

Green Township- 2024 ECF Analysis Agricultural Buildings/Agricultural Land Table

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
024-028-000-551-00	12648 CARNEY RD	11/19/2021	150000	WD	03-ARM'S LENGTH	150000	79900	53.26666667	232630	76680	73320	171373.6271	0.427837	1687	43.46176645	101		General Agricultural	1
023-031-000-351-00	8167 M65 S	10/27/2022	334645	WD	03-ARM'S LENGTH	334645	118100	35.29112941	302409	177755	156890	136982.4185	1.145329	1582	99.17193426	101		General Agricultural	101
													0.786583						

For 2024, use 0.786 for Green Twp Ag-Ag Buildings

Green Township-2024 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels i	Land Table	Property Class
084-023-000-765-02	4384 M32 WEST	5/11/2022	250000	WD	03-ARM'S LENGTH	250000	46000	18.4	116247	13456	236544	159365.8915	1.484	4286	55.18992067	201		COMMERCIAL	201
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741374	201		Commercial	201
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commercial	201
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46732738	201		Commercial	201
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36761711	201		Commercial	201
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799228	201		COMMERCIAL	201 AlconaCounty
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHER	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317073	COM		COMMERCIAL	201 AlconaCounty
032-270-003-009-00	3327 S M65	8/10/2021	20000	WD	03-ARM'S LENGTH	20000	8100	40.5	16232	6556	13444	19236.58052	0.699	1960	6.859183673	COM		COMMERCIAL	201 AlconaCounty
													0.658						

For 2024, use 0.66 for Commercial Parcels

Green Township-2024 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par	Land Table	Property Class	
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741374	201		Commercial	201	
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201		Commercial	201	
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46732738	201		Commercial	201	
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36761711	201			201	
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799228	201		Commercial	201	
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHER	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317073	COM		COMMERCIAL	201 AlconaCounty	
032-270-003-009-00	3327 S M65	8/10/2021	20000	WD	03-ARM'S LENGTH	20000	8100	40.5	16232	6556	13444	19236.58052	0.699	1960	6.859183673	COM		COMMERCIAL	201 AlconaCounty	
																				0.540

For 2024, use 0.54 for Industrial Parcels

Green Township- 2024 ECF Analysis General Residential

Table with columns: Parcel Number, Street Address, Sale Date, Sale Price, Instr., Terms of Sale, Adj. Sale \$, Asd. when Sold, Asd/Adj. Sale, Cur. Appraisal, Land + Yard, Bldg. Residual, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Other Parce Land Table, Property Class. Contains 91 rows of property data.

Green Township- 2024 ECF Analysis Beaver Lake Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
025-081-000-193-00	302 PONDEROSA DR	6/9/2021	35000	QC	03-ARM'S LENGTH	35000	22700	64.85714286	61675	18420	16580	66546.15625	0.249	960	17.27083333	Backl		Beaver Lake BACK	401
025-080-000-179-00	294 BEAVER SHORES DR	7/8/2021	95000	WD	03-ARM'S LENGTH	95000	32900	34.63157895	97446	22293	72707	115620	0.629	1056	68.85132576	Backl		Beaver Lake BACK	401
025-081-000-156-01	257 PONDEROSA DR	8/27/2021	130750	QC	21-NOT USED/OTHEI	130750	47800	36.5583174	124762	41793	88957	127644.6172	0.697	975	91.23794872	Backl		Beaver Lake BACK	401
025-080-000-212-00	174 BEAVER SHORES DR	10/18/2022	83500	WD	03-ARM'S LENGTH	83500	29700	35.56886228	70513	20786	62714	76503.07813	0.820	768	81.65885417	Backl		Beaver Lake BACK	401
025-081-000-145-00	17755 OAKDALE DR	6/4/2021	127500	WD	03-ARM'S LENGTH	127500	34600	27.1372549	93857	27825	99675	101587.6953	0.981	831	119.9458484	Backl	025-081-0	Beaver Lake BACK	401
025-081-000-156-01	257 PONDEROSA DR	7/12/2022	175100	WD	03-ARM'S LENGTH	175100	55100	31.46773272	124762	41793	133307	127644.6172	1.044	975	136.7251282	Backl		Beaver Lake BACK	401
025-080-000-188-00	266 BEAVER SHORES DR	7/12/2022	209000	WD	03-ARM'S LENGTH	209000	53500	25.59808612	122285	47405	161595	115200	1.403	900	179.55	Backl		Beaver Lake BACK	401

