

Long Rapids Township- 2024 ECF Analysis Agricultural

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	Land Table	Property Class
031-016-000-501-03	2141 M65 NORTH	4/20/2021	110000	WD	03-ARM'S LENGTH	110000	52700	47.90909091	156090	22154	87846	197254.7863	0.44534	2128	41.28101504	401		Residential Acres	401
031-010-000-520-00	3025 BEAN CREEK ROAD	3/15/2023	92283	SD	21-NOT USED/OTHI	92283	45000	48.76304411	114510	38034	54249	112630.3359	0.48166	840	64.58214286	401		Residential Acres	401
032-028-000-508-00	6251 S LEER ROAD	3/18/2022	350000	WD	03-ARM'S LENGTH	350000	148900	42.54285714	426919	88404	261596	498549.3438	0.52471	3734	70.05784681	401		Residential Acres	401
031-016-000-010-02		4/29/2022	32000	WD	03-ARM'S LENGTH	32000	14500	45.3125	33788	24130	7870	14223.8584	0.5533	0	#DIV/0!	401		Residential Acres	401
031-007-000-251-00	3685 SALINA ROAD	3/11/2022	168000	WD	03-ARM'S LENGTH	168000	68300	40.6547619	180478	80118	87882	147805.5938	0.59458	1240	70.87258065	401		Residential Acres	401
032-033-000-280-00	2368 CHURCH ROAD	7/2/2021	35000	LC	21-NOT USED/OTHI	35000	13500	38.57142857	38006	9534	25466	41932.25391	0.60731	696	36.58908046	401		Residential Backlots	401
031-004-000-031-10	12223 HIBNER ROAD	5/8/2022	133500	WD	03-ARM'S LENGTH	133500	0	0	144063	19469	114031	183496.3125	0.62143	1350	84.46740741	401	031-004-000-	Residential Acres	401
033-038-000-001-00	12903 LONG RAPIDS ROAD	12/13/2021	55000	WD	03-ARM'S LENGTH	55000	20600	37.45454545	58377	16416	38584	61798.23438	0.62435	1152	33.49305556	401		Residential Backlots	401
032-032-000-065-00	13028 LONG RAPIDS ROAD	12/12/2022	135000	WD	03-ARM'S LENGTH	135000	52400	38.81481481	138927	26701	108299	165281.2969	0.65524	1232	87.90503247	401	032-032-000-	Residential Backlots	401
032-036-000-870-00	9605 NORMS ROAD	7/19/2021	200000	WD	03-ARM'S LENGTH	200000	71300	35.65	200400	52997	147003	217088.3594	0.67716	1632	90.07536765	401	032-036-000-	Residential Acres	401
032-022-000-510-00	7469 M65 NORTH	3/31/2023	109650	WD	03-ARM'S LENGTH	109650	39900	36.38850889	107944	9924	99726	144359.3594	0.69082	2384	41.83137584	401		Residential Backlots	401
033-037-000-005-00	2214 M65 NORTH	6/24/2021	25000	WD	03-ARM'S LENGTH	25000	8600	34.4	24221	8150	16850	23668.63086	0.71191	672	25.07440476	401		Residential Backlots	401
033-037-000-007-00	2222 M65 NORTH	12/28/2022	34000	WD	03-ARM'S LENGTH	34000	12100	35.58823529	32344	7427	26573	36696.61328	0.72413	1020	26.05196078	401		Residential Backlots	401
031-004-000-760-00	4126 BEAN CREEK ROAD	5/14/2021	260000	WD	03-ARM'S LENGTH	250000	80100	32.04	227142	57873	192127	249291.6094	0.77069	1738	110.5448792	401		Residential Acres	401
033-037-000-001-00	2194 M65 NORTH	2/2/2023	25000	WD	03-ARM'S LENGTH	25000	8000	32	21437	3696	21304	26128.12891	0.81537	1320	16.13939394	401		Residential Backlots	401
032-030-000-501-00	6449 SALINA ROAD	6/16/2021	370000	WD	03-ARM'S LENGTH	370000	113300	30.62162162	316220	96635	273365	323394.6875	0.8453	2604	104.9788786	401		Residential Acres	401
032-032-000-824-00	5163 SAULS ROAD	10/10/2022	130500	WD	03-ARM'S LENGTH	130500	40000	30.651341	107598	14718	115782	136789.3906	0.84643	1056	109.6420455	401		Residential Backlots	401
032-036-000-280-00	9710 LONG RAPIDS ROAD	5/17/2021	275000	OTH	21-NOT USED/OTHI	275000	95900	34.87272727	246984	138713	136287	159456.5469	0.8547	1300	104.8361538	401	032-036-000-	Residential Acres	401
032-036-000-844-00	9494 NORMS ROAD	6/16/2022	66000	WD	03-ARM'S LENGTH	66000	22400	33.93939394	56453	23041	42959	49207.66016	0.87301	924	46.49242424	401		Residential Backlots	401
032-036-000-025-00	5588 N HERRON ROAD	6/17/2022	95000	WD	03-ARM'S LENGTH	95000	26100	27.47368421	70447	6456	88544	94243.00781	0.93953	1008	87.84126984	401		Residential Backlots	401
031-016-000-290-00	2501 M65 NORTH	8/26/2022	210500	WD	03-ARM'S LENGTH	210500	55700	26.4608076	148839	25630	184870	181456.5469	1.01881	1300	142.2076923	401		Residential Backlots	401
032-003-000-751-02	11492 MAPLE LANE ROAD	4/4/2022	150000	WD	03-ARM'S LENGTH	150000	47900	31.93333333	115830	54365	95635	90522.82813	1.05647	1158	82.58635579	401		Residential Acres	401
032-035-000-540-00	10845 LONG RAPIDS ROAD	10/7/2022	235000	WD	03-ARM'S LENGTH	235000	58400	24.85106383	156894	35378	199622	178963.1875	1.11544	1352	147.6494083	401		Residential Acres	401
032-033-000-570-15	12711 LONG RAPIDS ROAD	5/20/2022	176000	WD	03-ARM'S LENGTH	176000	35600	20.22727273	93679	20388	155612	107939.6172	1.44166	1728	90.05324074	401		Residential Backlots	401
032-008-000-501-01	9079 KEELING ROAD	7/7/2022	200000	WD	03-ARM'S LENGTH	200000	31100	15.55	82036	17358	182642	95254.78647	1.9174	1410	129.5333333	401		Residential Acres	401

