

Green 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
023-007-000-851-00	15480 MOORES LANDING RD	3/14/2025	65000	WD	65000	80702	23029	41971	60965.11719	0.688	1024	40.98730469	401		General Residential	401
022-036-000-303-00	15999 CARNEY RD	9/13/2024	130000	WD	130000	102004	20459	109541	86199.79171	1.271	1050	104.3247619	401		General Residential	401
023-019-000-115-00	15554 SPRATT RD	11/21/2023	30000	WD	30000	53981	13654	16346	42628.96387	0.383	1056	15.47916667	401		General Residential	401
023-032-000-430-01	8315 ELEVERE RD	5/9/2023	50000	WD	50000	79135	35180	14820	46464.05859	0.319	1098	13.49726776	401		General Residential	401
023-032-000-071-00	14189 BLACK RD	10/10/2024	280000	WD	275950	255265	85929	190021	179002.1094	1.062	1162	163.5292599	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	185145	35013	78700	158701.9063	0.496	1248	63.06089744	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	185145	35013	78700	158701.9063	0.496	1248	63.06089744	401		General Residential	401
023-020-000-571-02	14803 WERTH RD	1/10/2025	155000	WD	155000	164708	19864	135136	153112.0579	0.883	1248	108.2820513	401		General Residential	401
023-032-000-420-02	8495 ELEVERE RD	9/22/2023	275000	WD	275000	199157	22628	252372	186605.7148	1.352	1260	200.2952381	401		General Residential	401
024-020-000-940-00	1094 MANNING HILL RD	6/20/2023	55000	WD	55000	116168	14093	40907	107901.6875	0.379	1357	30.14517318	401		General Residential	401
023-030-000-381-00	15553 SPRATT RD	9/30/2024	20000	WD	20000	95685	15912	4088	84326.63579	0.048	1448	2.82320442	401		General Residential	401
023-030-000-021-01	15211 SPRATT RD	12/29/2023	230000	WD	230000	201356	25874	204126	185498.9427	1.100	1460	139.8123288	401		General Residential	401
023-008-000-101-03	14329 WAGNER RD	8/29/2023	190000	WD	190000	136563	18582	171418	124715.6445	1.374	1460	117.409589	401		General Residential	401
021-017-000-517-02	20550 TENNIS RD	4/25/2023	175000	WD	175000	204351	24519	150481	190097.2563	0.792	1482	101.5391363	401		General Residential	401
021-012-000-416-05	16845 JAKES RD	11/12/2024	184000	WD	184000	192658	35198	148802	166448.2072	0.894	1664	89.42427885	401		General Residential	401
024-031-000-551-01	2746 M65 S	11/27/2024	150000	PTA	150000	272675	84618	65382	198791.7497	0.329	1672	39.10406699	401		General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500	WD	369500	353963	132487	237013	234118.3961	1.012	1716	138.1194639	401		General Residential	401
021-012-000-450-00	16530 JAKES RD	10/4/2023	200000	WD	200000	219317	21098	178902	209533.8281	0.854	1728	103.53125	401		General Residential	401
021-023-000-601-00	17438 SPRATT RD	10/1/2023	218500	LC	218500	248423	78229	140271	179909.0938	0.780	1782	78.71548822	401		General Residential	401
024-030-000-775-01	14272 CARNEY RD	11/13/2024	180000	WD	180000	194929	22055	157945	182742.0781	0.864	2008	78.65786853	401		General Residential	401
024-029-000-051-00	1210 MANNING HILL RD	6/26/2024	450000	WD	450000	348324	38235	411765	327789.625	1.256	2155	191.0742459	401		General Residential	401
024-019-000-825-00	14056 M32 W	4/4/2024	400000	WD	400000	436388	118804	281196	335712.4618	0.838	2848	98.73455056	401		General Residential	401
024-029-000-831-00	1990 MANNING HILL RD	5/15/2023	195000	WD	195000	345517	66237	128763	295221.9782	<u>0.436</u>	3340	38.55179641	401		General Residential	401
										0.779						

For 2026, use 0.78 for Ag properties
(ecf of residential properties, but larger sqft and acreage only)

