

Alpena Township-2026 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
013-028-000-605-04	1054 BLOOM RD	7/2/2024	95000	WD	95000	251867	22403	72597	199533.9141	0.364	2016	36.01041667	401b		401-Residential New	1
013-027-000-173-00	6675 US 23 NORTH	11/1/2024	45000	WD	45000	108067	5840	39160	88893.04688	0.441	1056	37.08333333	401b		401-Residential New	401
013-027-000-796-02	6434 US 23 NORTH	8/16/2024	75000	WD	75000	139980	13043	61957	110380	0.561	1208	51.28890728	401b		401-Residential New	401
015-021-000-501-03	7020 TURNBULL MILL RD	1/27/2025	129000	WD	129000	192700	66496	62504	97288.69226	0.642	1733	36.06693595	401b	015-021-000-501-04	401-Residential New	401
013-005-000-540-03	10271 W LONG LAKE RD	7/30/2024	100000	WD	100000	119982	14720	85280	91532.17188	0.932	1384	61.61849711	401b		401-Residential New	401
013-025-000-225-05	4515 KIRCHOFF RD	10/18/2024	230000	WD	230000	274242	26000	204000	215862.6094	0.945	1724	118.3294664	401b		401-Residential New	401
013-017-000-070-00	8618 FRENCH RD	6/28/2024	145000	WD	145000	171461	17952	127048	133486.0869	0.952	1776	71.53603604	401b		401-Residential New	401
013-027-000-804-00	6298 US 23 NORTH	1/10/2025	180000	WD	180000	211251	19891	160109	166400	0.962	1248	128.2924679	401b		401-Residential New	401
013-016-000-190-00	8710 W LONG LAKE RD	9/1/2023	250000	LC	250000	286783	19652	230348	232287.8281	0.992	2024	113.8083004	401b		401-Residential New	401
015-034-000-600-00	5541 NORTH POINT RD	1/16/2025	400000	WD	400000	452793	155403	244597	221126.0795	1.106	1972	124.0349899	401b	014-003-000-350-00	401-Residential New	401
013-026-000-780-00	3716 BLOOM RD	12/13/2023	145000	WD	145000	147861	12305	132695	117874.7813	1.126	1248	106.3261218	401b		401-Residential New	401
013-026-000-554-00	3050 BLOOM RD	6/27/2024	250000	WD	250000	252468	44357	205643	180966.0938	1.136	1232	166.9180195	401b		401-Residential New	401
013-027-000-175-00	6745 US 23 NORTH	5/28/2024	172000	WD	172000	172450	26444	145556	126961.7422	1.146	1152	126.3506944	401b		401-Residential New	401
013-005-000-505-00	10485 W LONG LAKE RD	10/24/2023	142900	WD	142900	130922	24900	118000	92193.04688	1.280	1566	75.35121328	401b		401-Residential New	401
013-016-000-235-01	8576 W LONG LAKE RD	10/18/2023	265000	WD	265000	238758	87949	177051	131138.2656	1.350	2186	80.99313815	401b		401-Residential New	401
013-003-000-050-06	2187 COUNTY LINE RD	3/28/2025	190000	WD	190000	169218	29744	160256	114770.4375	1.396	1040	154.0923077	401b	013-003-000-050-03	401-Residential New	401

0.958

For 2026, use 0.958 for Alpena Twp Ag Properties
(using residential sales in the 013 & 015 town and range)

Alpena Township-2026 ECF Analysis 201A-Commercial Rural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	194420	111056	38944	177370.2128	0.220	5500	7.080727273	201b		Commercial NEW US23-1	201
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	67054	62946	196711.061	0.320	2920	21.55684932	201b		Commercial NEW US23-1	201
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	191965	93065	166935	210425.5319	0.793	3748	44.53975454	201b		Commercial NEW US23-1	201
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	119294	55381	109619	135985.1064	0.806	1600	68.511875	201b		Commercial NEW US23-1	201
										0.535						
For Alpena Twp Commercial areas A & B, use 0.53 for 2026																
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-070-00	Commercial NEW US23-2	201
012-016-000-070-00	1141 US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-068-02	Commercial NEW US23-2	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	165866	434134	960209.9323	0.452	7650	56.74954248	201c		Commercial NEW US23-2	201
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	116382	62573	77427	128729.6651	0.601	2970	26.06969697	201c		Commercial NEW US23-2	201
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1225100	352681	647319	943163.3333	0.686	14334	45.15969025	201c	018-260-000-445-00	Commercial NEW US23-2	202
018-260-000-445-00	1025 US 23 NORTH	6/13/2024	1000000	WD	1000000	841562	323533	676467	943160.2871	0.717	14334	47.19317706	201c	012-016-000-142-00	Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	128893	136007	168961.6253	0.805	3680	36.95842391	201c		Commercial NEW US23-2	201
										0.540						
For Alpena Twp Commercial areas C & D, use 0.54 for 2026																

Alpena Township-2026 ECF Analysis 201B-Commercial US-23 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	194420	111056	38944	177370.2128	0.220	5500	7.080727273	201b		Commercial NEW US23-1	201
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	67054	62946	196711.061	0.320	2920	21.55684932	201b		Commercial NEW US23-1	201
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	191965	93065	166935	210425.5319	0.793	3748	44.53975454	201b		Commercial NEW US23-1	201
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	119294	55381	109619	135985.1064	0.806	1600	68.511875	201b		Commercial NEW US23-1	201
										0.535						
For Alpena Twp Commercial areas A & B, use 0.53 for 2026																
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-070-00	Commercial NEW US23-2	201
012-016-000-070-00	1141 US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-068-02	Commercial NEW US23-2	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	165866	434134	960209.9323	0.452	7650	56.74954248	201c		Commercial NEW US23-2	201
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	116382	62573	77427	128729.6651	0.601	2970	26.06969697	201c		Commercial NEW US23-2	201
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1225100	352681	647319	943163.3333	0.686	14334	45.15969025	201c	018-260-000-445-00	Commercial NEW US23-2	202
018-260-000-445-00	1025 US 23 NORTH	6/13/2024	1000000	WD	1000000	841562	323533	676467	943160.2871	0.717	14334	47.19317706	201c	012-016-000-142-00	Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	128893	136007	168961.6253	0.805	3680	36.95842391	201c		Commercial NEW US23-2	201
										0.540						
For Alpena Twp Commercial areas C & D, use 0.54 for 2026																

Alpena Township-2026 ECF Analysis 201C-Commercial US-23 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	194420	111056	38944	177370.2128	0.220	5500	7.080727273	201b		Commercial NEW US23-1	201
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	67054	62946	196711.061	0.320	2920	21.55684932	201b		Commercial NEW US23-1	201
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	191965	93065	166935	210425.5319	0.793	3748	44.53975454	201b		Commercial NEW US23-1	201
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	119294	55381	109619	135985.1064	0.806	1600	68.511875	201b		Commercial NEW US23-1	201
										0.535						
																For Alpena Twp Commercial areas A & B, use 0.53 for 2026
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-070-00	Commercial NEW US23-2	201
012-016-000-070-00	1141 US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-068-02	Commercial NEW US23-2	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	165866	434134	960209.9323	0.452	7650	56.74954248	201c		Commercial NEW US23-2	201
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	116382	62573	77427	128729.6651	0.601	2970	26.06969697	201c		Commercial NEW US23-2	201
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1225100	352681	647319	943163.3333	0.686	14334	45.15969025	201c	018-260-000-445-00	Commercial NEW US23-2	202
018-260-000-445-00	1025 US 23 NORTH	6/13/2024	1000000	WD	1000000	841562	323533	676467	943160.2871	0.717	14334	47.19317706	201c	012-016-000-142-00	Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	128893	136007	168961.6253	0.805	3680	36.95842391	201c		Commercial NEW US23-2	201
										0.540						
																For Alpena Twp Commercial areas C & D, use 0.54 for 2026

Alpena Township-2026 ECF Analysis 201D-Commercial M-32

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
011-003-000-119-00	3109 US 23 SOUTH	10/3/2024	150000	WD	150000	194420	111056	38944	177370.2128	0.220	5500	7.080727273	201b		Commercial NEW US23-1	201
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	67054	62946	196711.061	0.320	2920	21.55684932	201b		Commercial NEW US23-1	201
018-103-000-206-00	2661 US 23 SOUTH	6/10/2024	260000	WD	260000	191965	93065	166935	210425.5319	0.793	3748	44.53975454	201b		Commercial NEW US23-1	201
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	119294	55381	109619	135985.1064	0.806	1600	68.511875	201b		Commercial NEW US23-1	201
										0.535						
For Alpena Twp Commercial areas A & B, use 0.53 for 2026																
012-016-000-068-02	US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-070-00	Commercial NEW US23-2	201
012-016-000-070-00	1141 US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-068-02	Commercial NEW US23-2	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	165866	434134	960209.9323	0.452	7650	56.74954248	201c		Commercial NEW US23-2	201
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	116382	62573	77427	128729.6651	0.601	2970	26.06969697	201c		Commercial NEW US23-2	201
012-016-000-142-00	1057 US 23 NORTH	6/13/2024	1000000	WD	1000000	1225100	352681	647319	943163.3333	0.686	14334	45.15969025	201c	018-260-000-445-00	Commercial NEW US23-2	202
018-260-000-445-00	1025 US 23 NORTH	6/13/2024	1000000	WD	1000000	841562	323533	676467	943160.2871	0.717	14334	47.19317706	201c	012-016-000-142-00	Commercial NEW US23-2	201
018-103-000-054-01	2410 US 23 SOUTH	3/26/2024	264900	WD	264900	203743	128893	136007	168961.6253	0.805	3680	36.95842391	201c		Commercial NEW US23-2	201
										0.540						
For Alpena Twp Commercial areas C & D, use 0.54 for 2026																

Alpena Township-2026 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
012-020-000-501-08	1110 DEVERE RD	11/4/2024	150000	WD	150000	385766	32912	117088	588090	0.199	6944	16.86175115	201a		201-Comm-New-Acres	201
018-103-000-123-02	2245 US 23 SOUTH	2/21/2024	250000	WD	250000	75752	22972	227028	119142.2122	1.906	7056	32.17517007	201a		201-Comm-New-Acres	201
018-103-000-133-00	2539 US 23 SOUTH	3/1/2024	600000	WD	600000	591239	165866	434134	960209.9323	0.452	7650	56.74954248	201c		Commercial NEW US23-2	201
012-016-000-070-00	1141 US 23 NORTH	8/21/2023	560000	WD	560000	660189	417432	142568	547984.1986	0.260	9063	15.73077347	201c	012-016-000-068-02	Commercial NEW US23-2	201
018-260-000-445-00	1025 US 23 NORTH	6/13/2024	1000000	WD	1000000	902270	368841	631159	943163.3333	0.669	14334	44.03230082	201c	012-016-000-142-00	Commercial NEW US23-2	201
012-029-000-340-01	1947 M32 W	7/31/2023	450000	LC	450000	311393	176610	273390	304250.5608	0.899	15498	17.64034069	201c		Commercial NEW US23-2	201
018-103-000-046-01	620 S RIPLEY BLVD	1/13/2025	500000	WD	500000	542133	184878	315122	595425	<u>0.529</u>	20592	15.30312743	201b		Commercial NEW US23-1	201
								2140489	4058265.237	<u>0.527</u>						