For 2024, use 0.832 for Beaver Lake Backlots

Green Township- 2024 ECF Analysis Beaver Lake Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
021-035-000-104-00	8798 LOON LN	11/19/2021	229900	WD	03-ARM'S LENGTH	229900	118900	51.71813832	268480	85100	144800	169169.7461	0.856	1176	123.1292517	Beavr	021-035-000	Beaver Lake	401
025-080-000-123-00	181 BEAVER SHORES DR	11/10/2021	230000	WD	03-ARM'S LENGTH	230000	107900	46.91304348	252890	69492	160508	169186.3438	0.949	1664	96.45913462	Beavr		Beaver Lake	401
025-080-000-107-00	151 BEAVER SHORES DR	4/30/2021	399900	WD	03-ARM'S LENGTH	399900	167600	41.91047762	394857	121338	278562	252323.7969	1.104	2160	128.9638889	Beavr		Beaver Lake	401
													0.970						

For 2024, use 0.97 for Beaver Lakefront Lots

Green Township- 2024 ECF Analysis Floodwater Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class	
021-007-000-871-00	4900 EMILS LANDING RD	11/16/2021	405000	WD	03-ARM'S LENGTH	405000	159800	39.45679012	445927	102203	302797	498150.7188	0.607842	3830	79.05926893	Flood		Floodwaters	401	
021-017-000-375-00	5688 EMILS LANDING RD	6/24/2021	230000	WD	03-ARM'S LENGTH	220000	50100	22.77272727	128319	39911	180089	128127.5391	1.405545	1344	133.9947917	Flood		Floodwaters	401	
													1.006693							

