Huron NEW ROCK	401		
018-405-000-184-00	622 THUNDER BAY AVE	6/3/2021	165000	WD	03-ARM'S LENGTH	165000	66000	40	132047	37500	127500	82214.78125	1.551	1088	117.1875	31		Lake Huron NEW ROCK	401		
018-245-000-090-00	7782 NORTH POINT SHORES RD	3/25/2022	260000	WD	03-ARM'S LENGTH	260000	97400	37.46153846	194701	50000	210000	125826.9531	1.669	1232	170.4545455	31		Lake Huron NEW ROCK	401		
014-033-000-520-00	8624 NORTH POINT SHORES RD	6/21/2022	260000	WD	14-INTO/OUT OF TRUST	260000	79100	30.42307692	158200	50000	210000	94086.95313	2.232	1000	210	31		Lake Huron NEW ROCK	401		
													1.153								
For 2024, use 1.15 for Lake Huron Rock																					
014-003-000-318-00	4715 HURON BEACH RD	12/6/2021	170000	WD	09-FAMILY	170000	155600	91.52941176	311133	120000	50000	166202.6094	0.301	2408	20.7641196	31		Lake Huron NEW Sand	401		
018-045-000-139-00	8521 US 23 SOUTH	9/7/2021	197500	WD	03-ARM'S LENGTH	197500	213200	107.9493671	426378	68017	129483	311618.25	0.416	2580	50.1872093	31		Lake Huron NEW Sand	401		
011-022-000-051-00	6461 US 23 SOUTH	9/10/2021	319000	WD	03-ARM'S LENGTH	319000	210300	65.92476489	420586	242761	76239	154630.4375	0.493	2886	26.41683992	31		Lake Huron NEW Sand	401		
018-045-000-036-00	7831 US 23 SOUTH	6/7/2021	180000	WD	03-ARM'S LENGTH	180000	138700	77.05555556	277484	67440	112560	182646.9531	0.616	1677	67.11985689	31		Lake Huron NEW Sand	401		
018-045-000-036-00	7831 US 23 SOUTH	2/10/2022	185000	WD	03-ARM'S LENGTH	185000	138700	74.97297297	277484	67440	117560	182646.9531	0.644	1677	70.1013715	31		Lake Huron NEW Sand	401		
011-034-000-799-00	8829 US 23 SOUTH	6/30/2021	625000	WD	03-ARM'S LENGTH	625000	279600	44.736	559190	248343	376657	420063.5117	0.897	6640	56.72545181	COMM		Lake Huron NEW Sand	201		
014-003-000-332-00	4691 HURON BEACH RD	10/22/2021	370000	WD	03-ARM'S LENGTH	370000	198900	53.75675676	397729	121206	248794	240454.7813	1.035	2625	94.77866667	31		Lake Huron NEW Sand	401		
018-110-000-008-00	3971 EL CAJON BEACH RD	8/15/2022	500000	WD	03-ARM'S LENGTH	500000	239900	47.98	479899	133225	366775	301455.6563	1.217	3706	98.96788991	31		Lake Huron NEW Sand	401		
018-045-000-040-00	7837 US 23 SOUTH	6/3/2022	229000	WD	14-INTO/OUT OF TRUST	229000	97100	42.40174672	194272	68519	160481	109350.4375	1.468	988	162.4301619	31		Lake Huron NEW Sand	401		
													0.787								
For 2024, use 0.78 for Lake Huron Sand																					