For 2024, use 0.82 for Residential and Ag Properties

Long Rapids 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 Parc	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	55.1899	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	12.4574	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	14.4673	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	39.3676	201			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	19.4532	COM		COMMERCIAL	201 AlconaCounty

For 2024, use 0.64 for Long Rapids Commercial and Industrial

Long Rapids 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 Parc	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	55.1899	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	12.4574	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	14.4673	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	39.3676	201			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	19.4532	COM		COMMERCIAL	201 AlconaCounty

For 2024, use 0.64 for Long Rapids Commercial and Industrial

Long Rapids Township- 2024 ECF Analysis Residential

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	Land Table	Property Class
031-016-000-501-03	2141 M65 NORTH	4/20/2021	110000	WD	03-ARM'S LENGTH	110000	52700	47.90909091	156090	22154	87846	197254.7863	0.44534	2128	41.28101504	401		Residential Acres	401
031-010-000-520-00	3025 BEAN CREEK ROAD	3/15/2023	92283	SD	21-NOT USED/OTHI	92283	45000	48.76304411	114510	38034	54249	112630.3359	0.48166	840	64.58214286	401		Residential Acres	401
032-028-000-508-00	6251 S LEER ROAD	3/18/2022	350000	WD	03-ARM'S LENGTH	350000	148900	42.54285714	426919	88404	261596	498549.3438	0.52471	3734	70.05784681	401		Residential Acres	401
031-016-000-010-02		4/29/2022	32000	WD	03-ARM'S LENGTH	32000	14500	45.3125	33788	24130	7870	14223.8584	0.5533	0	#DIV/0!	401		Residential Acres	401
031-007-000-251-00	3685 SALINA ROAD	3/11/2022	168000	WD	03-ARM'S LENGTH	168000	68300	40.6547619	180478	80118	87882	147805.5938	0.59458	1240	70.87258065	401		Residential Backlots	401
032-033-000-280-00	2368 CHURCH ROAD	7/2/2021	35000	LC	21-NOT USED/OTHI	35000	13500	38.57142857	38006	9534	25466	41932.25391	0.60731	696	36.58908046	401		Residential Backlots	401
031-004-000-031-10	12223 HIBNER ROAD	5/8/2022	133500	WD	03-ARM'S LENGTH	133500	0	0	144063	19469	114031	183496.3125	0.62143	1350	84.46740741	401	031-004-000-	Residential Acres	401
033-038-000-001-00	12903 LONG RAPIDS ROAD	12/13/2021	55000	WD	03-ARM'S LENGTH	55000	20600	37.45454545	58377	16416	38584	61798.23438	0.62435	1152	33.49305556	401		Residential Backlots	401
032-032-000-065-00	13028 LONG RAPIDS ROAD	12/12/2022	135000	WD	03-ARM'S LENGTH	135000	52400	38.81481481	138927	26701	108299	165281.2969	0.65524	1232	87.90503247	401	032-032-000-	Residential Backlots	401
032-036-000-870-00	9605 NORMS ROAD	7/19/2021	200000	WD	03-ARM'S LENGTH	200000	71300	35.65	200400	52997	147003	217088.3594	0.67716	1632	90.07536765	401	032-036-000-	Residential Acres	401
032-022-000-510-00	7469 M65 NORTH	3/31/2023	109650	WD	03-ARM'S LENGTH	109650	39900	36.38850889	107944	9924	99726	144359.3594	0.69082	2384	41.83137584	401		Residential Backlots	401