For 2024, use 1.001 for Floodwater Area

Green Township- 2024 ECF Analysis Thunder Bay River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
021-012-000-090-00	16468 PARADISE RD	8/17/2022	26900	WD	03-ARM'S LENGTH	26900	20700	76.95167286	50195	23499	3401	36771.35156	0.092	924	3.680735931	401		General Residential	401
022-030-000-063-00	20469 M32 W	11/1/2022	25000	WD	03-ARM'S LENGTH	25000	31600	126.4	75841	10856	14144	89511.01563	0.158	1372	10.3090379	401		General Residential	401
023-004-000-083-00	13273 TAYLOR HAWKS RD	3/31/2023	40000	LC	21-NOT USED/OTHE	40000	45500	113.75	110604	20229	19771	124483.4688	0.159	3012	6.564077025	401		General Residential	401
023-020-000-273-00	14878 WERTH RD	4/28/2021	42000	QC	03-ARM'S LENGTH	42000	36600	87.14285714	108139	14730	27270	128662.5364	0.212	1536	17.75390625	401		General Residential	401
024-020-000-940-00	1094 MANNING HILL RD	7/8/2021	50000	WD	03-ARM'S LENGTH	50000	32800	65.6	94814	12320	37680	113628.1016	0.332	1357	27.76713338	401		General Residential	401
021-013-000-101-00	5120 COUSINEAU RD	7/7/2021	140000	WD	14-INTO/OUT OF TR	140000	71900	51.35714286	185660	101588	38412	115801.6507	0.332	1800	21.34	401		General Residential	401
022-031-000-803-00	2994 JACKS LANDING RD	8/17/2021	45000	WD	03-ARM'S LENGTH	41000	19800	48.29268293	55700	17951	23049	51995.86719	0.443	984	23.42378049	401		General Residential	401
023-004-000-055-00	13069 TAYLOR HAWKS RD	1/18/2022	85000	WD	03-ARM'S LENGTH	85000	36900	43.41176471	113078	7598	77402	145289.254	0.533	1310	59.08549618	401	023-031-00	General Residential	402
023-031-000-901-00	15012 BEAVER LAKE RD	8/16/2021	130000	WD	03-ARM'S LENGTH	130000	58000	44.61538462	153288	62586	67414	124933.8828	0.540	1056	63.83901515	401		General Residential	401
022-036-000-773-01	15500 TAYLOR HAWKS RD	7/13/2021	160000	CD	21-NOT USED/OTHE	160000	64200	40.125	194214	17988	142012	242735.5303	0.585	1908	74.42976939	401		General Residential	401
021-036-000-810-00	16346 BEAVER LAKE RD	6/6/2022	127500	WD	08-ESTATE	127500	62700	49.17647059	150522	28107	99393	168615.7005	0.589	1152	86.27864583	401		General Residential	401
024-030-000-603-00	14874 CARNEY RD	5/28/2021	40000	LC	21-NOT USED/OTHE	40000	16500	41.25	45780	12480	27520	45867.76683	0.600	1196	23.01003344	401		General Residential	401
023-017-000-601-02	5995 M65 S	8/20/2021	144900	WD	03-ARM'S LENGTH	143400	53500	37.30822873	158224	34856	108544	169928.3806	0.639	2092	51.88527725	401		General Residential	401
023-017-000-555-00	14655 ALFALFA RD	4/28/2022	130000	WD	14-INTO/OUT OF TR	130000	58300	44.84615385	144230	24384	105616	165077.1406	0.640	1040	101.5538462	401		General Residential	401
021-036-000-841-02	8980 M65 S	3/17/2022	55000	WD	03-ARM'S LENGTH	55000	0	0	60764	7505	47495	73359.50781	0.647	916	51.85043668	401		General Residential	401
023-008-000-523-00	14911 MARSH RD	5/25/2021	151500	WD	03-ARM'S LENGTH	151500	54400	35.90759076	166270	17166	134334	205377.4126	0.654	1836	73.16666667	401		General Residential	401
023-020-000-571-07	6593 M65 S	10/18/2021	85000	WD	03-ARM'S LENGTH	85000	21400	25.17647059	92267	17590	67410	102860.8823	0.655	800	84.2625	401		General Residential	401
021-023-000-601-00	17438 SPRATT RD	5/28/2021	195000	WD	03-ARM'S LENGTH	195000	73800	37.84615385	205397	69745	125255	186848.4844	0.670	1782	70.28900112	401		General Residential	401
023-017-000-273-01	14784 ALFALFA RD	7/21/2021	325000	WD	03-ARM'S LENGTH	325000	114600	35.26153846	348635	33334	291666	434298.911	0.672	4896	59.57230392	401	023-017-00	General Residential	401
021-012-000-145-02	16298 JAKES RD	11/17/2022	185000	WD	19-MULTI PARCEL A	185000	76500	41.35135135	187277	75435	109565	154052.336	0.711	1144	95.7736014	401	021-012-00	General Residential	401
021-036-000-083-07	16261 WILLIAMS RD	5/28/2021	260000	WD	03-ARM'S LENGTH	260000	83000	31.92307692	246642	22040	237960	309369.1563	0.769	2688	88.52678571	401		General Residential	401
023-020-000-275-01	6361 M65 S	5/12/2022	109900	WD	03-ARM'S LENGTH	109900	41600	37.85259327	101066	10852	99048	124261.7042	0.797	941	105.2582359	401		General Residential	401
023-020-000-273-00	14878 WERTH RD	1/3/2022	120000	WD	03-ARM'S LENGTH	120000	36600	30.5	108139	14730	105270	128662.5364	0.818	1536	68.53515625	401		General Residential	401
021-023-000-301-00	MEINZINGER DR	9/30/2021	160000	WD	14-INTO/OUT OF TR	160000	63000	39.375	154334	113225	46775	56623.96875	0.826	600	77.95833333	401	021-014-00	General Residential	401