Alpena Township-2024 ECF Analysis Long Lake Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
012-007-000-300-20	3341 LAKE BLUFF DR	6/28/2022	351000	WD	19-MULTI PARCEL AR	351000	137500	39.17378917	275021	80326	270674	192717.6622	1.405	1120	241.6732	26	012-007-00	Thunder Bay River N	401
012-018-000-001-00	1963 LONG RAPIDS RD	7/8/2021	225000	WD	03-ARM'S LENGTH	225000	84500	37.55555556	168944	37053	187947	130585.1484	1.439	1451	129.5293	26		Thunder Bay River N	401
													1.422						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
013-023-000-095-01	7717 WEISS RD	9/23/2021	230100	WD	03-ARM'S LENGTH	230100	132900	57.75749674	265837	55650	174450	191079.0938	0.913	1680	103.8393	29		LONG LAKE CREEK	401
013-023-000-085-00	7985 WEISS RD	1/19/2022	205000	WD	03-ARM'S LENGTH	205000	107400	52.3902439	214731	24017	180983	173376.3594	1.044	1404	128.9053	29		LONG LAKE CREEK	401
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	03-ARM'S LENGTH	225000	107400	47.73333333	214731	24017	200983	173376.3594	1.159	1404	143.1503	29		LONG LAKE CREEK	401
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	03-ARM'S LENGTH	127000	28000	22.04724409	55971	25417	101583	80617.41504	1.260	2393	42.45006	28		LONG LAKE CREEK	401
013-023-000-128-00	7774 WEISS RD	5/17/2021	56450	WD	03-ARM'S LENGTH	56450	12700	22.49778565	25468	15148	41302	27229.55078	1.517	684	60.38304	28		LONG LAKE CREEK	401
													1.179						

For 2024, use 1.17 for Long Lake Creek and Thunder Bay River

Alpena Township- 2024 ECF Analysis Long Lake 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/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	
013-005-000-338-00	1558 SCHMIDT DR	10/26/2021	230000	WD	03-ARM'S LENGTH	230000	112100	48.73913043	224170	43715	186285	159694.6875	1.167	1120	166.3258929	LL		Long Lake New 1	401	
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	03-ARM'S LENGTH	450000	145000	32.22222222	290020	22042	427958	237148.6719	1.805	2016	212.280754	LL		Long Lake New 1	401	
													1.486							
For 2024, use 1.48 for Long Lake 1																				
013-005-000-291-00	10790 ROBERT BLVD	8/30/2021	607400	WD	03-ARM'S LENGTH	607400	378700	62.34771156	757430	334373	273027	374386.7188	0.729	3248	84.06003695	LL		Long Lake New 2	401	
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	03-ARM'S LENGTH	246000	107300	43.61788618	214548	43508	202492	151362.8281	1.338	2122	95.42507069	LL		Long Lake New 2	401	
018-107-000-004-00	9470 US 23 NORTH	3/16/2023	465000	WD	03-ARM'S LENGTH	465000	143200	30.79569892	286405	90185	374815	173646.0156	2.159	1920	195.2161458	LL		Long Lake New 2	401	
													1.409							
For 2024, use 1.34 for Long Lake 2 (see Long Lake 4)																				
018-195-000-148-00	9555 W LONG LAKE RD	6/28/2021	305000	WD	03-ARM'S LENGTH	295000	235500	79.83050847	470978	272131	22869	175970.7969	0.130	1584	14.4375	LL		Long Lake New 3	401	
013-005-000-265-00	10855 ROBERT BLVD	10/22/2021	187500	WD	09-FAMILY	187500	116500	62.13333333	232953	100198	87302	117482.3047	0.743	1354	64.47710487	LL		Long Lake New 3	401	