For 2026, use 0.527 for Alpena Twp Industrial

Alpena Township-2026 ECF Analysis Residential Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class	Page 1 of 3
013-007-000-530-01	9235 HAKEN RD	5/20/2024	20000	WD	20000	71370	18454	1546	46013.91304	0.034	2632	0.587386018	401b		401-Residential New	401	
018-405-000-162-00	522 MICHIGAN AVE	3/11/2024	6500	WD	6500	16657	6137	363	9147.826172	0.040	0	#DIV/0!	401b		401-Residential New	401	
012-003-000-040-00	2555 BRADBURY RD	5/6/2024	100000	LC	100000	228460	89088	10912	121193.043	0.090	720	15.15555556	401b		401-Residential New	401	
013-007-000-315-02		10/1/2024	20000	WD	20000	40086	15684	4316	21219.13043	0.203	0	#DIV/0!	401b		401-Residential New	401	
012-009-000-850-00	3154 FRENCH RD	2/21/2025	36000	WD	36000	107865	14741	21259	80977.39063	0.263	1238	17.1720517	401b		401-Residential New	401	
013-028-000-605-04	1054 BLOOM RD	7/2/2024	95000	WD	95000	251867	22403	72597	199533.9141	0.364	2016	36.01041667	401b		401-Residential New	1	
011-030-000-301-00	7199 SPRUCE RD	4/26/2024	58000	WD	58000	148470	15125	42875	115952.1719	0.370	1408	30.45099432	401b		401-Residential New	401	
013-027-000-196-01		10/24/2024	77252	QC	77252	181399	25549	51703	135521.7344	0.382	1064	48.59304511	401b	013-027-000-196-02	401-Residential New	402	
013-027-000-196-02	6618 US 23 NORTH	10/24/2024	77252	QC	77252	181399	25549	51703	135521.7344	0.382	1064	48.59304511	401b	013-027-000-196-01	401-Residential New	401	
011-027-000-569-00	7800 US 23 SOUTH	2/22/2024	60000	WD	60000	144346	17808	42192	110033.0469	0.383	1434	29.42259414	401b		401-Residential New	401	
018-160-000-020-00	109 HIGHLAND RD	5/10/2024	47000	WD	47000	108003	9133	37867	85973.91406	0.440	1476	25.65514905	401b		401-Residential New	401	
013-027-000-173-00	6675 US 23 NORTH	11/1/2024	45000	WD	45000	108067	5840	39160	88893.04688	0.441	1056	37.08333333	401b		401-Residential New	401	
014-005-000-001-00	6171 HAMILTON RD	11/16/2023	89000	WD	89000	123666	65356	23644	50704.34766	0.466	574	41.19163763	401b		401-Residential New	401	
011-031-000-521-00	8590 SPRUCE RD	1/14/2025	155000	WD	155000	228498	99012	55988	112596.5195	0.497	1788	31.31319911	401b	011-031-000-515-00	401-Residential New	401	
013-027-000-796-02	6434 US 23 NORTH	8/16/2024	75000	WD	75000	139980	13043	61957	110380	0.561	1208	51.28890728	401b		401-Residential New	401	
012-009-000-910-00	3045 FRENCH RD	9/4/2024	54750	QC	54750	100912	10192	44558	78886.95996	0.565	1044	42.68007663	401b		401-Residential New	401	
012-009-000-286-00	1201 HAMILTON RD	9/12/2024	82000	WD	82000	135000	18411	63589	101381.7422	0.627	1442	44.09778086	401b		401-Residential New	401	
012-019-000-775-00	1252 WALTER ST	8/23/2024	75000	WD	75000	122196	17095	57905	91392.17188	0.634	1345	43.05204461	401b		401-Residential New	401	
015-021-000-501-03	7020 TURNBULL MILL RD	1/27/2025	129000	WD	129000	192700	66496	62504	97288.69226	0.642	1733	36.06693595	401b	015-021-000-501-04	401-Residential New	401	
012-003-000-331-00	4768 US 23 NORTH	5/21/2024	62500	WD	62500	96753	13940	48560	72011.30469	0.674	1048	46.33587786	401b		401-Residential New	401	
011-034-000-350-01		3/21/2025	69475	WD	69475	98420	25817	43658	63133.04297	0.692	861	50.70615563	401b	011-033-000-200-00	401-Residential New	2	
012-002-000-591-01	4005 LONG LAKE RD	7/31/2023	135000	LC	135000	204802	26007	108993	155473.9063	0.701	1942	56.12409887	401b		401-Residential New	401	
012-005-000-109-00	4576 FRENCH RD	4/28/2023	80000	WD	80000	98325	51088	28912	41075.65234	0.704	1743	16.58749283	401b		401-Residential New	401	
011-027-000-001-12	7146 US 23 SOUTH	10/3/2024	75000	WD	75000	108061	17020	57980	79166.08594	0.732	624	92.91666667	401b		401-Residential New	401	
012-017-000-426-00	1578 LONG RAPIDS RD	4/29/2024	89600	WD	89600	121412	19857	69743	88308.69531	0.790	1252	55.70527157	401b		401-Residential New	401	
018-160-000-048-00	1307 SHERIDAN DR	3/12/2024	55000	WD	55000	76312	6494	48506	60711.30469	0.799	1227	39.53219234	401b		401-Residential New	401	
018-410-000-104-02	605 JEFFERSON ST	8/21/2023	120000	WD	120000	166470	8516	111484	137351.2969	0.812	1152	96.77430556	401b		401-Residential New	401	
018-160-000-028-00	1235 SHERIDAN DR	2/28/2024	195000	WD	195000	271105	9790	185210	227230.4336	0.815	2540	72.91732283	401b	018-160-000-029-00	401-Residential New	401	
018-160-000-029-00	1245 SHERIDAN DR	2/28/2024	195000	WD	195000	271105	9790	185210	227230.4336	0.815	2540	72.91732283	401b	018-160-000-028-00	401-Residential New	401	
011-010-000-443-00	3140 S PARTRIDGE POINT RD	1/3/2024	97500	LC	97500	130463	7002	90498	107357.3906	0.843	1344	67.33482143	401b		401-Residential New	401	
013-003-000-820-00	10325 US 23 NORTH	4/28/2023	80000	PTA	80000	104516	9465	70535	82653.04688	0.853	544	129.6599265	401b		401-Residential New	201	
018-405-000-146-01	214 MICHIGAN AVE	10/13/2023	60500	WD	60150	74584	8654	51496	57330.43359	0.898	1092	47.15750916	401b		401-Residential New	401	
018-405-000-308-00	611 WALL AVE	4/17/2024	66000	WD	66000	79275	11274	54726	59131.30469	0.925	1264	43.29588608	401b		401-Residential New	401	
013-005-000-540-03	10271 W LONG LAKE RD	7/30/2024	100000	WD	100000	119982	14720	85280	91532.17188	0.932	1384	61.61849711	401b		401-Residential New	401	
018-405-000-150-00	322 MICHIGAN AVE	6/28/2023	50000	LC	49800	60129	5059	44741	47886.95703	0.934	868	51.54493088	401b		401-Residential New	401	
013-034-000-522-00	5311 US 23 NORTH	12/6/2024	65000	WD	65000	76273	13102	51898	54931.30469	0.945	784	66.19642857	401b		401-Residential New	401	
013-025-000-225-05	4515 KIRCHOFF RD	10/18/2024	230000	WD	230000	274242	26000	204000	215862.6094	0.945	1724	118.3294664	401b		401-Residential New	401	
011-033-000-200-00	PIPER RD	10/15/2024	260000	WD	260000	272743	200140	59860	63133.04297	0.948	861	69.52380952	401b	011-034-000-350-00, 01	401-Residential New	402	
013-017-000-070-00	8618 FRENCH RD	6/28/2024	145000	WD	145000	171461	17952	127048	133486.0869	0.952	1776	71.53603604	401b		401-Residential New	401	
013-027-000-804-00	6298 US 23 NORTH	1/10/2025	180000	WD	180000	211251	19891	160109	166400	0.962	1248	128.2924679	401b		401-Residential New	401	
018-250-000-001-00	6310 US 23 SOUTH	7/11/2023	161000	WD	161000	189081	5500	155500	159635.6563	0.974	1232	126.2175325	401b		401-Residential New	401	
011-005-000-349-01	3486 LAY RD	4/14/2023	118500	WD	118500	137195	5170	113330	114804.3516	0.987	1212	93.50660066	401b		401-Residential New	401	
013-016-000-190-00	8710 W LONG LAKE RD	9/1/2023	250000	LC	250000	286783	19652	230348	232287.8281	0.992	2024	113.8083004	401b		401-Residential New	401	
012-029-000-799-00	1245 GREENHAVEN LN	11/10/2023	509000	WD	509000	569263	17920	491080	479428.6875	1.024	2845	172.6115993	401b		401-Residential New	401	
012-019-000-578-00	2726 M32 W	7/31/2024	75000	WD	75000	81145	8574	66426	63105.21875	1.053	1008	65.89880952	401b		401-Residential New	401	
012-016-000-078-00	2503 FRENCH RD	7/26/2024	110000	WD	110000	115819	19391	90609	83850.4375	1.081	1106	81.92495479	401b		401-Residential New	401	
011-011-000-237-01	2942 S PARTRIDGE POINT RD	10/25/2023	405000	WD	405000	422141	38088	366912	333959.1289	1.099	2247	163.2897196	401b		401-Residential New	401	
014-003-000-350-00	NORTH POINT RD	1/16/2025	400000	WD	400000	492230	155403	244597	221126.0795	1.106	1972	124.0349899	401b	015-034-000-600-00	401-Residential New	402	