Green Township-2026 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class	Unit	County
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	277877	79843	195157	196073.2673	0.995	5190	37.60250482	DT		DOWNTOWN AREA		201 East Tawas	Iosco
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 Alpena Twp	Alpena
092-127-000-046-00	701 N SECOND AVE	4/12/2024	89900	WD	89900	104868	52584	37316	91726.31579	0.407	6185	6.033306386	04		Commercial-General		201 Alpena City	Alpena
070-014-200-005-10	3890 M65	5/8/2023	400000	WD	400000	320318	77998	322002	336555.5556	0.957	6400		201		COMMERCIAL HALE		201 Plainfield	Iosco
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	292151	138263	271737	189985.1852	1.430	6852		02200		92200 COMMERCIAL B2		201 Oscoda	Iosco
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 Alpena Twp	Alpena
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 Alpena Twp	Alpena
121-H10-000-004-00	821 NEWMAN ST	5/31/2024	165000	WD	165000	408176	87371	77629	403616.6667	0.192	8690	8.933141542	COMM	121-H10-999-001-00	COMMERCIAL		201 East Tawas	Iosco
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 Alpena Twp	Alpena
										0.568								

For 2026, use 0.57 for Green Twp Commercial

Green 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	Unit	County	
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	Alpena Twp	Alpena
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	Alpena Twp	Alpena
121-H10-000-004-00	821 NEWMAN ST	5/31/2024	165000	WD	165000	408176	87371	77629	403616.6667	0.192	8690	8.933141542	COMM	121-H10-999-001-00	COMMERCIAL		201	East Tawas	Iosco
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	Alpena Twp	Alpena
066-028-300-003-00	5622 N GEORGIA DR	5/1/2024	700000	LC	700000	635379	100956	599044	685378.2609	0.874	10750		02400	066-028-300-004-00, 066-028-300-005-00	94600 FORMER WAFB		201	Oscoda	Iosco
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	Alpena Twp	Alpena
064-H90-000-001-00	5113 CEDAR LAKE RD	12/11/2024	1115000	WD	1115000	1803257	324420	790580	1801570.37	0.439	14882		02200	064-H95-000-005-00	92200 COMMERCIAL B2		201	Oscoda	Iosco
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	Alpena Twp	Alpena
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	Alpena Twp	Alpena
										0.503									