018-080-000-005-01	10249 CHIPPEWA DR	7/21/2021	350000	WD	03-ARM'S LENGTH	350000	176500	50.42857143	352909	72065	277935	248534.5156	1.118	2380	116.7794118	LL		Long Lake New 3	401	
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	03-ARM'S LENGTH	375000	139100	37.09333333	278245	40568	334432	210333.625	1.590	1586	210.8650694	LL	018-390-000-	Long Lake New 3	401	
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	03-ARM'S LENGTH	375000	138300	36.88	276637	139995	235005	120922.125	1.943	2152	109.2030669	LL		Long Lake New 3	401	
013-005-000-587-00	1120 MORRIS RD	8/15/2022	265000	WD	03-ARM'S LENGTH	265000	91600	34.56603774	183277	96711	168289	76607.07813	2.197	1200	140.2408333	LL		Long Lake New 3	401	
													1.287							
For 2024, use 1.28 for Long Lake 3																				
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	03-ARM'S LENGTH	256000	186200	72.734375	372433	160535	95465	187520.3594	0.509	2145	44.50582751	LL	013-008-000-	Long Lake New 4	401	
013-016-000-003-00	8934 W LONG LAKE RD	9/21/2021	100000	LC	03-ARM'S LENGTH	100000	59300	59.3	118505	79054	20946	34912.39063	0.600	588	35.62244898	LL		Long Lake New 4	401	
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	21-NOT USED/OTHE	300000	168200	56.06666667	336321	134477	165523	178623.0078	0.927	1928	85.85217842	LL		Long Lake New 4	401	
013-003-000-364-00	2311 LONG LAKE PARK RD	5/17/2021	170000	WD	03-ARM'S LENGTH	170000	88700	52.17647059	177412	89923	80077	77423.89063	1.034	864	92.68171296	LL		Long Lake New 4	401	
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	03-ARM'S LENGTH	231000	114200	49.43722944	228487	108750	122250	105961.9453	1.154	722	169.3213296	LL		Long Lake New 4	401	
018-345-000-035-00	1044 MARGARET LN	8/24/2021	359000	WD	03-ARM'S LENGTH	359000	172400	48.02228412	344765	122131	236869	197021.2344	1.202	1320	179.4462121	LL		Long Lake New 4	401	
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	03-ARM'S LENGTH	368000	163800	44.51086957	327591	83175	284825	216297.3438	1.317	1296	219.7723765	LL		Long Lake New 4	401	
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	03-ARM'S LENGTH	260000	106900	41.11538462	213818	69719	190281	127521.2422	1.492	1152	165.1744792	LL		Long Lake New 4	401	
018-345-000-050-00	1070 MARGARET LN	9/16/2021	280000	WD	03-ARM'S LENGTH	280000	106900	38.17857143	213818	69719	210281	127521.2422	1.649	1152	182.5355903	LL		Long Lake New 4	401	
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	03-ARM'S LENGTH	175000	67300	38.45714286	134516	72500	102500	54881.41406	1.868	768	133.4635417	LL		Long Lake New 4	401	
018-235-000-280-01	8908 GUTCHES RD	12/12/2022	253000	WD	03-ARM'S LENGTH	253000	117800	46.56126482	235565	216404	36596	16956.63672	2.158	0	#DIV/0!	LL		Long Lake New 4	401	
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	03-ARM'S LENGTH	136900	43100	31.48283419	86227	36430	100470	44068.14063	2.280	692	145.1878613	LL		Long Lake New 4	401	
													1.349							
For 2024, use 1.34 for Long Lake 4																				