015-034-000-600-00	5541 NORTH POINT RD	1/16/2025	400000	WD	400000	452793	155403	244597	221126.0795	1.106	1972	124.0349899	401b	014-003-000-350-00	401-Residential New	401
012-008-000-601-04	2030 LONG RAPIDS RD	3/22/2024	174000	WD	174000	178903	17013	156987	140773.9063	1.115	2475	63.42909091	401b		401-Residential New	401
013-026-000-780-00	3716 BLOOM RD	12/13/2023	145000	WD	145000	147861	12305	132695	117874.7813	1.126	1248	106.3261218	401b		401-Residential New	401
014-004-000-800-00	4250 NORTH POINT RD	11/7/2023	275000	WD	275000	277409	130231	144769	127980.8672	1.131	832	174.0012019	401b		401-Residential New	401
013-034-000-020-00	2857 BLOOM RD	10/8/2024	140000	WD	120000	121430	24167	95833	84576.52051	1.133	864	110.9178241	401b		401-Residential New	401
013-026-000-554-00	3050 BLOOM RD	6/27/2024	250000	WD	250000	252468	44357	205643	180966.0938	1.136	1232	166.9180195	401b		401-Residential New	401
013-027-000-175-00	6745 US 23 NORTH	5/28/2024	172000	WD	172000	172450	26444	145556	126961.7422	1.146	1152	126.3506944	401b		401-Residential New	401
018-085-000-019-00	157 OUTER DR	1/3/2025	124500	WD	124500	122269	11901	112599	95972.17188	1.173	1194	94.3040201	401b		401-Residential New	401
018-160-000-067-01	1214 SHERIDAN DR	1/11/2024	145000	WD	145000	142116	20587	124413	105677.3906	1.177	1728	71.99826389	401b		401-Residential New	401
011-004-000-903-00	1035 POHL RD	4/21/2023	115000	WD	115000	108392	4125	110875	90666.95313	1.223	1170	94.76495726	401b		401-Residential New	401
012-029-000-070-19	1348 WILDCAT CT	8/14/2024	395000	WD	395000	371096	25168	369832	300806.9688	1.229	2068	178.8355899	401b		401-Residential New	401
018-037-000-016-00	118 BERNICE LN	8/8/2023	225000	WD	225000	211180	12475	212525	172786.9531	1.230	1640	129.5884146	401b		401-Residential New	401
018-320-000-014-00	2959 BLOOM RD	4/22/2024	160000	WD	160000	148752	12370	147630	118593.0469	1.245	1838	80.32100109	401b		401-Residential New	401
012-019-000-818-00	LAKE WINYAH RD	10/26/2023	285000	WD	285000	261435	32551	252449	199029.5664	1.268	1932	130.6671843	401b	012-019-000-838-00	401-Residential New	402
012-019-000-838-00	1125 LAKE WINYAH RD	10/26/2023	285000	WD	285000	261435	32551	252449	199029.5664	1.268	1932	130.6671843	401b	012-019-000-818-00	401-Residential New	401
011-022-000-041-00	6303 US 23 SOUTH	8/1/2024	395000	WD	395000	589006	221231	173769	136714.7813	1.271	1298	133.8744222	401b	011-022-000-021-02	401-Residential New	401
015-028-000-501-01	7880 BLOOM RD	6/5/2023	319000	WD	319000	300607	127936	191064	150148.7031	1.272	936	204.1282051	401b		401-Residential New	401
012-005-000-903-00	4223 TRUCKEY RD	3/24/2025	135500	WD	135500	131692	27475	108025	84732.17188	1.275	1320	81.83712121	401b	012-005-000-896-00	401-Residential New	401
013-027-000-775-00	6416 LONG LAKE RD	2/12/2024	62500	WD	62000	56759	9160	52840	41390.43359	1.277	897	58.90746934	401b		401-Residential New	401
013-005-000-505-00	10485 W LONG LAKE RD	10/24/2023	142900	WD	142900	130922	24900	118000	92193.04688	1.280	1566	75.35121328	401b		401-Residential New	401
012-009-000-397-00	3406 FRENCH RD	12/30/2024	120000	WD	120000	109196	27761	92239	70813.04688	1.303	840	109.8083333	401b		401-Residential New	401
011-010-000-334-00	1060 N PARTRIDGE POINT RD	1/23/2025	158500	WD	158500	140123	11286	147214	112032.1719	1.314	1840	124.7576271	401b		401-Residential New	401
011-006-000-701-00	3500 WERTH RD	9/11/2023	136000	WD	135000	123138	43020	91980	69667.82813	1.320	800	114.975	401b		401-Residential New	401
018-090-000-017-00	2195 RAYMOND ST	5/14/2024	193000	WD	193000	168036	9023	183977	138272.1719	1.331	1296	141.9575617	401b		401-Residential New	401
012-016-000-051-00	1132 US 23 NORTH	1/12/2024	105000	WD	105000	91703	12226	92774	69110.4375	1.342	952	97.45168067	401b		401-Residential New	401
013-016-000-235-01	8576 W LONG LAKE RD	10/18/2023	265000	WD	265000	238758	87949	177051	131138.2656	1.350	2186	80.99313815	401b		401-Residential New	401
018-045-000-190-00	8478 US 23 SOUTH	10/6/2023	250000	WD	245000	209078	15661	229339	168188.7031	1.364	1812	126.566777	401b		401-Residential New	401
012-003-000-860-00	2690 HAMILTON RD	9/1/2023	349000	WD	349000	299703	58108	290892	210082.6094	1.385	1800	161.6066667	401b		401-Residential New	401
018-240-000-018-00	8464 NORTHLAND AVE	6/22/2023	219000	WD	219000	184842	18394	200606	144737.3906	1.386	1655	121.2120846	401b	018-240-000-019-00, 01	401-Residential New	401
018-240-000-019-00	8454 NORTHLAND AVE	6/22/2023	219000	WD	219000	184842	18394	200606	144737.3906	1.386	1655	121.2120846	401b	018-240-000-018-00, 01	401-Residential New	402
018-240-000-020-00	8444 NORTHLAND AVE	6/22/2023	219000	WD	219000	184842	18394	200606	144737.3906	1.386	1655	121.2120846	401b	018-240-000-019-00, 01	401-Residential New	402
012-005-000-096-00	4630 FRENCH RD	8/13/2024	170000	WD	170000	143670	19002	150998	108406.9531	1.393	1440	104.8597222	401b		401-Residential New	401
013-003-000-050-06	2187 COUNTY LINE RD	3/28/2025	190000	WD	190000	169218	29744	160256	114770.4375	1.396	1040	154.0923077	401b	013-003-000-050-03	401-Residential New	401
013-009-000-178-00	9230 W LONG LAKE RD	9/19/2023	160000	WD	160000	132367	7425	152575	108645.2188	1.404	1356	112.5184366	401b		401-Residential New	401
018-045-000-386-00	7640 US 23 SOUTH	12/30/2024	275000	WD	275000	252305	43711	231289	164446.0938	1.406	2108	109.7196395	401b	018-045-000-382-00, 01	401-Residential New	401
018-395-000-010-00	8848 US 23 SOUTH	10/15/2024	140000	WD	140000	116630	14001	125999	89242.60938	1.412	1120	112.4991071	401b		401-Residential New	401
013-034-000-600-00	5040 US 23 NORTH	6/20/2024	250000	WD	250000	206939	21459	228541	161286.9531	1.417	1536	148.7897135	401b		401-Residential New	401
012-019-000-101-00	1715 LAKE WINYAH RD	11/20/2024	162000	WD	161400	133415	15742	145658	102324.3516	1.423	1732	84.09815242	401b		401-Residential New	401
012-029-000-090-00	1260 S BAGLEY ST	5/17/2024	180000	WD	180000	147211	10722	169278	118686.0859	1.426	1452	116.5826446	401b		401-Residential New	401
011-003-000-070-01	1070 BARE POINT RD	8/1/2024	390000	WD	390000	317752	28438	361562	251577.3906	1.437	2055	175.9425791	401b		401-Residential New	401
011-004-000-843-00	1031 BIRCH RD	7/8/2024	165000	WD	145000	117341	19874	125126	84753.91406	1.476	1280	97.7546875	401b		401-Residential New	401
012-007-000-817-01	2170 LONG RAPIDS RD	7/22/2024	210000	WD	210000	167587	21481	188519	127048.6953	1.484	1824	103.3547149	401b		401-Residential New	401
013-027-000-786-00	6493 US 23 NORTH	8/29/2024	142000	WD	142000	112362	13447	128553	86013.04688	1.495	1456	88.2918956	401b		401-Residential New	401
012-003-000-566-00	4534 US 23 NORTH	1/31/2025	168900	WD	168900	133398	19593	149307	98960.86719	1.509	1232	121.1907468	401b		401-Residential New	401
012-003-000-411-00	4621 US 23 NORTH	7/10/2024	254900	WD	254900	198720	18968	235932	156306.0898	1.509	2299	102.6237495	401b		401-Residential New	401
018-095-000-035-00	1237 WALTER ST	5/31/2024	206000	WD	206000	159108	19872	186128	121074.7813	1.537	1352	137.6686391	401b		401-Residential New	401
018-090-000-013-00	1082 ELIZABETH ST	7/20/2023	195000	WD	195000	146938	9667	185333	119366.0859	1.553	1512	122.5747354	401b		401-Residential New	401
018-037-000-015-00	112 BERNICE LN	4/27/2023	223500	WD	223500	166602	10333	213167	135886.0938	1.569	1424	149.695927	401b		401-Residential New	401
011-004-000-409-00	1392 JESSE RD	8/1/2024	154500	WD	154500	118864	16811	137689	87531.30469	1.573	1302	105.7519201	401b	011-004-000-411-00	401-Residential New	401
018-090-000-016-00	2215 RAYMOND ST	8/11/2023	123500	WD	123500	91132	7087	116413	73082.60938	1.593	1200	97.01083333	401b		401-Residential New	401

011-006-000-715-00	3600 WERTH RD	3/11/2024	175000 WD	162000	122974	30116	131884	80746.08594	1.633	1257	104.91965	401b	011-006-000-721-00	401-Residential New	401
018-140-000-110-00	10101 RENSBERRY RD	2/21/2024	110000 WD	110000	83093	21181	88819	53836.52106	1.650	1056	84.10890152	401b		401-Residential New	401
018-160-000-040-00	1303 SHERIDAN DR	8/15/2023	210000 WD	208000	146030	7755	200245	120239.1328	1.665	936	213.9369658	401b		401-Residential New	401
013-017-000-501-00	8425 KANNOVSKI RD	5/25/2023	165000 WD	165000	139378	84739	80261	47512.17578	1.689	576	139.3420139	401b		401-Residential New	401
011-004-000-273-00	1371 WAYNE RD	11/11/2024	180000 WD	180000	130460	24889	155111	91800.86719	1.690	1384	112.074422	401b		401-Residential New	401
012-003-000-785-00	4180 LONG LAKE RD	7/19/2023	175000 LC	175000	125042	22184	152816	89441.74219	1.709	1536	99.48958333	401b		401-Residential New	401
012-019-000-113-00	1597 LAKE WINYAH RD	8/30/2024	168900 WD	168900	118764	15810	153090	89525.21875	1.710	1144	133.8199301	401b		401-Residential New	401
013-017-000-820-00	8180 FRENCH RD	11/8/2024	314500 WD	314500	224273	39409	275091	160751.2969	1.711	1194	230.3944724	401b		401-Residential New	401
012-017-000-490-00	1281 LONG RAPIDS RD	11/13/2023	169900 WD	166400	112822	8564	157836	90659.13281	1.741	1085	145.4709677	401b		401-Residential New	401
012-032-000-293-00	2640 WERTH RD	10/10/2023	498000 WD	498000	355981	81122	416878	239007.8281	1.744	2763	150.878755	401b		401-Residential New	401
011-030-000-301-00	7199 SPRUCE RD	12/17/2024	219000 WD	219000	148470	15125	203875	115952.1719	1.758	1408	144.7975852	401b		401-Residential New	401
013-005-000-557-00	10145 W LONG LAKE RD	8/15/2023	130000 WD	127000	85807	8599	118401	67137.39063	1.764	1296	91.3587963	401b		401-Residential New	401
012-003-000-401-02	4691 US 23 NORTH	12/1/2023	118000 LC	118000	78937	8711	109289	61066.08594	1.790	775	141.0180645	401b		401-Residential New	401
018-428-000-045-00	2673 WERTH RD	8/5/2024	120000 WD	120000	82670	15868	104132	58088.69531	1.793	864	120.5231481	401b		401-Residential New	401
018-405-000-548-01	728 MICHIGAN AVE	7/24/2023	127500 WD	127500	84739	8906	118594	65941.74219	1.798	960	123.5354167	401b		401-Residential New	401
018-428-000-030-00	2693 WERTH RD	7/26/2023	131000 WD	116500	76748	8006	108494	59775.65234	1.815	891	121.7665544	401b		401-Residential New	401
018-405-000-156-00	516 MICHIGAN AVE	12/26/2024	139000 WD	139000	87228	8039	130961	68860	1.902	900	145.5122222	401b		401-Residential New	401
013-008-000-124-00	9634 FRENCH RD	11/7/2024	150000 WD	150000	98602	22421	127579	66244.35156	1.926	1056	120.813447	401b		401-Residential New	401
012-017-000-396-00	1460 LONG RAPIDS RD	11/14/2023	250000 WD	250000	152424	12478	237522	121692.1719	1.952	1680	141.3821429	401b		401-Residential New	401
011-005-000-043-04		3/22/2024	100000 LC	100000	63789	12000	88000	45033.91304	1.954	0	#DIV/0!	401b		401-Residential New	401
015-033-000-040-06	7985 BLOOM RD	4/19/2023	195000 WD	195000	125492	27775	167225	84971.30371	1.968	1404	119.1061254	401b		401-Residential New	401
013-014-000-200-00	3852 WALMSLEY RD	4/17/2024	126500 WD	126500	77785	10174	116326	58792.17578	1.979	876	132.7922374	401b		401-Residential New	401
011-004-000-872-01	1089 BIRCH RD	7/10/2024	160000 WD	160000	94155	5183	154817	77366.95313	2.001	1456	106.3303571	401b		401-Residential New	401
014-003-000-322-00	4826 HURON BEACH RD	7/2/2024	81000 WD	81000	52017	15428	65572	31816.52148	2.061	480	136.6083333	401b		401-Residential New	401
018-400-000-010-00	7936 CRESTWOOD DR	8/23/2023	117000 WD	117000	67653	7653	109347	52173.91406	2.096	864	126.5590278	401b		401-Residential New	401
012-007-000-395-00	2478 LONG RAPIDS RD	2/28/2025	210000 WD	210000	120147	11465	198535	94506.08594	2.101	988	200.9463563	401b		401-Residential New	401
012-005-000-371-00	4570 TRUCKEY RD	1/9/2025	110000 WD	110000	64588	16313	93687	41978.26172	<u>2.232</u>	728	128.6909341	401b		401-Residential New	401
									1.201						