033-037-000-005-00	2214 M65 NORTH	6/24/2021	25000	WD	03-ARM'S LENGTH	25000	8600	34.4	24221	8150	16850	23668.63086	0.71191	672	25.07440476	401		Residential Backlots	401
033-037-000-007-00	2222 M65 NORTH	12/28/2022	34000	WD	03-ARM'S LENGTH	34000	12100	35.58823529	32344	7427	26573	36696.61328	0.72413	1020	26.05196078	401		Residential Backlots	401
031-004-000-760-00	4126 BEAN CREEK ROAD	5/14/2021	260000	WD	03-ARM'S LENGTH	250000	80100	32.04	227142	57873	192127	249291.6094	0.77069	1738	110.5448792	401		Residential Acres	401
033-037-000-001-00	2194 M65 NORTH	2/2/2023	25000	WD	03-ARM'S LENGTH	25000	8000	32	21437	3696	21304	26128.12891	0.81537	1320	16.13939394	401		Residential Backlots	401
032-030-000-501-00	6449 SALINA ROAD	6/16/2021	370000	WD	03-ARM'S LENGTH	370000	113300	30.62162162	316220	96635	273365	323394.6875	0.8453	2604	104.9788786	401		Residential Acres	401
032-032-000-824-00	5163 SAULS ROAD	10/10/2022	130500	WD	03-ARM'S LENGTH	130500	40000	30.651341	107598	14718	115782	136789.3906	0.84643	1056	109.6420455	401		Residential Backlots	401
032-036-000-280-00	9710 LONG RAPIDS ROAD	5/17/2021	275000	OTH	21-NOT USED/OTHI	275000	95900	34.87272727	246984	138713	136287	159456.5469	0.8547	1300	104.8361538	401	032-036-000-	Residential Acres	401
032-036-000-844-00	9494 NORMS ROAD	6/16/2022	66000	WD	03-ARM'S LENGTH	66000	22400	33.93939394	56453	23041	42959	49207.66016	0.87301	924	46.49242424	401		Residential Backlots	401
032-036-000-025-00	5588 N HERRON ROAD	6/17/2022	95000	WD	03-ARM'S LENGTH	95000	26100	27.47368421	70447	6456	88544	94243.00781	0.93953	1008	87.84126984	401		Residential Backlots	401
031-016-000-290-00	2501 M65 NORTH	8/26/2022	210500	WD	03-ARM'S LENGTH	210500	55700	26.4608076	148839	25630	184870	181456.5469	1.01881	1300	142.2076923	401		Residential Backlots	401
032-003-000-751-02	11492 MAPLE LANE ROAD	4/4/2022	150000	WD	03-ARM'S LENGTH	150000	47900	31.93333333	115830	54365	95635	90522.82813	1.05647	1158	82.58635579	401		Residential Acres	401
032-035-000-540-00	10845 LONG RAPIDS ROAD	10/7/2022	235000	WD	03-ARM'S LENGTH	235000	58400	24.85106383	156894	35378	199622	178963.1875	1.11544	1352	147.6494083	401		Residential Acres	401
032-033-000-570-15	12711 LONG RAPIDS ROAD	5/20/2022	176000	WD	03-ARM'S LENGTH	176000	35600	20.22727273	93679	20388	155612	107939.6172	1.44166	1728	90.05324074	401		Residential Backlots	401
032-008-000-501-01	9079 KEELING ROAD	7/7/2022	200000	WD	03-ARM'S LENGTH	200000	31100	15.55	82036	17358	182642	95254.78647	1.9174	1410	129.5333333	401		Residential Acres	401
													0.81627						

For 2024, use 0.82 for Residential and Ag Properties

Long Rapids Township-2024 ECF Analysis 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 Pa Land Table	Property Class
031-005-000-040-00	4838 M65 NORTH	9/30/2022	125000	WD	03-ARM'S LENGTH	125000	33500	26.8	91885	29647	95353	91661.26563	1.0403	936	101.8729	RIVER	River	401
032-036-000-751-00	9141 FOREST LANE	9/14/2021	110000	WD	03-ARM'S LENGTH	109500	32200	29.40639269	74614	67323	42177	10737.84961	3.9279	0	#DIV/0!	RIVER	River	401

For 2024, use 1.04 for River Properties