Alpena Township- 2024 ECF Analysis Long Lake 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/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		
013-005-000-338-00	1558 SCHMIDT DR	10/26/2021	230000	WD	03-ARM'S LENGTH	230000	112100	48.73913043	224170	43715	186285	159694.6875	1.167	1120	166.3258929	LL		Long Lake New 1	401		
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	03-ARM'S LENGTH	450000	145000	32.22222222	290020	22042	427958	237148.6719	1.805	2016	212.280754	LL		Long Lake New 1	401		
													1.486								
For 2024, use 1.48 for Long Lake 1																					
013-005-000-291-00	10790 ROBERT BLVD	8/30/2021	607400	WD	03-ARM'S LENGTH	607400	378700	62.34771156	757430	334373	273027	374386.7188	0.729	3248	84.06003695	LL		Long Lake New 2	401		
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	03-ARM'S LENGTH	246000	107300	43.61788618	214548	43508	202492	151362.8281	1.338	2122	95.42507069	LL		Long Lake New 2	401		
018-107-000-004-00	9470 US 23 NORTH	3/16/2023	465000	WD	03-ARM'S LENGTH	465000	143200	30.79569892	286405	90185	374815	173646.0156	2.159	1920	195.2161458	LL		Long Lake New 2	401		
													1.409								
For 2024, use 1.34 for Long Lake 2 (see Long Lake 4)																					
018-195-000-148-00	9555 W LONG LAKE RD	6/28/2021	305000	WD	03-ARM'S LENGTH	295000	235500	79.83050847	470978	272131	22869	175970.7969	0.130	1584	14.4375	LL		Long Lake New 3	401		
013-005-000-265-00	10855 ROBERT BLVD	10/22/2021	187500	WD	09-FAMILY	187500	116500	62.13333333	232953	100198	87302	117482.3047	0.743	1354	64.47710487	LL		Long Lake New 3	401		
018-080-000-005-01	10249 CHIPPEWA DR	7/21/2021	350000	WD	03-ARM'S LENGTH	350000	176500	50.42857143	352909	72065	277935	248534.5156	1.118	2380	116.7794118	LL		Long Lake New 3	401		
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	03-ARM'S LENGTH	375000	139100	37.09333333	278245	40568	334432	210333.625	1.590	1586	210.8650694	LL	018-390-000-	Long Lake New 3	401		
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	03-ARM'S LENGTH	375000	138300	36.88	276637	139995	235005	120922.125	1.943	2152	109.2030669	LL		Long Lake New 3	401		
013-005-000-587-00	1120 MORRIS RD	8/15/2022	265000	WD	03-ARM'S LENGTH	265000	91600	34.56603774	183277	96711	168289	76607.07813	2.197	1200	140.2408333	LL		Long Lake New 3	401		
													1.287								
For 2024, use 1.28 for Long Lake 3																					
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	03-ARM'S LENGTH	256000	186200	72.734375	372433	160535	95465	187520.3594	0.509	2145	44.50582751	LL	013-008-000-	Long Lake New 4	401		
013-016-000-003-00	8934 W LONG LAKE RD	9/21/2021	100000	LC	03-ARM'S LENGTH	100000	59300	59.3	118505	79054	20946	34912.39063	0.600	588	35.62244898	LL		Long Lake New 4	401		
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	21-NOT USED/OTHE	300000	168200	56.06666667	336321	134477	165523	178623.0078	0.927	1928	85.85217842	LL		Long Lake New 4	401		
013-003-000-364-00	2311 LONG LAKE PARK RD	5/17/2021	170000	WD	03-ARM'S LENGTH	170000	88700	52.17647059	177412	89923	80077	77423.89063	1.034	864	92.68171296	LL		Long Lake New 4	401		
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	03-ARM'S LENGTH	231000	114200	49.43722944	228487	108750	122250	105961.9453	1.154	722	169.3213296	LL		Long Lake New 4	401		
018-345-000-035-00	1044 MARGARET LN	8/24/2021	359000	WD	03-ARM'S LENGTH	359000	172400	48.02228412	344765	122131	236869	197021.2344	1.202	1320	179.4462121	LL		Long Lake New 4	401		
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	03-ARM'S LENGTH	368000	163800	44.51086957	327591	83175	284825	216297.3438	1.317	1296	219.7723765	LL		Long Lake New 4	401		
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	03-ARM'S LENGTH	260000	106900	41.11538462	213818	69719	190281	127521.2422	1.492	1152	165.1744792	LL		Long Lake New 4	401		
018-345-000-050-00	1070 MARGARET LN	9/16/2021	280000	WD	03-ARM'S LENGTH	280000	106900	38.17857143	213818	69719	210281	127521.2422	1.649	1152	182.5355903	LL		Long Lake New 4	401		
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	03-ARM'S LENGTH	175000	67300	38.45714286	134516	72500	102500	54881.41406	1.868	768	133.4635417	LL		Long Lake New 4	401		
018-235-000-280-01	8908 GUTCHESS RD	12/12/2022	253000	WD	03-ARM'S LENGTH	253000	117800	46.56126482	235565	216404	36596	16956.63672	2.158	0	#DIV/0!	LL		Long Lake New 4	401		
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	03-ARM'S LENGTH	136900	43100	31.48283419	86227	36430	100470	44068.14063	2.280	692	145.1878613	LL		Long Lake New 4	401		
													1.349								
For 2024, use 1.34 for Long Lake 4																					