For 2026, use 0.50 for Green Twp Industrial

Green Township-2026 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
023-030-000-381-00	15553 SPRATT RD	9/30/2024	20000	WD	20000	95685	15912	4088	84326.63579	0.048	1448	2.82320442	401		General Residential	401
023-032-000-430-01	8315 ELEVERE RD	5/9/2023	50000	WD	50000	79135	35180	14820	46464.05859	0.319	1098	13.49726776	401		General Residential	401
024-031-000-551-01	2746 M65 S	11/27/2024	150000	PTA	150000	272675	84618	65382	198791.7497	0.329	1672	39.10406699	401		General Residential	401
024-020-000-940-00	1094 MANNING HILL RD	6/20/2023	55000	WD	55000	116168	14093	40907	107901.6875	0.379	1357	30.14517318	401		General Residential	401
023-019-000-115-00	15554 SPRATT RD	11/21/2023	30000	WD	30000	53981	13654	16346	42628.96387	0.383	1056	15.47916667	401		General Residential	401
024-029-000-831-00	1990 MANNING HILL RD	5/15/2023	195000	WD	195000	345517	66237	128763	295221.9782	0.436	3340	38.55179641	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	185145	35013	78700	158701.9063	0.496	1248	63.06089744	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	185145	35013	78700	158701.9063	0.496	1248	63.06089744	401		General Residential	401
024-030-000-815-00	14390 CARNEY RD	4/30/2024	40000	WD	40000	62492	19046	20954	40417.54688	0.518	924	22.67748918	Back	024-030-000-825-00	General Residential	401
024-029-000-281-00	14223 PARK RD	1/4/2024	87000	QC	87000	101414	68805	18195	34470.40234	0.528	540	33.69444444	401		General Residential	401
023-030-000-821-02	7880 ELEVERE RD	11/1/2024	70000	WD	70000	109326	13184	56816	101630.0234	0.559	978	58.09406953	401		General Residential	401
021-017-000-053-00	FISHING SITE RD	8/25/2023	89900	WD	89900	135998	19943	69957	122679.7031	0.570	924	75.71103896	Back	025-050-000-006-00	General Residential	401
025-050-000-006-00	5045 FISHING SITE RD	8/25/2023	89900	WD	89900	135998	19943	69957	122679.7031	0.570	924	75.71103896	Back	021-017-000-053-00	General Residential	401
023-007-000-851-00	15480 MOORES LANDING RD	3/14/2025	65000	WD	65000	80702	23029	41971	60965.11719	0.688	1024	40.98730469	401		General Residential	401
023-018-000-852-01	5580 M65 S	7/30/2024	169000	WD	169000	196248	85351	83649	117227.2706	0.714	960	87.134375	401		General Residential	401
025-070-000-005-00	20259 TENNIS RD	5/13/2024	32000	WD	32000	38108	6182	25818	33748.41406	0.765	460	56.12608696	Back		General Residential	401
021-023-000-601-00	17438 SPRATT RD	10/1/2023	218500	LC	218500	248423	78229	140271	179909.0938	0.780	1782	78.71548822	401		General Residential	401
021-017-000-517-02	20550 TENNIS RD	4/25/2023	175000	WD	175000	204351	24519	150481	190097.2563	0.792	1482	101.5391363	401		General Residential	401
025-070-000-501-03	5612 MILLER DR	5/15/2024	105000	WD	104700	116346	17519	87181	104468.2891	0.835	768	113.5169271	Back		General Residential	401
024-019-000-825-00	14056 M32 W	4/4/2024	400000	WD	400000	436388	118804	281196	335712.4618	0.838	2848	98.73455056	401		General Residential	401
021-012-000-450-00	16530 JAKES RD	10/4/2023	200000	WD	200000	219317	21098	178902	209533.8281	0.854	1728	103.53125	401		General Residential	401
024-030-000-775-01	14272 CARNEY RD	11/13/2024	180000	WD	180000	194929	22055	157945	182742.0781	0.864	2008	78.65786853	401		General Residential	401
023-020-000-571-02	14803 WERTH RD	1/10/2025	155000	WD	155000	164708	19864	135136	153112.0579	0.883	1248	108.2820513	401		General Residential	401
021-012-000-416-05	16845 JAKES RD	11/12/2024	184000	WD	184000	192658	35198	148802	166448.2072	0.894	1664	89.42427885	401		General Residential	401
022-021-000-355-00	18626 M32 W	7/1/2024	125000	WD	125000	122637	22990	102010	105335.0938	0.968	960	106.2604167	401		General Residential	401
023-020-000-163-00	6470 CHABOT RD	9/8/2023	55000	WD	55000	54129	20220	34780	35844.60938	0.970	684	50.84795322	Back		General Residential	401
022-028-000-291-00	1041 PAUL RD	9/23/2024	162500	WD	162500	161243	136411	26089	26249.4707	0.994	600	43.48166667	401		General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500	WD	369500	353963	132487	237013	234118.3961	1.012	1716	138.1194639	401		General Residential	401
023-032-000-071-00	14189 BLACK RD	10/10/2024	280000	WD	275950	255265	85929	190021	179002.1094	1.062	1162	163.5292599	401		General Residential	401
025-070-000-403-00	105 FREDERICK ST	3/15/2024	156000	WD	156000	136456	15910	140090	127427.0645	1.099	1008	138.9781746	Back	025-070-000-404-00	General Residential	401
023-030-000-021-01	15211 SPRATT RD	12/29/2023	230000	WD	230000	201356	25874	204126	185498.9427	1.100	1460	139.8123288	401		General Residential	401
024-032-000-101-06	13425 CARNEY RD	8/16/2024	245000	WD	245000	220370	86139	158861	141893.2344	1.120	884	179.7070136	401		General Residential	401
024-029-000-051-00	1210 MANNING HILL RD	6/26/2024	450000	WD	450000	348324	38235	411765	327789.625	1.256	2155	191.0742459	401		General Residential	401
022-036-000-303-00	15999 CARNEY RD	9/13/2024	130000	WD	130000	102004	20459	109541	86199.79171	1.271	1050	104.3247619	401		General Residential	401
023-032-000-420-02	8495 ELEVERE RD	9/22/2023	275000	WD	275000	199157	22628	252372	186605.7148	1.352	1260	200.2952381	401		General Residential	401
023-008-000-101-03	14329 WAGNER RD	8/29/2023	190000	WD	190000	136563	18582	171418	124715.6445	1.374	1460	117.409589	401		General Residential	401
024-020-000-931-00	1062 MANNING HILL RD	1/3/2025	443500	WD	443500	305761	39247	404253	281727.2813	1.435	2520	160.4178571	401		General Residential	401
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	81121	41321	66679	42071.87967	1.585	995	67.01407035	401		General Residential	401
025-050-000-019-00	5313 FISHING SITE RD	1/31/2025	78000	WD	78000	49456	11979	66021	39616.27832	<u>1.667</u>	938	70.38486141	Back		General Residential	401
										<u>0.841</u>						