For 2026, use 1.201 for residential general

Alpena Township-2026 ECF Analysis Residential City Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-310-000-040-00	114 ARIZONA RD	5/15/2024	40000	WD	40000	154432	31502	8498	98344	0.086	1128	7.533687943	401c		401-ResCityLot	401
018-410-000-092-00	604 BROOKE ST	3/7/2024	43703	CD	43703	139633	15973	27730	98928	0.280	1736	15.9735023	401c		401-ResCityLot	401
018-396-000-011-01	1090 CROOKED TREE DR	7/12/2023	177000	QC	177000	554845	54000	123000	400676	0.307	2785	44.16517056	401c		401-ResCityLot	401
011-003-000-200-00	3279 US 23 SOUTH	7/8/2024	40000	WD	40000	107653	17500	22500	72122.39844	0.312	888	25.33783784	401c		401-ResCityLot	401
018-280-000-070-00	1198 WAYNE RD	5/25/2023	80850	CD	80850	222569	23183	57667	159508.7969	0.362	1416	40.72528249	401c		401-ResCityLot	401
018-260-000-073-00	108 PARTRIDGE AVE	8/10/2023	66000	WD	66000	159183	19862	46138	111456.7969	0.414	1620	28.48024691	401c		401-ResCityLot	401
018-075-000-087-00	544 BRENTWOOD DR	4/10/2023	125000	WD	125000	225247	19417	105583	164664	0.641	1616	65.33601485	401c		401-ResCityLot	401
011-003-000-200-00	3279 US 23 SOUTH	8/28/2024	67000	WD	67000	107653	17500	49500	72122.39844	0.686	888	55.74324324	401c		401-ResCityLot	401
018-180-000-110-00	1073 MEMORY LN	9/26/2023	150000	WD	150000	256524	19486	130514	189630.4063	0.688	3176	41.09382872	401c		401-ResCityLot	401
018-399-000-026-00	107 GLENRIDGE ST	11/1/2024	300000	WD	300000	447549	31615	268385	332747.1875	0.807	2632	101.9699848	401c		401-ResCityLot	401
012-029-000-756-00	1078 HILTON DR	8/9/2024	74900	WD	74900	95331	36744	38156	46869.60059	0.814	1056	36.13257576	401c		401-ResCityLot	401
018-280-000-015-00	1342 WAYNE RD	5/30/2024	100000	WD	100000	142274	16274	83726	100800	0.831	1020	82.08431373	401c		401-ResCityLot	401
018-315-000-225-00	116 COLORADO RD	3/31/2025	110000	WD	110000	153326	19732	90268	106875.2031	0.845	1344	67.16369048	401c		401-ResCityLot	401
011-004-000-326-00	3168 PIPER RD	12/16/2024	80000	WD	80000	109441	12425	67575	77612.79688	0.871	800	84.46875	401c		401-ResCityLot	401
018-410-000-010-00	705 BROOKE ST	10/21/2024	180000	WD	180000	240166	35681	144319	163588	0.882	2763	52.23271806	401c		401-ResCityLot	401
012-017-000-405-00	2242 WOODVIEW DR	4/30/2024	153833	LC	153833	204180	22909	130924	145016.7969	0.903	1590	82.34213836	401c		401-ResCityLot	401
018-399-000-013-00	119 BARRINGTON CIR	4/8/2024	366000	WD	366000	492793	27544	338456	372199.1875	0.909	3090	109.5326861	401c		401-ResCityLot	401
018-103-000-032-00	506 NORTH ST	3/27/2025	71000	WD	68000	82612	23531	44469	47264.80078	0.941	792	56.14772727	401c		401-ResCityLot	401
018-399-000-028-00	103 GLENRIDGE ST	9/11/2024	265000	WD	265000	340611	33478	231522	245706.4063	0.942	2244	103.1737968	401c		401-ResCityLot	401
018-280-000-070-00	1198 WAYNE RD	2/16/2024	175000	LC	175000	222569	23183	151817	159508.7969	0.952	1416	107.2153955	401c		401-ResCityLot	401
011-004-000-079-01	1046 MEYERS RD	7/31/2023	100000	WD	100000	116139	48091	51909	54438.39844	0.954	906	57.29470199	401c		401-ResCityLot	401
018-310-000-110-03	2443 HOBBS DR	7/1/2024	78000	WD	78000	93158	14334	63666	63059.19922	1.010	1076	59.16914498	401c		401-ResCityLot	401
018-285-000-164-00	1271 ELDENS DR	10/18/2023	175000	WD	175000	209958	18504	156496	153163.2031	1.022	1864	83.95708155	401c		401-ResCityLot	401
018-399-000-007-00	103 BRISTOL CRT	6/15/2023	310000	WD	310000	371696	25065	284935	277304.8125	1.028	1706	167.0193435	401c		401-ResCityLot	401
018-165-000-022-00	1320 CRESTVIEW DR	6/3/2023	280000	WD	272000	323571	33643	238357	231942.4063	1.028	2268	105.095679	401c	018-430-000-100-00	401-ResCityLot	401
018-328-000-008-00	2875 NORALIN DRIVE	11/10/2023	281000	WD	281000	333123	18368	262632	251804	1.043	3120	84.17692308	401c		401-ResCityLot	401
012-029-000-841-00	1448 HOBBS DR	1/12/2024	175000	WD	175000	200906	29186	145814	137376	1.061	1655	88.10513595	401c		401-ResCityLot	401
018-335-000-270-00	2155 HOBBS DR	7/27/2023	210000	WD	210000	243567	20777	189223	178232	1.062	2252	84.02442274	401c		401-ResCityLot	401
012-017-000-767-00	1124 LONG RAPIDS RD	11/5/2024	125000	OTH	125000	143054	18971	106029	99266.39844	1.068	1008	105.1875	401c		401-ResCityLot	401
018-295-000-010-00	3114 US 23 SOUTH	4/5/2024	160000	WD	160000	187804	43384	116616	109086.3984	1.069	1692	68.92198582	401c	018-295-000-015-00	401-ResCityLot	401
018-295-000-015-00	1026 PINE RD	4/5/2024	160000	WD	160000	204938	43384	116616	109086.3984	1.069	1692	68.92198582	401c	018-295-000-010-00	401-ResCityLot	402
018-335-000-226-00	2273 HOBBS DR	7/12/2024	155000	WD	155000	175424	29300	125700	116899.2031	1.075	960	130.9375	401c		401-ResCityLot	401
018-475-000-029-00	1214 BIRCHINGTON CRT	9/3/2024	355000	WD	355000	400025	26251	328749	299019.1875	1.099	1875	175.3328	401c		401-ResCityLot	401
018-430-000-084-00	2326 WOODCREST DR	3/21/2025	251800	WD	251800	282945	23426	228374	207615.2031	1.100	1651	138.3246517	401c		401-ResCityLot	401
018-335-000-182-00	2373 HOBBS DR	7/12/2023	131000	WD	131000	145295	11905	119095	106712	1.116	960	124.0572917	401c		401-ResCityLot	401
018-137-000-002-01	525 FOREST HILLS DR	4/26/2023	377000	WD	377000	413260	49661	327339	290879.1875	1.125	1646	198.8693803	401c		401-ResCityLot	2
018-070-000-019-00	431 PRINCETON AVE	12/14/2023	260000	WD	260000	284111	17167	242833	213555.2031	1.137	2152	112.8406134	401c		401-ResCityLot	401
011-004-000-529-00	3332 PIPER RD	12/22/2023	152000	WD	150500	163056	22482	128018	112459.2031	1.138	2040	62.75392157	401c		401-ResCityLot	401
018-399-000-005-00	109 BARRINGTON CIR	3/11/2025	383900	WD	383900	414881	29798	354102	308066.4063	1.149	2894	122.3572909	401c		401-ResCityLot	401
018-399-000-029-00	101 GLENRIDGE ST	12/15/2023	350000	WD	350000	369806	38713	311287	264874.4063	1.175	2420	128.6309917	401c		401-ResCityLot	401
018-285-000-130-00	1224 ELDENS DR	9/5/2024	136000	WD	128000	134796	15968	112032	95062.39844	1.179	1040	107.7230769	401c		401-ResCityLot	401
018-137-000-002-00	525 FOREST HILLS DR	4/26/2023	377000	WD	377000	393694	30095	346905	290879.1875	1.193	1646	210.7563791	401c		401-ResCityLot	401

011-003-000-195-00	3271 US 23 SOUTH	5/1/2023	99900	WD	99900	100963	24410	75490	61242.39844	1.233	1932	39.07349896	401c		401-ResCityLot	401
018-335-000-164-00	801 SHELLY ST	4/21/2023	205000	WD	205000	206394	14698	190302	153356.7969	1.241	1600	118.93875	401c	018-335-000-144-01	401-ResCityLot	401
011-004-000-565-02	3491 PIPER RD	8/30/2024	200000	WD	200000	199997	52028	147972	118375.2031	1.250	1232	120.1071429	401c		401-ResCityLot	401
018-435-000-015-00	2348 SANDY LN	3/5/2024	279900	WD	279900	279089	24386	255514	203762.4063	1.254	1959	130.4308321	401c		401-ResCityLot	401
018-075-000-013-00	403 MARYWOOD DR	5/23/2024	280000	WD	280000	278991	24591	255409	203520	1.255	2178	117.2676768	401c		401-ResCityLot	401
018-070-000-026-00	495 PRINCETON AVE	9/11/2023	145900	WD	145900	143968	18783	127117	100148	1.269	1040	122.2278846	401c		401-ResCityLot	401
012-016-000-360-00	2364 GENSCHAW RD	1/30/2024	134000	WD	134000	132038	26244	107756	84635.20313	1.273	1256	85.79299363	401c		401-ResCityLot	401
011-004-000-595-00	3539 PIPER RD	1/17/2024	355000	WD	355000	348388	25262	329738	258500.7969	1.276	2184	150.9789377	401c		401-ResCityLot	401
018-075-000-043-00	425 MARYWOOD DR	4/24/2023	215000	WD	215000	209808	14780	200220	156022.4063	1.283	1358	147.437408	401c		401-ResCityLot	401
018-425-000-195-00	1113 WILKE ST	12/11/2023	205000	WD	205000	199680	21447	183553	142586.4063	1.287	1568	117.0618622	401c		401-ResCityLot	401
018-065-000-129-00	3015 HARBOR DR	8/30/2023	145000	WD	145000	140782	18572	126428	97768	1.293	1152	109.7465278	401c		401-ResCityLot	401
018-295-000-150-00	1143 PINE RD	7/20/2023	134000	WD	134000	129342	14598	119402	91795.20313	1.301	1703	70.11274222	401c		401-ResCityLot	401
018-410-000-061-00	611 BROOKE ST	7/17/2024	174450	WD	174450	167008	19083	155367	118340	1.313	1140	136.2868421	401c		401-ResCityLot	401
018-215-000-070-00	2522 DIAMOND DR	6/6/2023	196500	WD	196500	187864	16931	179569	136746.4063	1.313	1521	118.0598291	401c		401-ResCityLot	401
018-260-000-052-00	108 SUNSET BLVD	1/10/2024	160000	WD	157000	150139	18328	138672	105448.7969	1.315	1532	90.51697128	401c		401-ResCityLot	401
018-260-000-066-00	105 SUNSET BLVD	5/6/2024	255000	WD	255000	241651	24793	230207	173486.4063	1.327	2036	113.0682711	401c		401-ResCityLot	401
018-285-000-123-00	3023 HINCKLEY BLVD	10/4/2023	220000	WD	220000	206944	20430	199570	149211.2031	1.338	1120	178.1875	401c		401-ResCityLot	401
011-003-000-240-00	3371 US 23 SOUTH	7/17/2024	156000	WD	156000	147591	36471	119529	88896	1.345	961	124.3798127	401c		401-ResCityLot	401
018-430-000-030-00	2365 WOODCREST DR	10/7/2024	256490	WD	256490	236796	26687	229803	168087.2031	1.367	2716	84.61082474	401c		401-ResCityLot	401
012-029-000-863-00	1020 GRANT ST	1/2/2024	155000	WD	155000	143054	22095	132905	96767.20313	1.373	1184	112.2508446	401c		401-ResCityLot	401
018-075-000-054-00	470 MARYWOOD DR	6/21/2023	130000	WD	130000	119599	15398	114602	83360.79688	1.375	1040	110.1942308	401c		401-ResCityLot	401
018-070-000-031-00	450 PRINCETON AVE	2/27/2025	265000	WD	265000	238315	33306	231694	164007.2031	1.413	2568	90.22352025	401c		401-ResCityLot	401
012-029-000-873-00	1415 FERNCLIFF DR	4/4/2024	241000	WD	241000	214578	23100	217900	153182.4004	1.422	1238	176.0096931	401c		401-ResCityLot	401
018-425-000-250-00	1058 WILKE ST	8/8/2023	155000	WD	151000	134171	18345	132655	92660.79688	1.432	1451	91.42315644	401c		401-ResCityLot	401
018-215-000-075-00	2534 DIAMOND DR	4/12/2024	260000	WD	256000	227082	37648	218352	151547.2031	1.441	2146	101.7483691	401c		401-ResCityLot	401
018-065-000-129-00	3015 HARBOR DR	12/18/2024	165000	WD	165000	145252	21277	143723	99180	1.449	1152	124.7595486	401c		401-ResCityLot	401
012-032-000-082-00	2050 AUTUMN DR	9/27/2024	150000	WD	150000	130776	19241	130759	89228	1.465	896	145.9363839	401c		401-ResCityLot	401
018-260-000-037-00	112 PRINCETON AVE	8/14/2023	325000	WD	325000	279148	30585	294415	198850.4063	1.481	2511	117.2500996	401c	018-260-000-039-00	401-ResCityLot	401
018-260-000-039-00	PRINCETON AVE	8/14/2023	325000	WD	325000	279148	30585	294415	198850.4063	1.481	2511	117.2500996	401c	018-260-000-037-00	401-ResCityLot	402
018-315-000-295-00	127 COLORADO RD	10/25/2024	135000	WD	135000	116972	21983	113017	75991.20313	1.487	936	120.7446581	401c		401-ResCityLot	401
018-170-000-013-00	1523 LAKEVIEW DR	12/18/2024	200000	WD	190000	163239	24936	165064	110642.3984	1.492	1632	101.1421569	401c		401-ResCityLot	401
012-033-000-661-01	2502 GORDON RD	8/23/2024	184900	WD	184900	157998	22718	162182	108224	1.499	960	168.9395833	401c		401-ResCityLot	401
018-335-000-208-00	712 SHELLY ST	6/26/2024	179900	WD	179900	150996	15682	164218	108251.2031	1.517	1050	156.3980952	401c		401-ResCityLot	401
011-004-000-305-00	3124 PIPER RD	8/2/2023	161000	WD	161000	133985	14965	146035	95216	1.534	1120	130.3883929	401c		401-ResCityLot	401
018-075-000-089-00	536 BRENTWOOD DR	10/11/2023	220000	WD	220000	179134	13613	206387	132416.7969	1.559	1516	136.1391821	401c		401-ResCityLot	401
018-285-000-130-00	1224 ELDENS DR	11/1/2023	162750	WD	161750	130859	14126	147624	93386.39844	1.581	1040	141.9461538	401c		401-ResCityLot	401
018-435-000-075-00	2339 SANDY LN	2/20/2024	228000	WD	228000	184495	25800	202200	126956	1.593	1660	121.8072289	401c		401-ResCityLot	401
012-032-000-798-00	2468 WERTH RD	5/5/2023	125000	WD	125000	100300	12575	112425	70180	1.602	896	125.4743304	401c		401-ResCityLot	401
018-295-000-085-00	3138 US 23 SOUTH	11/21/2023	110000	WD	110000	88203	11057	98943	61716.80078	1.603	936	105.7083333	401c		401-ResCityLot	401
018-295-000-130-00	1115 PINE RD	8/9/2023	124000	WD	124000	99359	12243	111757	69692.79688	1.604	1152	97.01128472	401c		401-ResCityLot	401
018-105-000-004-02	841 ANTHONY ST	2/25/2025	148000	WD	148000	119626	25001	122999	75700	1.625	1008	122.0228175	401c		401-ResCityLot	401
018-315-000-175-00	136 COLORADO RD	9/4/2024	125000	WD	125000	99198	18427	106573	64616.80078	1.649	768	138.7669271	401c		401-ResCityLot	401
018-315-000-120-00	158 COLORADO RD	9/7/2023	180000	WD	180000	140414	17737	162263	98141.60156	1.653	1419	114.3502467	401c		401-ResCityLot	401
018-425-000-120-00	1124 HINCKLEY BLVD	11/8/2024	165000	WD	165000	129621	22010	142990	86088.79688	1.661	1040	137.4903846	401c		401-ResCityLot	401