Alpena Township- 2024 ECF Analysis Long Lake 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/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
013-005-000-338-00	1558 SCHMIDT DR	10/26/2021	230000	WD	03-ARM'S LENGTH	230000	112100	48.73913043	224170	43715	186285	159694.6875	1.167	1120	166.3258929	LL		Long Lake New 1	401
018-042-000-007-04	1929 BAYVIEW DR	6/30/2022	450000	WD	03-ARM'S LENGTH	450000	145000	32.22222222	290020	22042	427958	237148.6719	1.805	2016	212.280754	LL		Long Lake New 1	401
													1.486						
														For 2024, use 1.48 for Long Lake 1					
013-005-000-291-00	10790 ROBERT BLVD	8/30/2021	607400	WD	03-ARM'S LENGTH	607400	378700	62.34771156	757430	334373	273027	374386.7188	0.729	3248	84.06003695	LL		Long Lake New 2	401
018-380-000-098-00	9950 US 23 NORTH	8/4/2022	246000	WD	03-ARM'S LENGTH	246000	107300	43.61788618	214548	43508	202492	151362.8281	1.338	2122	95.42507069	LL		Long Lake New 2	401
018-107-000-004-00	9470 US 23 NORTH	3/16/2023	465000	WD	03-ARM'S LENGTH	465000	143200	30.79569892	286405	90185	374815	173646.0156	2.159	1920	195.2161458	LL		Long Lake New 2	401
													1.409						
														For 2024, use 1.34 for Long Lake 2 (see Long Lake 4)					
018-195-000-148-00	9555 W LONG LAKE RD	6/28/2021	305000	WD	03-ARM'S LENGTH	295000	235500	79.83050847	470978	272131	22869	175970.7969	0.130	1584	14.4375	LL		Long Lake New 3	401
013-005-000-265-00	10855 ROBERT BLVD	10/22/2021	187500	WD	09-FAMILY	187500	116500	62.13333333	232953	100198	87302	117482.3047	0.743	1354	64.47710487	LL		Long Lake New 3	401
018-080-000-005-01	10249 CHIPPEWA DR	7/21/2021	350000	WD	03-ARM'S LENGTH	350000	176500	50.42857143	352909	72065	277935	248534.5156	1.118	2380	116.7794118	LL		Long Lake New 3	401
013-011-000-271-00	102 BEGLAND DR	6/29/2022	375000	WD	03-ARM'S LENGTH	375000	139100	37.09333333	278245	40568	334432	210333.625	1.590	1586	210.8650694	LL	018-390-000-	Long Lake New 3	401
018-195-000-212-00	9363 W LONG LAKE RD	11/15/2022	375000	WD	03-ARM'S LENGTH	375000	138300	36.88	276637	139995	235005	120922.125	1.943	2152	109.2030669	LL		Long Lake New 3	401
013-005-000-587-00	1120 MORRIS RD	8/15/2022	265000	WD	03-ARM'S LENGTH	265000	91600	34.56603774	183277	96711	168289	76607.07813	2.197	1200	140.2408333	LL		Long Lake New 3	401
													1.287						
														For 2024, use 1.28 for Long Lake 3					
013-005-000-583-00	1140 MORRIS RD	4/21/2022	256000	WD	03-ARM'S LENGTH	256000	186200	72.734375	372433	160535	95465	187520.3594	0.509	2145	44.50582751	LL	013-008-000-	Long Lake New 4	401
013-016-000-003-00	8934 W LONG LAKE RD	9/21/2021	100000	LC	03-ARM'S LENGTH	100000	59300	59.3	118505	79054	20946	34912.39063	0.600	588	35.62244898	LL		Long Lake New 4	401
013-003-000-102-00	2267 LONG LAKE PARK RD	10/18/2022	300000	LC	21-NOT USED/OTHE	300000	168200	56.06666667	336321	134477	165523	178623.0078	0.927	1928	85.85217842	LL		Long Lake New 4	401
013-003-000-364-00	2311 LONG LAKE PARK RD	5/17/2021	170000	WD	03-ARM'S LENGTH	170000	88700	52.17647059	177412	89923	80077	77423.89063	1.034	864	92.68171296	LL		Long Lake New 4	401
018-370-000-240-00	8123 COTTAGE AVE	6/2/2022	231000	WD	03-ARM'S LENGTH	231000	114200	49.43722944	228487	108750	122250	105961.9453	1.154	722	169.3213296	LL		Long Lake New 4	401
018-345-000-035-00	1044 MARGARET LN	8/24/2021	359000	WD	03-ARM'S LENGTH	359000	172400	48.02228412	344765	122131	236869	197021.2344	1.202	1320	179.4462121	LL		Long Lake New 4	401
018-195-000-150-02	9603 W LONG LAKE RD	9/12/2022	368000	WD	03-ARM'S LENGTH	368000	163800	44.51086957	327591	83175	284825	216297.3438	1.317	1296	219.7723765	LL		Long Lake New 4	401
018-345-000-050-00	1070 MARGARET LN	2/8/2023	260000	WD	03-ARM'S LENGTH	260000	106900	41.11538462	213818	69719	190281	127521.2422	1.492	1152	165.1744792	LL		Long Lake New 4	401
018-345-000-050-00	1070 MARGARET LN	9/16/2021	280000	WD	03-ARM'S LENGTH	280000	106900	38.17857143	213818	69719	210281	127521.2422	1.649	1152	182.5355903	LL		Long Lake New 4	401
018-195-000-242-00	9243 W LONG LAKE RD	10/5/2022	175000	WD	03-ARM'S LENGTH	175000	67300	38.45714286	134516	72500	102500	54881.41406	1.868	768	133.4635417	LL		Long Lake New 4	401
018-235-000-280-01	8908 GUTCHESS RD	12/12/2022	253000	WD	03-ARM'S LENGTH	253000	117800	46.56126482	235565	216404	36596	16956.63672	2.158	0	#DIV/0!	LL		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	1/20/2023	136900	WD	03-ARM'S LENGTH	136900	43100	31.48283419	86227	36430	100470	44068.14063	2.280	692	145.1878613	LL		Long Lake New 4	401
													1.349						
														For 2024, use 1.34 for Long Lake 4					