For 2026, use 0.841 for Residential properties

Green 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
023-030-000-381-00	15553 SPRATT RD	9/30/2024	20000	WD	20000	95685	15912	4088	84326.63579	0.048	1448	2.82320442	401		General Residential	401
023-032-000-430-01	8315 ELEVERE RD	5/9/2023	50000	WD	50000	79135	35180	14820	46464.05859	0.319	1098	13.49726776	401		General Residential	401
024-031-000-551-01	2746 M65 S	11/27/2024	150000	PTA	150000	272675	84618	65382	198791.7497	0.329	1672	39.10406699	401		General Residential	401
024-020-000-940-00	1094 MANNING HILL RD	6/20/2023	55000	WD	55000	116168	14093	40907	107901.6875	0.379	1357	30.14517318	401		General Residential	401
023-019-000-115-00	15554 SPRATT RD	11/21/2023	30000	WD	30000	53981	13654	16346	42628.96387	0.383	1056	15.47916667	401		General Residential	401
024-029-000-831-00	1990 MANNING HILL RD	5/15/2023	195000	WD	195000	345517	66237	128763	295221.9782	0.436	3340	38.55179641	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	185145	35013	78700	158701.9063	0.496	1248	63.06089744	401		General Residential	401
023-009-000-551-02	4550 EVANS RD	8/18/2023	113713	WD	113713	185145	35013	78700	158701.9063	0.496	1248	63.06089744	401		General Residential	401
024-030-000-815-00	14390 CARNEY RD	4/30/2024	40000	WD	40000	62492	19046	20954	40417.54688	0.518	924	22.67748918	Back	024-030-000-825-00	General Residential	401
024-029-000-281-00	14223 PARK RD	1/4/2024	87000	QC	87000	101414	68805	18195	34470.40234	0.528	540	33.69444444	401		General Residential	401
023-030-000-821-02	7880 ELEVERE RD	11/1/2024	70000	WD	70000	109326	13184	56816	101630.0234	0.559	978	58.09406953	401		General Residential	401
021-017-000-053-00	FISHING SITE RD	8/25/2023	89900	WD	89900	135998	19943	69957	122679.7031	0.570	924	75.71103896	Back	025-050-000-006-00	General Residential	401
025-050-000-006-00	5045 FISHING SITE RD	8/25/2023	89900	WD	89900	135998	19943	69957	122679.7031	0.570	924	75.71103896	Back	021-017-000-053-00	General Residential	401
023-007-000-851-00	15480 MOORES LANDING RD	3/14/2025	65000	WD	65000	80702	23029	41971	60965.11719	0.688	1024	40.98730469	401		General Residential	401
023-018-000-852-01	5580 M65 S	7/30/2024	169000	WD	169000	196248	85351	83649	117227.2706	0.714	960	87.134375	401		General Residential	401
025-070-000-005-00	20259 TENNIS RD	5/13/2024	32000	WD	32000	38108	6182	25818	33748.41406	0.765	460	56.12608696	Back		General Residential	401
021-023-000-601-00	17438 SPRATT RD	10/1/2023	218500	LC	218500	248423	78229	140271	179909.0938	0.780	1782	78.71548822	401		General Residential	401
021-017-000-517-02	20550 TENNIS RD	4/25/2023	175000	WD	175000	204351	24519	150481	190097.2563	0.792	1482	101.5391363	401		General Residential	401
025-070-000-501-03	5612 MILLER DR	5/15/2024	105000	WD	104700	116346	17519	87181	104468.2891	0.835	768	113.5169271	Back		General Residential	401
024-019-000-825-00	14056 M32 W	4/4/2024	400000	WD	400000	436388	118804	281196	335712.4618	0.838	2848	98.73455056	401		General Residential	401
021-012-000-450-00	16530 JAKES RD	10/4/2023	200000	WD	200000	219317	21098	178902	209533.8281	0.854	1728	103.53125	401		General Residential	401
024-030-000-775-01	14272 CARNEY RD	11/13/2024	180000	WD	180000	194929	22055	157945	182742.0781	0.864	2008	78.65786853	401		General Residential	401
023-020-000-571-02	14803 WERTH RD	1/10/2025	155000	WD	155000	164708	19864	135136	153112.0579	0.883	1248	108.2820513	401		General Residential	401
021-012-000-416-05	16845 JAKES RD	11/12/2024	184000	WD	184000	192658	35198	148802	166448.2072	0.894	1664	89.42427885	401		General Residential	401
022-021-000-355-00	18626 M32 W	7/1/2024	125000	WD	125000	122637	22990	102010	105335.0938	0.968	960	106.2604167	401		General Residential	401
023-020-000-163-00	6470 CHABOT RD	9/8/2023	55000	WD	55000	54129	20220	34780	35844.60938	0.970	684	50.84795322	Back		General Residential	401
022-028-000-291-00	1041 PAUL RD	9/23/2024	162500	WD	162500	161243	136411	26089	26249.4707	0.994	600	43.48166667	401		General Residential	401
024-033-000-101-00	12355 CARNEY RD	4/17/2023	369500	WD	369500	353963	132487	237013	234118.3961	1.012	1716	138.1194639	401		General Residential	401
023-032-000-071-00	14189 BLACK RD	10/10/2024	280000	WD	275950	255265	85929	190021	179002.1094	1.062	1162	163.5292599	401		General Residential	401
025-070-000-403-00	105 FREDERICK ST	3/15/2024	156000	WD	156000	136456	15910	140090	127427.0645	1.099	1008	138.9781746	Back	025-070-000-404-00	General Residential	401
023-030-000-021-01	15211 SPRATT RD	12/29/2023	230000	WD	230000	201356	25874	204126	185498.9427	1.100	1460	139.8123288	401		General Residential	401
024-032-000-101-06	13425 CARNEY RD	8/16/2024	245000	WD	245000	220370	86139	158861	141893.2344	1.120	884	179.7070136	401		General Residential	401
024-029-000-051-00	1210 MANNING HILL RD	6/26/2024	450000	WD	450000	348324	38235	411765	327789.625	1.256	2155	191.0742459	401		General Residential	401
022-036-000-303-00	15999 CARNEY RD	9/13/2024	130000	WD	130000	102004	20459	109541	86199.79171	1.271	1050	104.3247619	401		General Residential	401
023-032-000-420-02	8495 ELEVERE RD	9/22/2023	275000	WD	275000	199157	22628	252372	186605.7148	1.352	1260	200.2952381	401		General Residential	401
023-008-000-101-03	14329 WAGNER RD	8/29/2023	190000	WD	190000	136563	18582	171418	124715.6445	1.374	1460	117.409589	401		General Residential	401
024-020-000-931-00	1062 MANNING HILL RD	1/3/2025	443500	WD	443500	305761	39247	404253	281727.2813	1.435	2520	160.4178571	401		General Residential	401
024-019-000-821-01	14444 M32 W	8/10/2023	108000	WD	108000	81121	41321	66679	42071.87967	1.585	995	67.01407035	401		General Residential	401
025-050-000-019-00	5313 FISHING SITE RD	1/31/2025	78000	WD	78000	49456	11979	66021	39616.27832	<u>1.667</u>	938	70.38486141	Back		General Residential	401