018-260-000-392-00	310 PRINCETON AVE	10/19/2023	185000	WD	185000	144344	24990	160010	95483.20313	1.676	1222	130.9410802	401c	401-ResCityLot	401	
018-070-000-008-00	471 SUNSET BLVD	6/14/2024	173000	WD	173000	134368	22873	150127	89196	1.683	1180	127.2262712	401c	401-ResCityLot	401	
018-260-000-302-00	203 PRINCETON AVE	11/21/2023	184500	WD	184500	141522	20309	164191	96970.39844	1.693	1224	134.1429739	401c	401-ResCityLot	401	
011-004-000-305-00	3124 PIPER RD	3/3/2025	185000	WD	185000	140094	17233	167767	98288.79688	1.707	1120	149.7919643	401c	401-ResCityLot	401	
018-355-000-090-00	1086 WAYNE RD	9/24/2024	206000	WD	206000	157767	27154	178846	104490.3984	1.712	1642	108.9196102	401c	401-ResCityLot	401	
018-103-000-018-00	2110 GRANT ST	7/12/2024	146500	WD	146500	112520	20867	125633	73322.39844	1.713	902	139.2827051	401c	401-ResCityLot	401	
018-175-000-064-00	1073 FULTON AVE	11/15/2024	210000	WD	210000	162905	35950	174050	101564	1.714	1456	119.5398352	401c	401-ResCityLot	401	
018-190-000-010-00	113 KELLY RD	2/7/2025	235000	WD	235000	176969	21055	213945	124731.2031	1.715	1386	154.3614719	401c	401-ResCityLot	401	
018-280-000-110-00	1247 WAYNE RD	8/10/2023	189900	WD	189900	143531	23020	166880	96408.79688	1.731	1476	113.0623306	401c	401-ResCityLot	401	
018-070-000-016-00	410 SUNSET BLVD	7/21/2023	230000	WD	230000	169528	19010	210990	120414.3984	1.752	1960	107.6479592	401c	401-ResCityLot	401	
018-295-000-035-00	1050 PINE RD	12/29/2023	115000	WD	115000	85121	12422	102578	58159.19922	1.764	848	120.9646226	401c	401-ResCityLot	401	
018-175-000-029-00	1064 GREENHAVEN LN	12/4/2023	265000	WD	265000	194948	24870	240130	136062.3984	1.765	1432	167.6885475	401c	401-ResCityLot	401	
018-175-000-029-00	1064 GREENHAVEN LN	12/4/2023	265000	WD	265000	194948	24870	240130	136062.3984	1.765	1432	167.6885475	401c	401-ResCityLot	401	
018-180-000-088-00	980 GREENHAVEN LN	6/12/2024	186000	WD	186000	137308	19094	166906	94571.20313	1.765	1144	145.8968531	401c	401-ResCityLot	401	
012-017-000-767-00	1124 LONG RAPIDS RD	11/7/2024	195000	LC	195000	143054	18971	176029	99266.39844	1.773	1008	174.6319444	401c	401-ResCityLot	401	
011-004-000-019-00	1073 WAYNE RD	12/13/2024	160000	WD	160000	110485	16349	143651	75308.79688	1.907	1196	120.1095318	401c	401-ResCityLot	401	
018-175-000-076-00	FERNCLIFF DR	11/4/2024	275000	WD	273000	206768	33069	239931	124616.7969	1.925	1540	155.7993506	401c	018-175-000-080-00	401-ResCityLot	402
018-103-000-031-00	504 NORTH ST	8/5/2024	105000	WD	105000	73470	15454	89546	46412.80078	1.929	768	116.5963542	401c	401-ResCityLot	401	
018-103-000-034-00	501 NORTH ST	10/4/2024	110000	WD	110000	76200	14544	95456	49324.80078	1.935	825	115.7042424	401c	401-ResCityLot	401	
										1.272						

For 2026, use 1.272 for Residential City Like

Alpena Township-2026 ECF Analysis Residential Golf Course Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
012-016-000-112-00	1362 GOLF COURSE RD	2/10/2025	100000	LC	100000	125522	36884	63116	77076.52344	0.819	1407	44.85856432	401g		401-Golf Course	401
018-260-000-372-00	203 PARTRIDGE AVE	5/19/2023	240000	WD	240000	262100	36618	203382	196071.2969	1.037	2180	93.29449541	401g		401-Golf Course	401
018-135-000-025-00	299 PAR DR	5/10/2024	160000	WD	150000	147022	23942	126058	107026.0859	1.178	1008	125.0575397	401g		401-Golf Course	401
018-135-000-040-00	208 EAGLE DR	8/18/2023	150000	WD	150000	145082	30085	119915	99997.39063	1.199	1064	112.7020677	401g		401-Golf Course	401
018-260-000-370-00	201 PARTRIDGE AVE	5/24/2023	249000	WD	249000	221652	38235	210765	159493.0469	1.321	1789	117.8116266	401g		401-Golf Course	401
018-150-000-098-00	1241 DOW DR	8/16/2023	265000	WD	265000	229160	63570	201430	143991.2969	1.399	2288	88.03758741	401g	018-150-000-100-00	401-Golf Course	401
018-150-000-100-00	DOW DR	8/16/2023	265000	WD	265000	229160	63570	201430	143991.2969	1.399	2288	88.03758741	401g	018-150-000-098-00	401-Golf Course	402
012-016-000-114-00	1336 GOLF COURSE RD	5/20/2024	205000	WD	205000	151994	22190	182810	112873.0469	<u>1.620</u>	1574	116.1435832	401g		401-Golf Course	401
										1.247						

For 2026, use 1.247 for Golf Course Area

Alpena Township-2026 ECF Analysis Condo1-Village Green

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-397-000-101-00	1280 HOBBS DR	2/26/2024	71800	WD	71800	142267	546	71254	72976.82813	0.976	928	76.78232759	Cndo1		Condo Common	407
018-398-000-621-00	137 CANTERBURY LN	9/15/2023	118000	WD	118000	162221	988	117012	83024.20313	1.409	1074	108.9497207	Cndo1		Condo Common	407
018-398-000-936-00	142 CANTERBURY LN	8/1/2023	150000	WD	150000	179137	988	149012	91734.8125	1.624	1074	138.744879	Cndo1		Condo Common	407
018-398-000-938-00	130 CANTERBURY LN	7/12/2024	126000	WD	125700	146615	841	124859	75063.85156	1.663	966	129.2536232	Cndo1		Condo Common	407
018-398-000-959-00	3529 S THIRD AVE	1/31/2025	181000	WD	181000	196152	542	180458	100726.0547	1.792	1118	161.411449	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	12/26/2024	172500	WD	172500	179730	542	171958	92269.82813	1.864	1118	153.8085868	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	11/3/2023	175000	WD	175000	176248	546	174454	90474.76563	1.928	1118	156.0411449	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	4/21/2023	99500	WD	99500	99174	847	98653	50631.82178	1.948	882	111.8514739	Cndo1		Condo Common	407
018-398-000-951-00	3513 S THIRD AVE	7/3/2023	180000	WD	180000	175955	546	179454	90323.89063	1.987	1118	160.5134168	Cndo1		Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	4/17/2023	175500	WD	175500	166326	988	174512	85138	2.050	1074	162.4878957	Cndo1		Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	8/1/2023	167000	WD	167000	152417	988	166012	77975.79688	2.129	928	178.8922414	Cndo1		Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/1/2024	169900	WD	169900	154708	1587	168313	78847.0625	2.135	900	187.0144444	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	8/18/2023	116000	WD	116000	99174	847	115153	50631.82178	2.274	882	130.5589569	Cndo1		Condo Common	407
018-398-000-933-00	140 CANTERBURY LN	11/26/2024	213500	WD	213500	170299	1580	211920	86878.99219	2.439	1074	197.3184358	Cndo1		Condo Common	407
018-397-000-414-00	111 CANTERBURY LN	7/21/2023	149000	WD	149000	99266	1028	147972	50585.99219	2.925	882	167.7687075	Cndo1		Condo Common	407
018-397-000-311-00	3405 S THIRD AVE	3/28/2024	139900	WD	139900	93090	967	138933	47437.17969	2.929	882	157.5204082	Cndo1		Condo Common	407
018-397-000-208-00	1296 HOBBS DR	7/19/2024	116500	WD	116500	64209	542	115958	32784.24219	<u>3.537</u>	882	131.4716553	Cndo1		Condo Common	407

2.095
For 2026, use 2.095 for Condo 1, Village Green

018-271-000-102-00	104 BLUE HERON RD	12/16/2024	215000	WD	212000	164341	98	211902	163588.6406	1.295	1768	119.8540724	Cndo2		Condo Common	407
018-475-000-002-00	2054 WYNDHAM LN	11/25/2024	365000	WD	365000	346477	8000	357000	337128.5	<u>1.059</u>	1721	207.4375363	Cndo4		Condo Common	407

1.177
For 2026, use 1.177 for Condo, 2, 3, and 4 (Blue Herron, Surside, Wyndahm)

018-139-000-005-00	1306 FOX FARM DR	8/31/2023	138699	WD	138699	216623	3853	134846	265630.4688	0.508	1419	95.02889359	Cndo5		Condo Common	407
018-139-000-008-00	1322 FOX FARM DR	5/19/2023	249000	WD	239945	236249	4612	235333	289184.7813	0.814	1409	167.0212917	Cndo5		Condo Common	407
018-139-000-003-00	1290 FOX FARM DR	6/23/2023	275000	WD	275000	251950	4144	270856	309370.7813	0.876	1419	190.8780832	Cndo5		Condo Common	407
018-139-000-010-00	1283 FOX FARM DR	9/20/2023	260000	WD	260000	232860	3317	256683	286570.5313	0.896	1419	180.8900634	Cndo5		Condo Common	407
018-139-000-007-00	1318 FOX FARM DR	4/20/2023	270000	WD	270000	237701	4649	265351	290951.3125	0.912	1423	186.4729445	Cndo5		Condo Common	407
018-139-000-002-00	1382 FOX FARM DR	11/21/2024	289000	WD	289000	183313	3697	285303	224239.7031	<u>1.272</u>	1419	201.0591966	Cndo5		Condo Common	407