Alpena Township-2024 ECF Analysis Sunset Lake

No Sales

401 City 1.08

401 Back 0.988

1.034

For 2024, use 1.03 for Sunset Lake

Alpena Township-2024 ECF Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
012-007-000-300-20	3341 LAKE BLUFF DR	6/28/2022	351000	WD	19-MULTI PARCEL AR	351000	137500	39.17378917	275021	80326	270674	192717.6622	1.405	1120	241.6732	26	012-007-00	Thunder Bay River N	401
012-018-000-001-00	1963 LONG RAPIDS RD	7/8/2021	225000	WD	03-ARM'S LENGTH	225000	84500	37.55555556	168944	37053	187947	130585.1484	1.439	1451	129.5293	26		Thunder Bay River N	401
													1.422						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
013-023-000-095-01	7717 WEISS RD	9/23/2021	230100	WD	03-ARM'S LENGTH	230100	132900	57.75749674	265837	55650	174450	191079.0938	0.913	1680	103.8393	29		LONG LAKE CREEK	401
013-023-000-085-00	7985 WEISS RD	1/19/2022	205000	WD	03-ARM'S LENGTH	205000	107400	52.3902439	214731	24017	180983	173376.3594	1.044	1404	128.9053	29		LONG LAKE CREEK	401
013-023-000-085-00	7985 WEISS RD	11/18/2022	225000	WD	03-ARM'S LENGTH	225000	107400	47.73333333	214731	24017	200983	173376.3594	1.159	1404	143.1503	29		LONG LAKE CREEK	401
013-023-000-560-00	3150 GILBERT DR	6/20/2022	127000	WD	03-ARM'S LENGTH	127000	28000	22.04724409	55971	25417	101583	80617.41504	1.260	2393	42.45006	28		LONG LAKE CREEK	401
013-023-000-128-00	7774 WEISS RD	5/17/2021	56450	WD	03-ARM'S LENGTH	56450	12700	22.49778565	25468	15148	41302	27229.55078	1.517	684	60.38304	28		LONG LAKE CREEK	401
													1.179						

For 2024, use 1.17 for Long Lake Creek and Thunder Bay River

Alpena Township-2024 ECF Analysis General Water

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
012-007-000-300-20	3341 LAKE BLUFF DR	6/28/2022	351000	WD	19-MULTI PARCEL AI	351000	137500	39.17378917	275021	80326	270674	192717.6622	1.405	1120	241.673	26	012-007-000-300-20	Thunder Bay River N	401
012-018-000-001-00	1963 LONG RAPIDS RD	7/8/2021	225000	WD	03-ARM'S LENGTH	225000	84500	37.55555556	168944	37053	187947	130585.1484	1.439	1451	129.529	26		Thunder Bay River N	401
													1.422						

Long lake 1	1.48
Long lake 2	1.34
Long lake 3	1.28
Long lake 4	1.34
	<u>1.36</u>

1.36 Long Lake Average
<u>1.42 TB River Average</u>
1.39

For 2024, use 1.40 for General Water