0.841

For 2026, use 0.841 for Residential properties

Green Township-2026 ECF Analysis Beaver Lake 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
021-035-000-087-00	8568 OHURN RD	8/19/2023	40000	WD	40000	83216	16447	23553	75530.54688	0.312	816	28.86397059	Backl		Beaver Lake BACK	401
021-035-000-089-00	8582 OHURN RD	6/16/2023	90000	CD	90000	100702	18414	71586	93085.97656	0.769	1001	71.51448551	Backl		Beaver Lake BACK	401
025-080-000-214-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	232115	92011	180989	129846.1563	1.394	1152	157.1085069	Backl	025-080-000-124-00	Beaver Lake BACK	402
025-080-000-185-00	278 BEAVER SHORES DR	8/17/2023	80000	WD	80000	43326	33840	46160	10730.76953		0	#DIV/0!	Backl	025-080-000-184-00	Beaver Lake BACK	402
										0.825						

For 2026, use 0.825 for Beaver Lake backlots

Green Township-2026 ECF Analysis Beaver Lake Frontage

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
025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	173985	58331	21669	107186.2813	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	343386	83352	278648	240995.3594	1.156	1656	168.2657005	Beavr		Beaver Lake	401
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	232115	92011	180989	129846.1563	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
025-080-000-102-00	135 BEAVER SHORES DR	8/2/2024	450000	WD	450000	279316	59646	390354	203586.6563	<u>1.917</u>	1570	248.633121	Beavr		Beaver Lake	401
										1.167						