0.879
For 2026, use 0.879 for Condo 5, Fox Farms

Alpena Township-2026 ECF Analysis Condo2-Blue Herron Partridge Point

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-397-000-101-00	1280 HOBBS DR	2/26/2024	71800	WD	71800	142267	546	71254	72976.82813	0.976	928	76.78232759	Cndo1		Condo Common	407
018-398-000-621-00	137 CANTERBURY LN	9/15/2023	118000	WD	118000	162221	988	117012	83024.20313	1.409	1074	108.9497207	Cndo1		Condo Common	407
018-398-000-936-00	142 CANTERBURY LN	8/1/2023	150000	WD	150000	179137	988	149012	91734.8125	1.624	1074	138.744879	Cndo1		Condo Common	407
018-398-000-938-00	130 CANTERBURY LN	7/12/2024	126000	WD	125700	146615	841	124859	75063.85156	1.663	966	129.2536232	Cndo1		Condo Common	407
018-398-000-959-00	3529 S THIRD AVE	1/31/2025	181000	WD	181000	196152	542	180458	100726.0547	1.792	1118	161.411449	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	12/26/2024	172500	WD	172500	179730	542	171958	92269.82813	1.864	1118	153.8085868	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	11/3/2023	175000	WD	175000	176248	546	174454	90474.76563	1.928	1118	156.0411449	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	4/21/2023	99500	WD	99500	99174	847	98653	50631.82178	1.948	882	111.8514739	Cndo1		Condo Common	407
018-398-000-951-00	3513 S THIRD AVE	7/3/2023	180000	WD	180000	175955	546	179454	90323.89063	1.987	1118	160.5134168	Cndo1		Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	4/17/2023	175500	WD	175500	166326	988	174512	85138	2.050	1074	162.4878957	Cndo1		Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	8/1/2023	167000	WD	167000	152417	988	166012	77975.79688	2.129	928	178.8922414	Cndo1		Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/1/2024	169900	WD	169900	154708	1587	168313	78847.0625	2.135	900	187.0144444	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	8/18/2023	116000	WD	116000	99174	847	115153	50631.82178	2.274	882	130.5589569	Cndo1		Condo Common	407
018-398-000-933-00	140 CANTERBURY LN	11/26/2024	213500	WD	213500	170299	1580	211920	86878.99219	2.439	1074	197.3184358	Cndo1		Condo Common	407
018-397-000-414-00	111 CANTERBURY LN	7/21/2023	149000	WD	149000	99266	1028	147972	50585.99219	2.925	882	167.7687075	Cndo1		Condo Common	407
018-397-000-311-00	3405 S THIRD AVE	3/28/2024	139900	WD	139900	93090	967	138933	47437.17969	2.929	882	157.5204082	Cndo1		Condo Common	407
018-397-000-208-00	1296 HOBBS DR	7/19/2024	116500	WD	116500	64209	542	115958	32784.24219	<u>3.537</u>	882	131.4716553	Cndo1		Condo Common	407
										2.095						
																For 2026, use 2.095 for Condo 1, Village Green
018-271-000-102-00	104 BLUE HERON RD	12/16/2024	215000	WD	212000	164341	98	211902	163588.6406	1.295	1768	119.8540724	Cndo2		Condo Common	407
018-475-000-002-00	2054 WYNDHAM LN	11/25/2024	365000	WD	365000	346477	8000	357000	337128.5	<u>1.059</u>	1721	207.4375363	Cndo4		Condo Common	407
										1.177						For 2026, use 1.177 for Condo, 2, 3, and 4 (Blue Herron, Surside, Wyndahm)
018-139-000-005-00	1306 FOX FARM DR	8/31/2023	138699	WD	138699	216623	3853	134846	265630.4688	0.508	1419	95.02889359	Cndo5		Condo Common	407
018-139-000-008-00	1322 FOX FARM DR	5/19/2023	249000	WD	239945	236249	4612	235333	289184.7813	0.814	1409	167.0212917	Cndo5		Condo Common	407
018-139-000-003-00	1290 FOX FARM DR	6/23/2023	275000	WD	275000	251950	4144	270856	309370.7813	0.876	1419	190.8780832	Cndo5		Condo Common	407
018-139-000-010-00	1283 FOX FARM DR	9/20/2023	260000	WD	260000	232860	3317	256683	286570.5313	0.896	1419	180.8900634	Cndo5		Condo Common	407
018-139-000-007-00	1318 FOX FARM DR	4/20/2023	270000	WD	270000	237701	4649	265351	290951.3125	0.912	1423	186.4729445	Cndo5		Condo Common	407
018-139-000-002-00	1382 FOX FARM DR	11/21/2024	289000	WD	289000	183313	3697	285303	224239.7031	<u>1.272</u>	1419	201.0591966	Cndo5		Condo Common	407
										0.879						For 2026, use 0.879 for Condo 5, Fox Farms

Alpena Township-2026 ECF Analysis Condo3-Surfside Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-397-000-101-00	1280 HOBBS DR	2/26/2024	71800	WD	71800	142267	546	71254	72976.82813	0.976	928	76.78232759	Cndo1		Condo Common	407
018-398-000-621-00	137 CANTERBURY LN	9/15/2023	118000	WD	118000	162221	988	117012	83024.20313	1.409	1074	108.9497207	Cndo1		Condo Common	407
018-398-000-936-00	142 CANTERBURY LN	8/1/2023	150000	WD	150000	179137	988	149012	91734.8125	1.624	1074	138.744879	Cndo1		Condo Common	407
018-398-000-938-00	130 CANTERBURY LN	7/12/2024	126000	WD	125700	146615	841	124859	75063.85156	1.663	966	129.2536232	Cndo1		Condo Common	407
018-398-000-959-00	3529 S THIRD AVE	1/31/2025	181000	WD	181000	196152	542	180458	100726.0547	1.792	1118	161.411449	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	12/26/2024	172500	WD	172500	179730	542	171958	92269.82813	1.864	1118	153.8085868	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	11/3/2023	175000	WD	175000	176248	546	174454	90474.76563	1.928	1118	156.0411449	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	4/21/2023	99500	WD	99500	99174	847	98653	50631.82178	1.948	882	111.8514739	Cndo1		Condo Common	407
018-398-000-951-00	3513 S THIRD AVE	7/3/2023	180000	WD	180000	175955	546	179454	90323.89063	1.987	1118	160.5134168	Cndo1		Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	4/17/2023	175500	WD	175500	166326	988	174512	85138	2.050	1074	162.4878957	Cndo1		Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	8/1/2023	167000	WD	167000	152417	988	166012	77975.79688	2.129	928	178.8922414	Cndo1		Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/1/2024	169900	WD	169900	154708	1587	168313	78847.0625	2.135	900	187.0144444	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	8/18/2023	116000	WD	116000	99174	847	115153	50631.82178	2.274	882	130.5589569	Cndo1		Condo Common	407
018-398-000-933-00	140 CANTERBURY LN	11/26/2024	213500	WD	213500	170299	1580	211920	86878.99219	2.439	1074	197.3184358	Cndo1		Condo Common	407
018-397-000-414-00	111 CANTERBURY LN	7/21/2023	149000	WD	149000	99266	1028	147972	50585.99219	2.925	882	167.7687075	Cndo1		Condo Common	407
018-397-000-311-00	3405 S THIRD AVE	3/28/2024	139900	WD	139900	93090	967	138933	47437.17969	2.929	882	157.5204082	Cndo1		Condo Common	407
018-397-000-208-00	1296 HOBBS DR	7/19/2024	116500	WD	116500	64209	542	115958	32784.24219	<u>3.537</u>	882	131.4716553	Cndo1		Condo Common	407
										2.095						
																For 2026, use 2.095 for Condo 1, Village Green
018-271-000-102-00	104 BLUE HERON RD	12/16/2024	215000	WD	212000	164341	98	211902	163588.6406	1.295	1768	119.8540724	Cndo2		Condo Common	407
018-475-000-002-00	2054 WYNDHAM LN	11/25/2024	365000	WD	365000	346477	8000	357000	337128.5	<u>1.059</u>	1721	207.4375363	Cndo4		Condo Common	407
										1.177						For 2026, use 1.177 for Condo, 2, 3, and 4 (Blue Herron, Surside, Wyndahm)
018-139-000-005-00	1306 FOX FARM DR	8/31/2023	138699	WD	138699	216623	3853	134846	265630.4688	0.508	1419	95.02889359	Cndo5		Condo Common	407
018-139-000-008-00	1322 FOX FARM DR	5/19/2023	249000	WD	239945	236249	4612	235333	289184.7813	0.814	1409	167.0212917	Cndo5		Condo Common	407
018-139-000-003-00	1290 FOX FARM DR	6/23/2023	275000	WD	275000	251950	4144	270856	309370.7813	0.876	1419	190.8780832	Cndo5		Condo Common	407
018-139-000-010-00	1283 FOX FARM DR	9/20/2023	260000	WD	260000	232860	3317	256683	286570.5313	0.896	1419	180.8900634	Cndo5		Condo Common	407
018-139-000-007-00	1318 FOX FARM DR	4/20/2023	270000	WD	270000	237701	4649	265351	290951.3125	0.912	1423	186.4729445	Cndo5		Condo Common	407
018-139-000-002-00	1382 FOX FARM DR	11/21/2024	289000	WD	289000	183313	3697	285303	224239.7031	<u>1.272</u>	1419	201.0591966	Cndo5		Condo Common	407
										0.879						For 2026, use 0.879 for Condo 5, Fox Farms

Alpena Township-2026 ECF Analysis Condo4-Wyndahm Gardens

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-397-000-101-00	1280 HOBBS DR	2/26/2024	71800	WD	71800	142267	546	71254	72976.82813	0.976	928	76.78232759	Cndo1		Condo Common	407
018-398-000-621-00	137 CANTERBURY LN	9/15/2023	118000	WD	118000	162221	988	117012	83024.20313	1.409	1074	108.9497207	Cndo1		Condo Common	407
018-398-000-936-00	142 CANTERBURY LN	8/1/2023	150000	WD	150000	179137	988	149012	91734.8125	1.624	1074	138.744879	Cndo1		Condo Common	407
018-398-000-938-00	130 CANTERBURY LN	7/12/2024	126000	WD	125700	146615	841	124859	75063.85156	1.663	966	129.2536232	Cndo1		Condo Common	407
018-398-000-959-00	3529 S THIRD AVE	1/31/2025	181000	WD	181000	196152	542	180458	100726.0547	1.792	1118	161.411449	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	12/26/2024	172500	WD	172500	179730	542	171958	92269.82813	1.864	1118	153.8085868	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	11/3/2023	175000	WD	175000	176248	546	174454	90474.76563	1.928	1118	156.0411449	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	4/21/2023	99500	WD	99500	99174	847	98653	50631.82178	1.948	882	111.8514739	Cndo1		Condo Common	407
018-398-000-951-00	3513 S THIRD AVE	7/3/2023	180000	WD	180000	175955	546	179454	90323.89063	1.987	1118	160.5134168	Cndo1		Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	4/17/2023	175500	WD	175500	166326	988	174512	85138	2.050	1074	162.4878957	Cndo1		Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	8/1/2023	167000	WD	167000	152417	988	166012	77975.79688	2.129	928	178.8922414	Cndo1		Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/1/2024	169900	WD	169900	154708	1587	168313	78847.0625	2.135	900	187.0144444	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	8/18/2023	116000	WD	116000	99174	847	115153	50631.82178	2.274	882	130.5589569	Cndo1		Condo Common	407
018-398-000-933-00	140 CANTERBURY LN	11/26/2024	213500	WD	213500	170299	1580	211920	86878.99219	2.439	1074	197.3184358	Cndo1		Condo Common	407
018-397-000-414-00	111 CANTERBURY LN	7/21/2023	149000	WD	149000	99266	1028	147972	50585.99219	2.925	882	167.7687075	Cndo1		Condo Common	407
018-397-000-311-00	3405 S THIRD AVE	3/28/2024	139900	WD	139900	93090	967	138933	47437.17969	2.929	882	157.5204082	Cndo1		Condo Common	407
018-397-000-208-00	1296 HOBBS DR	7/19/2024	116500	WD	116500	64209	542	115958	32784.24219	<u>3.537</u>	882	131.4716553	Cndo1		Condo Common	407
										2.095						
																For 2026, use 2.095 for Condo 1, Village Green
018-271-000-102-00	104 BLUE HERON RD	12/16/2024	215000	WD	212000	164341	98	211902	163588.6406	1.295	1768	119.8540724	Cndo2		Condo Common	407
018-475-000-002-00	2054 WYNDHAM LN	11/25/2024	365000	WD	365000	346477	8000	357000	337128.5	<u>1.059</u>	1721	207.4375363	Cndo4		Condo Common	407
										1.177						For 2026, use 1.177 for Condo, 2, 3, and 4 (Blue Herron, Surside, Wyndahm)
018-139-000-005-00	1306 FOX FARM DR	8/31/2023	138699	WD	138699	216623	3853	134846	265630.4688	0.508	1419	95.02889359	Cndo5		Condo Common	407
018-139-000-008-00	1322 FOX FARM DR	5/19/2023	249000	WD	239945	236249	4612	235333	289184.7813	0.814	1409	167.0212917	Cndo5		Condo Common	407
018-139-000-003-00	1290 FOX FARM DR	6/23/2023	275000	WD	275000	251950	4144	270856	309370.7813	0.876	1419	190.8780832	Cndo5		Condo Common	407
018-139-000-010-00	1283 FOX FARM DR	9/20/2023	260000	WD	260000	232860	3317	256683	286570.5313	0.896	1419	180.8900634	Cndo5		Condo Common	407
018-139-000-007-00	1318 FOX FARM DR	4/20/2023	270000	WD	270000	237701	4649	265351	290951.3125	0.912	1423	186.4729445	Cndo5		Condo Common	407
018-139-000-002-00	1382 FOX FARM DR	11/21/2024	289000	WD	289000	183313	3697	285303	224239.7031	<u>1.272</u>	1419	201.0591966	Cndo5		Condo Common	407
										0.879						For 2026, use 0.879 for Condo 5, Fox Farms