023-008-000-601-01	4985 M65 S	7/15/2022	135000	WD	14-INTO/OUT OF TR	135000	0	0	119717	31564	103436	121422.8633	0.852	1301	79.50499616	401		General Residential	401
022-024-000-522-00	15771 GREEN RD	7/19/2021	240000	WD	03-ARM'S LENGTH	240000	69800	29.08333333	208615	33140	206860	241701.1047	0.856	1915	108.0208877	401		General Residential	401
021-012-000-651-01	16990 MOORES LANDING R	8/19/2021	116900	WD	03-ARM'S LENGTH	116900	41100	35.15825492	107557	55481	61419	71730.02779	0.856	760	80.81447368	401		General Residential	401
022-021-000-811-00	18444 M32 W	2/18/2022	150000	WD	03-ARM'S LENGTH	150000	44700	29.8	125493	37206	112794	121607.4375	0.928	1228	91.85179153	401		General Residential	401
023-008-000-601-01	4985 M65 S	2/27/2023	145000	WD	03-ARM'S LENGTH	145000	0	0	119717	31564	113436	121422.8633	0.934	1301	87.19139124	401		General Residential	401
024-033-000-608-00	2875 MANNING HILL RD	8/26/2022	125000	WD	03-ARM'S LENGTH	125000	39900	31.92	97277	14981	110019	113355.3688	0.971	1056	104.1846591	401		General Residential	401
022-029-000-041-02	19271 M32 W	9/23/2022	245000	WD	03-ARM'S LENGTH	245000	75400	30.7755102	183828	23015	221985	221505.5086	1.002	2037	108.9764359	401		General Residential	401
023-007-000-601-03	15520 MOORES LANDING R	2/24/2023	197900	WD	03-ARM'S LENGTH	197900	62300	31.48054573	151900	37235	160665	157940.7749	1.017	1884	85.27866242	401		General Residential	401
024-019-000-821-01	14444 M32 W	3/4/2022	82000	WD	03-ARM'S LENGTH	82000	26000	31.70731707	65755	34586	47414	42932.50765	1.104	995	47.65226131	401		General Residential	401
021-017-000-516-02	TENNIS RD	7/15/2021	269900	WD	03-ARM'S LENGTH	269900	61800	22.8973694	177621	38846	231054	191150.1406	1.209	1512	152.8134921	401	021-017-00	General Residential	402
022-023-000-301-00	JAMES RD	10/6/2022	125000	WD	03-ARM'S LENGTH	125000	39900	31.92	88948	42592	82408	63851.23828	1.291	1720	114.4555556	401		General Residential	401
024-020-000-553-00	14053 PARK RD	11/11/2021	277000	WD	03-ARM'S LENGTH	277000	54300	19.60288809	161347	24602	252398	188353.9961	1.340	1968	128.2510163	401	024-029-00	General Residential	401
024-029-000-821-00	13372 CARNEY RD	7/26/2022	125000	WD	03-ARM'S LENGTH	125000	40300	32.24	91462	54600	70400	50774.10547	1.387	0	#DIV/0!	401		General Residential	401
021-012-000-159-00	16260 PARADISE RD	6/21/2022	195000	WD	03-ARM'S LENGTH	195000	47300	24.25641026	115675	35595	159405	110303.0313	1.445	720	221.3958333	401		General Residential	401
023-031-000-601-02	15618 BEAVER LAKE RD	8/2/2021	235000	OTH	21-NOT USED/OTHE	235000	0	0	111369	16071	218929	131264.4602	1.668	2085	105.0019185	401		General Residential	401
022-023-000-791-00	1263 JAMES RD	5/25/2022	295000	WD	03-ARM'S LENGTH	295000	101300	34.33898305	250962	221103	73897	43273.91406	1.708	960	76.97604167	401	022-024-00	General Residential	402
024-019-000-821-01	14444 M32 W	2/8/2023	115000	WD	03-ARM'S LENGTH	115000	28400	24.69565217	65755	34586	80414	42932.50765	1.873	995	80.81809045	401		General Residential	401
022-028-000-291-00	1041 PAUL RD	11/11/2021	159900	WD	03-ARM'S LENGTH	159900	49300	30.83176986	116715	98362	61538	25279.61523	2.434	600	102.5633333	401		General Residential	401
022-020-000-601-00	1117 N JACKS LANDING RD	7/15/2022	107000	WD	03-ARM'S LENGTH	107000	31600	29.53271028	68713	56693	50307	16556.47365	3.039	228	220.6447368	401		General Residential	401
022-032-000-001-00	2000 PAUL ROAD	11/17/2022	76000	WD	03-ARM'S LENGTH	76000	27200	35.78947368	58955	56000	20000	4070.248047	4.914	672	29.76190476	401		General Residential	401
021-036-000-835-00	16092 BEAVER LAKE RD	8/27/2021	20500	QC	21-NOT USED/OTHE	20500	17700	86.34146341	49498	11625	8875	52166.66797	0.170	816	10.87622549	Back		General Residential	401
025-100-000-143-00	16887 TAYLOR HAWKS RD	4/6/2022	34500	WD	03-ARM'S LENGTH	34500	23500	68.11594203	55928	12983	21517	59152.89063	0.364	656	32.80030488	Back	025-100-00	General Residential	401
023-020-000-533-00	14583 WERTH RD	2/11/2022	47500	WD	03-ARM'S LENGTH	47500	25000	52.63157895	73031	11340	36160	84973.83135	0.426	912	39.64912281	Back		General Residential	401
023-017-000-285-00	14774 ALFALFA RD	10/4/2022	56000	LC	21-NOT USED/OTHE	56000	36200	64.64285714	88122	10092	45908	107479.3359	0.427	1268	36.20504732	Back		General Residential	401
023-005-000-023-00	3182 ARBUCKLE RD	12/28/2021	85000	WD	03-ARM'S LENGTH	85000	37600												