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
025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	173985	58331	21669	107186.2813	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-444-000-005-00	20915 E RIVERSIDE DR	9/5/2023	289000	WD	289000	305127	23037	265963	256445.4531	1.037	2304	115.4353299	River		River	401
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	343386	83352	278648	240995.3594	1.156	1656	168.2657005	Beavr		Beaver Lake	401
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	232115	92011	180989	129846.1563	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
021-017-000-380-00	5654 EMILS LANDING RD	10/14/2024	200000	WD	200000	155866	43463	156537	102184.549	1.532	904	173.1603982	Flood		Floodwaters	401
025-080-000-102-00	135 BEAVER SHORES DR	8/2/2024	450000	WD	450000	279316	59646	390354	203586.6563	<u>1.917</u>	1570	248.633121	Beavr		Beaver Lake	401
										1.206						

For 2026, use 1.206 for Beaver Lake, River, and Floodwaters

Green Township-2026 ECF Analysis Floodwaters

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
025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	173985	58331	21669	107186.2813	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	343386	83352	278648	240995.3594	1.156	1656	168.2657005	Beavr		Beaver Lake	401
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	232115	92011	180989	129846.1563	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
025-080-000-102-00	135 BEAVER SHORES DR	8/2/2024	450000	WD	450000	279316	59646	390354	203586.6563	<u>1.917</u>	1570	248.633121	Beavr		Beaver Lake	401
										1.167						

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
025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	173985	58331	21669	107186.2813	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-444-000-005-00	20915 E RIVERSIDE DR	9/5/2023	289000	WD	289000	305127	23037	265963	256445.4531	1.037	2304	115.4353299	River		River	401
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	343386	83352	278648	240995.3594	1.156	1656	168.2657005	Beavr		Beaver Lake	401
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	232115	92011	180989	129846.1563	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
021-017-000-380-00	5654 EMILS LANDING RD	10/14/2024	200000	WD	200000	155866	43463	156537	102184.549	1.532	904	173.1603982	Flood		Floodwaters	401
025-080-000-102-00	135 BEAVER SHORES DR	8/2/2024	450000	WD	450000	279316	59646	390354	203586.6563	<u>1.917</u>	1570	248.633121	Beavr		Beaver Lake	401
										1.206						

For 2026, use 1.206 for Beaver Lake, River, and Floodwaters

Green Township-2026 ECF Analysis River Frontage

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
025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	173985	58331	21669	107186.2813	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	343386	83352	278648	240995.3594	1.156	1656	168.2657005	Beavr		Beaver Lake	401
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	232115	92011	180989	129846.1563	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
025-080-000-102-00	135 BEAVER SHORES DR	8/2/2024	450000	WD	450000	279316	59646	390354	203586.6563	<u>1.917</u>	1570	248.633121	Beavr		Beaver Lake	401
										1.167						

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
025-080-000-130-00	195 BEAVER SHORES DR	12/13/2023	80000	WD	80000	173985	58331	21669	107186.2813	0.202	1180	18.36355932	Beavr		Beaver Lake	401
025-444-000-005-00	20915 E RIVERSIDE DR	9/5/2023	289000	WD	289000	305127	23037	265963	256445.4531	1.037	2304	115.4353299	River		River	401
025-080-000-175-00	289 BEAVER SHORES DR	4/30/2024	362000	WD	362000	343386	83352	278648	240995.3594	1.156	1656	168.2657005	Beavr		Beaver Lake	401
025-080-000-124-00	BEAVER SHORES DR	6/8/2023	273000	WD	273000	232115	92011	180989	129846.1563	1.394	1152	157.1085069	Beavr	025-080-000-214-00	Beaver Lake	401
021-017-000-380-00	5654 EMILS LANDING RD	10/14/2024	200000	WD	200000	155866	43463	156537	102184.549	1.532	904	173.1603982	Flood		Floodwaters	401
025-080-000-102-00	135 BEAVER SHORES DR	8/2/2024	450000	WD	450000	279316	59646	390354	203586.6563	<u>1.917</u>	1570	248.633121	Beavr		Beaver Lake	401
										1.206						

For 2026, use 1.206 for Beaver Lake, River, and Floodwaters