Alpena Township-2026 ECF Analysis Condo5-Fox Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-397-000-101-00	1280 HOBBS DR	2/26/2024	71800	WD	71800	142267	546	71254	72976.82813	0.976	928	76.78232759	Cndo1		Condo Common	407
018-398-000-621-00	137 CANTERBURY LN	9/15/2023	118000	WD	118000	162221	988	117012	83024.20313	1.409	1074	108.9497207	Cndo1		Condo Common	407
018-398-000-936-00	142 CANTERBURY LN	8/1/2023	150000	WD	150000	179137	988	149012	91734.8125	1.624	1074	138.744879	Cndo1		Condo Common	407
018-398-000-938-00	130 CANTERBURY LN	7/12/2024	126000	WD	125700	146615	841	124859	75063.85156	1.663	966	129.2536232	Cndo1		Condo Common	407
018-398-000-959-00	3529 S THIRD AVE	1/31/2025	181000	WD	181000	196152	542	180458	100726.0547	1.792	1118	161.411449	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	12/26/2024	172500	WD	172500	179730	542	171958	92269.82813	1.864	1118	153.8085868	Cndo1		Condo Common	407
018-398-000-963-00	3537 S THIRD AVE	11/3/2023	175000	WD	175000	176248	546	174454	90474.76563	1.928	1118	156.0411449	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	4/21/2023	99500	WD	99500	99174	847	98653	50631.82178	1.948	882	111.8514739	Cndo1		Condo Common	407
018-398-000-951-00	3513 S THIRD AVE	7/3/2023	180000	WD	180000	175955	546	179454	90323.89063	1.987	1118	160.5134168	Cndo1		Condo Common	407
018-398-000-964-00	3539 S THIRD AVE	4/17/2023	175500	WD	175500	166326	988	174512	85138	2.050	1074	162.4878957	Cndo1		Condo Common	407
018-397-000-309-00	3401 S THIRD AVE	8/1/2023	167000	WD	167000	152417	988	166012	77975.79688	2.129	928	178.8922414	Cndo1		Condo Common	407
018-398-000-944-00	108 CANTERBURY LN	5/1/2024	169900	WD	169900	154708	1587	168313	78847.0625	2.135	900	187.0144444	Cndo1		Condo Common	407
018-397-000-102-00	1282 HOBBS DR	8/18/2023	116000	WD	116000	99174	847	115153	50631.82178	2.274	882	130.5589569	Cndo1		Condo Common	407
018-398-000-933-00	140 CANTERBURY LN	11/26/2024	213500	WD	213500	170299	1580	211920	86878.99219	2.439	1074	197.3184358	Cndo1		Condo Common	407
018-397-000-414-00	111 CANTERBURY LN	7/21/2023	149000	WD	149000	99266	1028	147972	50585.99219	2.925	882	167.7687075	Cndo1		Condo Common	407
018-397-000-311-00	3405 S THIRD AVE	3/28/2024	139900	WD	139900	93090	967	138933	47437.17969	2.929	882	157.5204082	Cndo1		Condo Common	407
018-397-000-208-00	1296 HOBBS DR	7/19/2024	116500	WD	116500	64209	542	115958	32784.24219	<u>3.537</u>	882	131.4716553	Cndo1		Condo Common	407
										2.095						
																For 2026, use 2.095 for Condo 1, Village Green
018-271-000-102-00	104 BLUE HERON RD	12/16/2024	215000	WD	212000	164341	98	211902	163588.6406	1.295	1768	119.8540724	Cndo2		Condo Common	407
018-475-000-002-00	2054 WYNDHAM LN	11/25/2024	365000	WD	365000	346477	8000	357000	337128.5	<u>1.059</u>	1721	207.4375363	Cndo4		Condo Common	407
										1.177						For 2026, use 1.177 for Condo, 2, 3, and 4 (Blue Herron, Surside, Wyndahm)
018-139-000-005-00	1306 FOX FARM DR	8/31/2023	138699	WD	138699	216623	3853	134846	265630.4688	0.508	1419	95.02889359	Cndo5		Condo Common	407
018-139-000-008-00	1322 FOX FARM DR	5/19/2023	249000	WD	239945	236249	4612	235333	289184.7813	0.814	1409	167.0212917	Cndo5		Condo Common	407
018-139-000-003-00	1290 FOX FARM DR	6/23/2023	275000	WD	275000	251950	4144	270856	309370.7813	0.876	1419	190.8780832	Cndo5		Condo Common	407
018-139-000-010-00	1283 FOX FARM DR	9/20/2023	260000	WD	260000	232860	3317	256683	286570.5313	0.896	1419	180.8900634	Cndo5		Condo Common	407
018-139-000-007-00	1318 FOX FARM DR	4/20/2023	270000	WD	270000	237701	4649	265351	290951.3125	0.912	1423	186.4729445	Cndo5		Condo Common	407
018-139-000-002-00	1382 FOX FARM DR	11/21/2024	289000	WD	289000	183313	3697	285303	224239.7031	<u>1.272</u>	1419	201.0591966	Cndo5		Condo Common	407
										0.879						For 2026, use 0.879 for Condo 5, Fox Farms

Alpena Township-2026 ECF Analysis Lake Huron Marsh

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	350119	105357	169643	239962.75	0.707	1944	87.2649177	LH2		Lake Huron NEW ROCK	401
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	160252	99338	60662	59719.60938	1.016	0	#DIV/0!	LH2		Lake Huron NEW ROCK	401
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	420358	207545	287455	208640.2031	1.378	1792	160.4101563	LH2		Lake Huron NEW ROCK	401
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	83700	251300	170908.8281	<u>1.470</u>	1690	148.6982249	LH2		Lake Huron NEW ROCK	401

1.143

For 2026, use 1.14 for Lake Huron Rock

018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	215801	56199	147532.3594	0.381	1632	34.43566176	LH3		Lake Huron NEW Sand	401
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	480033	329685	115315	147400	0.782	1586	72.70807062	LH3		Lake Huron NEW Sand	401
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	214495	165505	209147.0625	0.791	2968	55.76314016	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	105850	84150	72460.78125	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	307170	217111	107889	88293.14063	1.222	1066	101.2091932	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	9/11/2024	512000	WD	512000	450120	215638	296362	229884.3125	1.289	2625	112.8998095	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	450120	215638	348362	229884.3125	1.515	2625	132.7093333	LH3		Lake Huron NEW Sand	401
018-185-000-054-00	7255 US 23 SOUTH	8/12/2024	335000	WD	333000	237948	110710	222290	124743.1367	<u>1.782</u>	1193	186.3285834	LH3		Lake Huron NEW Sand	401

1.140

For 2026, use 1.14 for Lake Huron Sand

018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	362698	45447	315553	317251	0.995	2420	130.3938017	LH4		Lake Huron Canal NEW	401
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	358419	117743	397257	240676	1.651	2224	178.6227518	LH4		Lake Huron Canal NEW	401

For Canal & Marsh, 2025 was 1.000, use 0.995 for 2026

Alpena Township-2026 ECF Analysis Lake Huron Rock

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	350119	105357	169643	239962.75	0.707	1944	87.2649177	LH2		Lake Huron NEW ROCK	401
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	160252	99338	60662	59719.60938	1.016	0	#DIV/0!	LH2		Lake Huron NEW ROCK	401
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	420358	207545	287455	208640.2031	1.378	1792	160.4101563	LH2		Lake Huron NEW ROCK	401
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	83700	251300	170908.8281	<u>1.470</u>	1690	148.6982249	LH2		Lake Huron NEW ROCK	401

1.143

For 2026, use 1.14 for Lake Huron Rock

018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	215801	56199	147532.3594	0.381	1632	34.43566176	LH3		Lake Huron NEW Sand	401
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	480033	329685	115315	147400	0.782	1586	72.70807062	LH3		Lake Huron NEW Sand	401
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	214495	165505	209147.0625	0.791	2968	55.76314016	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	105850	84150	72460.78125	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	307170	217111	107889	88293.14063	1.222	1066	101.2091932	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	9/11/2024	512000	WD	512000	450120	215638	296362	229884.3125	1.289	2625	112.8998095	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	450120	215638	348362	229884.3125	1.515	2625	132.7093333	LH3		Lake Huron NEW Sand	401
018-185-000-054-00	7255 US 23 SOUTH	8/12/2024	335000	WD	333000	237948	110710	222290	124743.1367	<u>1.782</u>	1193	186.3285834	LH3		Lake Huron NEW Sand	401

1.140

For 2026, use 1.14 for Lake Huron Sand

018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	362698	45447	315553	317251	0.995	2420	130.3938017	LH4		Lake Huron Canal NEW	401
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	358419	117743	397257	240676	1.651	2224	178.6227518	LH4		Lake Huron Canal NEW	401

For Canal & Marsh, 2025 was 1.000, use 0.995 for 2026

Alpena Township-2026 ECF Analysis Lake Huron Sand

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	350119	105357	169643	239962.75	0.707	1944	87.2649177	LH2		Lake Huron NEW ROCK	401
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	160252	99338	60662	59719.60938	1.016	0	#DIV/0!	LH2		Lake Huron NEW ROCK	401
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	420358	207545	287455	208640.2031	1.378	1792	160.4101563	LH2		Lake Huron NEW ROCK	401
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	83700	251300	170908.8281	<u>1.470</u>	1690	148.6982249	LH2		Lake Huron NEW ROCK	401

1.143

For 2026, use 1.14 for Lake Huron Rock

018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	215801	56199	147532.3594	0.381	1632	34.43566176	LH3		Lake Huron NEW Sand	401
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	480033	329685	115315	147400	0.782	1586	72.70807062	LH3		Lake Huron NEW Sand	401
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	214495	165505	209147.0625	0.791	2968	55.76314016	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	105850	84150	72460.78125	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	307170	217111	107889	88293.14063	1.222	1066	101.2091932	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	9/11/2024	512000	WD	512000	450120	215638	296362	229884.3125	1.289	2625	112.8998095	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	450120	215638	348362	229884.3125	1.515	2625	132.7093333	LH3		Lake Huron NEW Sand	401
018-185-000-054-00	7255 US 23 SOUTH	8/12/2024	335000	WD	333000	237948	110710	222290	124743.1367	<u>1.782</u>	1193	186.3285834	LH3		Lake Huron NEW Sand	401

1.140

For 2026, use 1.14 for Lake Huron Sand

018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	362698	45447	315553	317251	0.995	2420	130.3938017	LH4		Lake Huron Canal NEW	401
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	358419	117743	397257	240676	1.651	2224	178.6227518	LH4		Lake Huron Canal NEW	401

For Canal & Marsh, 2025 was 1.000, use 0.995 for 2026

Alpena Township-2026 ECF Analysis Lake Huron Canal

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
014-003-000-782-00	4189 EL CAJON BEACH RD	12/11/2024	275000	WD	275000	350119	105357	169643	239962.75	0.707	1944	87.2649177	LH2		Lake Huron NEW ROCK	401
011-011-000-175-02	2217 N PARTRIDGE POINT RD	3/3/2025	160000	WD	160000	160252	99338	60662	59719.60938	1.016	0	#DIV/0!	LH2		Lake Huron NEW ROCK	401
018-245-000-045-00	8014 NORTH POINT SHORES RD	8/20/2024	495000	WD	495000	420358	207545	287455	208640.2031	1.378	1792	160.4101563	LH2		Lake Huron NEW ROCK	401
018-055-000-010-00	158 BEAR POINT RD	3/8/2024	335000	WD	335000	258027	83700	251300	170908.8281	<u>1.470</u>	1690	148.6982249	LH2		Lake Huron NEW ROCK	401

1.143

For 2026, use 1.14 for Lake Huron Rock

018-110-000-007-00	3977 EL CAJON BEACH RD	8/15/2023	272000	WD	272000	366284	215801	56199	147532.3594	0.381	1632	34.43566176	LH3		Lake Huron NEW Sand	401
018-045-000-001-00	7467 US 23 SOUTH	11/21/2024	450000	WD	445000	480033	329685	115315	147400	0.782	1586	72.70807062	LH3		Lake Huron NEW Sand	401
011-034-000-777-00	8703 US 23 SOUTH	5/19/2023	380000	WD	380000	427825	214495	165505	209147.0625	0.791	2968	55.76314016	LH3		Lake Huron NEW Sand	401
018-110-000-025-00	3711 EL CAJON BEACH RD	9/1/2023	190000	WD	190000	179760	105850	84150	72460.78125	1.161	600	140.25	LH3		Lake Huron NEW Sand	401
018-045-000-052-00	7873 US 23 SOUTH	9/24/2024	325000	WD	325000	307170	217111	107889	88293.14063	1.222	1066	101.2091932	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
018-045-000-090-00	8175 US 23 SOUTH	8/1/2023	310000	WD	310000	292054	207495	102505	82900.97656	1.236	1014	101.0897436	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	9/11/2024	512000	WD	512000	450120	215638	296362	229884.3125	1.289	2625	112.8998095	LH3		Lake Huron NEW Sand	401
014-003-000-332-00	4691 HURON BEACH RD	3/10/2025	564000	WD	564000	450120	215638	348362	229884.3125	1.515	2625	132.7093333	LH3		Lake Huron NEW Sand	401
018-185-000-054-00	7255 US 23 SOUTH	8/12/2024	335000	WD	333000	237948	110710	222290	124743.1367	<u>1.782</u>	1193	186.3285834	LH3		Lake Huron NEW Sand	401

1.140

For 2026, use 1.14 for Lake Huron Sand

018-065-000-083-00	126 CHANNEL RD #2	10/11/2024	361000	WD	361000	362698	45447	315553	317251	0.995	2420	130.3938017	LH4		Lake Huron Canal NEW	401
015-034-000-320-00	8570 LINCOLN BAY DR	12/16/2024	515000	WD	515000	358419	117743	397257	240676	1.651	2224	178.6227518	LH4		Lake Huron Canal NEW	401

For Canal & Marsh, 2025 was 1.000, use 0.995 for 2026

Alpena Township-2026 ECF Analysis Long Lake Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	362317	102446	287554	199900.7656	1.438	1914	150.2371996	Long2		Long Lake New 2	401
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	152958	19042	75412.25781	0.253	1000	19.042	Long3		Long Lake New 3	401
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	307582	186136	233864	101969.7734	<u>2.293</u>	1478	158.2300406	Long3		Long Lake New 3	401
										1.328						
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	419603	222950	87050	162523.1406	0.536	2184	39.85805861	Long4		Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	238515	153985	216787.6094	0.710	1120	137.4866071	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	213171	141029	167348.7656	0.843	1484	95.03301887	Long4		Long Lake New 4	401
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	488472	246294	178706	200147.1094	0.893	1560	114.5551282	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	278497	76503	74995.86719	1.020	1080	70.83611111	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	110954	199046	146363.6406	1.360	880	226.1886364	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	241523	274977	200439.6719	1.372	1763	155.971072	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	111539	57677	79223	44514.05078	1.780	692	114.484104	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	141081	78947	96053	51350.41406	1.871	544	176.5680147	Long4		Long Lake New 4	401
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	184768	157691	42209	22377.68555	1.886	576	73.27951389	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	72070	95930	50665.28906	1.893	544	176.3419118	Long4		Long Lake New 4	401
018-235-000-020-01	8978 GUTCHESS RD	2/27/2025	499000	WD	499000	407642	248986	250014	131120.6641	<u>1.907</u>	1960	127.5581633	Long4		Long Lake New 4	401
										1.339						

For 2026, use 1.33 for Long Lake 1,2,3,4 and Creek

Alpena Township-2026 ECF Analysis Long Lake 1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	362317	102446	287554	199900.7656	1.438	1914	150.2371996	Long2		Long Lake New 2	401
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	152958	19042	75412.25781	0.253	1000	19.042	Long3		Long Lake New 3	401
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	307582	186136	233864	101969.7734	<u>2.293</u>	1478	158.2300406	Long3		Long Lake New 3	401
										1.328						
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	419603	222950	87050	162523.1406	0.536	2184	39.85805861	Long4		Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	238515	153985	216787.6094	0.710	1120	137.4866071	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	213171	141029	167348.7656	0.843	1484	95.03301887	Long4		Long Lake New 4	401
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	488472	246294	178706	200147.1094	0.893	1560	114.5551282	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	278497	76503	74995.86719	1.020	1080	70.83611111	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	110954	199046	146363.6406	1.360	880	226.1886364	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	241523	274977	200439.6719	1.372	1763	155.971072	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	111539	57677	79223	44514.05078	1.780	692	114.484104	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	141081	78947	96053	51350.41406	1.871	544	176.5680147	Long4		Long Lake New 4	401
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	184768	157691	42209	22377.68555	1.886	576	73.27951389	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	72070	95930	50665.28906	1.893	544	176.3419118	Long4		Long Lake New 4	401
018-235-000-020-01	8978 GUTCHESS RD	2/27/2025	499000	WD	499000	407642	248986	250014	131120.6641	<u>1.907</u>	1960	127.5581633	Long4		Long Lake New 4	401
										1.339						

For 2026, use 1.33 for Long Lake 1,2,3,4 and Creek

Alpena Township-2026 ECF Analysis Long Lake 2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	362317	102446	287554	199900.7656	1.438	1914	150.2371996	Long2		Long Lake New 2	401
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	152958	19042	75412.25781	0.253	1000	19.042	Long3		Long Lake New 3	401
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	307582	186136	233864	101969.7734	<u>2.293</u>	1478	158.2300406	Long3		Long Lake New 3	401
										1.328						
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	419603	222950	87050	162523.1406	0.536	2184	39.85805861	Long4		Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	238515	153985	216787.6094	0.710	1120	137.4866071	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	213171	141029	167348.7656	0.843	1484	95.03301887	Long4		Long Lake New 4	401
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	488472	246294	178706	200147.1094	0.893	1560	114.5551282	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	278497	76503	74995.86719	1.020	1080	70.83611111	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	110954	199046	146363.6406	1.360	880	226.1886364	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	241523	274977	200439.6719	1.372	1763	155.971072	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	111539	57677	79223	44514.05078	1.780	692	114.484104	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	141081	78947	96053	51350.41406	1.871	544	176.5680147	Long4		Long Lake New 4	401
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	184768	157691	42209	22377.68555	1.886	576	73.27951389	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	72070	95930	50665.28906	1.893	544	176.3419118	Long4		Long Lake New 4	401
018-235-000-020-01	8978 GUTCHESS RD	2/27/2025	499000	WD	499000	407642	248986	250014	131120.6641	<u>1.907</u>	1960	127.5581633	Long4		Long Lake New 4	401
										1.339						

For 2026, use 1.33 for Long Lake 1,2,3,4 and Creek

Alpena Township-2026 ECF Analysis Long Lake 3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	362317	102446	287554	199900.7656	1.438	1914	150.2371996	Long2		Long Lake New 2	401
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	152958	19042	75412.25781	0.253	1000	19.042	Long3		Long Lake New 3	401
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	307582	186136	233864	101969.7734	<u>2.293</u>	1478	158.2300406	Long3		Long Lake New 3	401
										1.328						
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	419603	222950	87050	162523.1406	0.536	2184	39.85805861	Long4		Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	238515	153985	216787.6094	0.710	1120	137.4866071	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	213171	141029	167348.7656	0.843	1484	95.03301887	Long4		Long Lake New 4	401
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	488472	246294	178706	200147.1094	0.893	1560	114.5551282	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	278497	76503	74995.86719	1.020	1080	70.83611111	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	110954	199046	146363.6406	1.360	880	226.1886364	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	241523	274977	200439.6719	1.372	1763	155.971072	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	111539	57677	79223	44514.05078	1.780	692	114.484104	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	141081	78947	96053	51350.41406	1.871	544	176.5680147	Long4		Long Lake New 4	401
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	184768	157691	42209	22377.68555	1.886	576	73.27951389	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	72070	95930	50665.28906	1.893	544	176.3419118	Long4		Long Lake New 4	401
018-235-000-020-01	8978 GUTCHESS RD	2/27/2025	499000	WD	499000	407642	248986	250014	131120.6641	<u>1.907</u>	1960	127.5581633	Long4		Long Lake New 4	401
										1.339						

For 2026, use 1.33 for Long Lake 1,2,3,4 and Creek

Alpena Township-2026 ECF Analysis Long Lake 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-107-000-002-00	9490 US 23 NORTH	8/16/2023	390000	WD	390000	362317	102446	287554	199900.7656	1.438	1914	150.2371996	Long2		Long Lake New 2	401
018-050-000-030-00	2047 LONG LAKE PARK RD	12/1/2023	180000	WD	172000	242774	152958	19042	75412.25781	0.253	1000	19.042	Long3		Long Lake New 3	401
018-050-000-100-00	2036 PARTRIDGE ST	8/27/2024	420000	WD	420000	307582	186136	233864	101969.7734	<u>2.293</u>	1478	158.2300406	Long3		Long Lake New 3	401
										1.328						
013-015-000-036-00	8823 BILTON RD	5/17/2024	310000	WD	310000	419603	222950	87050	162523.1406	0.536	2184	39.85805861	Long4		Long Lake New 4	401
018-370-000-195-00	8235 COTTAGE AVE	10/31/2023	400000	WD	392500	500828	238515	153985	216787.6094	0.710	1120	137.4866071	Long4		Long Lake New 4	401
013-011-000-446-00	9166 US 23 NORTH	10/20/2023	355000	WD	354200	415663	213171	141029	167348.7656	0.843	1484	95.03301887	Long4		Long Lake New 4	401
013-005-000-354-00	10760 RENSBERRY RD	9/27/2024	425000	WD	425000	488472	246294	178706	200147.1094	0.893	1560	114.5551282	Long4		Long Lake New 4	401
018-370-000-150-00	8325 COTTAGE AVE	6/30/2023	365000	WD	355000	369242	278497	76503	74995.86719	1.020	1080	70.83611111	Long4		Long Lake New 4	401
018-200-000-319-01	2738 LAKEWOOD DR	5/12/2023	310000	WD	310000	288054	110954	199046	146363.6406	1.360	880	226.1886364	Long4		Long Lake New 4	401
018-375-000-023-00	9750 US 23 NORTH	8/4/2023	516500	WD	516500	484055	241523	274977	200439.6719	1.372	1763	155.971072	Long4		Long Lake New 4	401
018-195-000-134-00	9565 W LONG LAKE RD	5/22/2024	139000	WD	136900	111539	57677	79223	44514.05078	1.780	692	114.484104	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	3/21/2025	175000	WD	175000	141081	78947	96053	51350.41406	1.871	544	176.5680147	Long4		Long Lake New 4	401
018-195-000-180-00	9487 W LONG LAKE RD	6/26/2024	199900	WD	199900	184768	157691	42209	22377.68555	1.886	576	73.27951389	Long4		Long Lake New 4	401
018-145-000-025-00	8520 GUTCHESS RD	10/19/2023	168000	WD	168000	133375	72070	95930	50665.28906	1.893	544	176.3419118	Long4		Long Lake New 4	401
018-235-000-020-01	8978 GUTCHESS RD	2/27/2025	499000	WD	499000	407642	248986	250014	131120.6641	<u>1.907</u>	1960	127.5581633	Long4		Long Lake New 4	401
										1.339						

For 2026, use 1.33 for Long Lake 1,2,3,4 and Creek

Alpena Township-2026 ECF Analysis Sunset Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
018-265-000-029-01	1664 LAKEVIEW DR	7/17/2024	115000	LC	115000	132814	60472	54528	75356.25	0.724	1404	38.83760684	SunLk		SUNSET LAKE	401
018-265-000-025-00	1632 LAKEVIEW DR	5/19/2023	96000	WD	96000	79559	20637	75363	61377.08203	1.228	1352	55.74186391	SunLk		SUNSET LAKE	401
018-305-000-020-00	1720 LAKEVIEW DR	3/14/2025	280000	WD	280000	226434	44220	235780	189806.25	<u>1.242</u>	2515	93.74950298	SunLk		SUNSET LAKE	401
										1.065						

For 2026, use 1.065 for Sunset Lake

Alpena Township-2026 ECF Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
012-017-000-325-01	1865 LONG RAPIDS RD	5/30/2024	47000	WD	47000	183456	41768	5232	123206.9531	0.042	825	6.341818182	TBRiv		Thunder Bay River NEW	401
012-017-000-793-00	1279 LONG RAPIDS RD	8/28/2024	35000	WD	35000	48966	30800	4200	15796.52148	0.266	860	4.88372093	TBRiv		Thunder Bay River NEW	401
012-017-000-310-00	1941 LONG RAPIDS RD	4/15/2024	295000	WD	295000	224818	42935	252065	158159.1328	1.594	1611	156.4649286	TBRiv		Thunder Bay River NEW	401
012-017-000-465-00	1421 LONG RAPIDS RD	9/8/2023	285000	WD	285000	114993	28453	256547	75252.17188	<u>3.409</u>	748	342.9772727	TBRiv		Thunder Bay River NEW	401
										1.328						

For 2026, use 1.328 for Thunder Bay River

Alpena Township-2026 ECF Analysis Water Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
012-020-000-765-00	1350 BURKHOLDER DR	4/21/2023	400000	WD	400000	428237	51029	348971	328006.9629	1.064	2485	140.4309859	Water		Water Acres NEW	401
014-022-000-251-03	1775 ALMA LN	1/2/2024	228000	WD	228000	238359	72615	155385	144125.2148	1.078	988	157.2722672	Water		Water Acres NEW	401
										<u>1.071</u>						

For 2026, use 1.071 for General Water Influence