

Long Rapids-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
032-029-000-290-01	6566 THOMSON ROAD	5/9/2024	82500	WD	82500	213802	24378	58122	219749.4259	0.264	2304	25.2265625	401		Residential Acres	401
031-016-000-010-02		1/23/2024	80000	LC	80000	148715	41878	38122	123940.8359	0.308	1056	36.10037879	401	031-016-000-001-00	Residential Acres	1
031-016-000-001-01	2918 BEAN CREEK ROAD	1/23/2024	80000	LC	80000	138517	31680	48320	123940.8359	0.390	1056	45.75757576	401	031-016-000-010-02	Residential Acres	401
031-015-000-190-01	11301 STANDEN ROAD	11/22/2024	175000	WD	175000	201045	135967	39033	75496.51952	0.517	1104	35.35597826	401		Residential Acres	401
031-016-000-501-03	2141 M65 NORTH	5/24/2024	200000	WD	200000	232824	25971	174029	239968.671	0.725	2128	81.78054511	401		Residential Acres	401
032-029-000-825-01	13456 MACARTHUR ROAD	4/30/2024	180000	WD	180000	199540	30667	149333	195908.354	0.762	1885	79.22175066	401		Residential Acres	401
031-006-000-330-02	4403 SALINA ROAD	7/9/2024	148000	WD	148000	139241	24971	123029	132563.8125	0.928	1176	104.6164966	401		Residential Acres	401
032-028-000-001-03	6800 M65 NORTH	9/30/2024	180000	WD	180000	152245	14839	165161	159403.7188	1.036	1312	125.8849085	401		Residential Acres	401
032-007-000-755-00	PRIVATE	4/4/2024	120000	WD	120000	106273	84657	35343	33255.38281	1.063	672	52.59375	101		Agricultural	101
032-017-000-251-03	13719 ENGER ROAD	6/24/2024	150000	WD	150000	127470	32310	117690	110394.4297	1.066	960	122.59375	401		Residential Acres	401
032-025-000-751-00	9269 FITZPATRICK ROAD	5/6/2024	230000	WD	230000	192788	80695	149305	130038.2843	1.148	1075	138.8883721	401		Residential Acres	401
032-007-000-751-00	9078 KEELING ROAD	8/30/2024	469000	WD	468250	370197	93686	374564	320778.4375	1.168	2936	127.5762943	401		Residential Acres	401
031-010-000-520-00	3025 BEAN CREEK ROAD	11/13/2024	209500	WD	209500	152830	57681	151819	110381.6719	1.375	840	180.7369048	401		Residential Acres	401
031-008-000-780-00	3226 M65 NORTH	7/10/2024	480000	WD	480000	282379	191881	288119	183086.1538	1.574	1817	158.5685195	101	031-008-000-501-00	Agricultural	101
										0.880						

For 2026, use 0.88 for Long Rapids Twp Agricultural parcels

Long Rapids-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
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
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	334659	142925	207075	236708.6423	0.875	5536		02600		92600 COMMERCIAL NORTH TO HURON ST		201	Oscoda Iosco
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	<u>0.260</u>	9063	15.73077347	201c	012-016-000-068-02	Commercial NEW US23-2		201	Alpena Twp Alpena
										0.599								

For Long Rapids, for 2026, use 0.60 for Industrial

Long Rapids-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
031-016-000-001-00	2918 BEAN CREEK ROAD	10/26/2023	20000	CD	20000	109392	14318	5682	110294.6641	0.052	1056	5.380682	401		Residential Backlots	1
032-036-000-830-00	5311 BIGRAS DRIVE	3/19/2025	45000	WD	45000	93134	39411	5589	31551.04492	0.177	672	8.316964	401	032-036-000-798-02	Residential Backlots	401
032-029-000-290-01	6566 THOMSON ROAD	5/9/2024	82500	WD	82500	213802	24378	58122	219749.4259	0.264	2304	25.22656	401		Residential Acres	401
031-016-000-001-00	2918 BEAN CREEK ROAD	1/23/2024	80000	LC	80000	148715	41878	38122	123940.8359	0.308	1056	36.10038	401	031-016-000-010-02	Residential Backlots	1
031-016-000-010-02		1/23/2024	80000	LC	80000	148715	41878	38122	123940.8359	0.308	1056	36.10038	401	031-016-000-001-00	Residential Acres	1
031-016-000-001-01	2918 BEAN CREEK ROAD	1/23/2024	80000	LC	80000	138517	31680	48320	123940.8359	0.390	1056	45.75758	401	031-016-000-010-02	Residential Acres	401
033-038-000-040-00	2275 SECOND STREET	3/21/2025	30000	WD	30000	51666	10189	19811	48117.16797	0.412	738	26.84417	401		Residential Backlots	401
031-015-000-190-01	11301 STANDEN ROAD	11/22/2024	175000	WD	175000	201045	135967	39033	75496.51952	0.517	1104	35.35598	401		Residential Acres	401
032-002-000-755-00	10050 OHLRICH ROAD	10/17/2023	87500	CD	87500	124217	11836	75664	130372.3906	0.580	1440	52.54444	401		Residential Backlots	401
032-021-000-262-01	7991 S LEER ROAD	4/8/2024	50000	LC	50000	57224	14195	35805	49917.63281	0.717	952	37.61029	401		Residential Backlots	401
031-016-000-501-03	2141 M65 NORTH	5/24/2024	200000	WD	200000	232824	25971	174029	239968.671	0.725	2128	81.78055	401		Residential Acres	401
032-028-000-501-02	6240 M65 NORTH	10/28/2024	160000	WD	160000	181075	40167	119833	163466.3594	0.733	1568	76.42411	401		Residential Backlots	401
032-029-000-825-01	13456 MACARTHUR ROAD	4/30/2024	180000	WD	180000	199540	30667	149333	195908.354	0.762	1885	79.22175	401		Residential Acres	401
032-005-000-510-00	13640 OLSEN ROAD	4/23/2024	115000	WD	111500	122910	22016	89484	117046.4063	0.765	1098	81.49727	401		Residential Backlots	401
032-032-000-765-03	13039 LONG RAPIDS ROAD	7/30/2024	50000	PTA	50000	49581	16845	33155	37976.79688	0.873	684	48.47222	401		Residential Backlots	401
031-016-000-030-00	2835 ARTHUR ROAD	8/2/2024	175000	WD	175000	172892	15635	159365	182432.7188	0.874	1779	89.58123	401		Residential Backlots	401
031-017-000-775-00	2352 SECOND STREET	1/17/2025	147000	WD	147000	144070	13403	133597	151585.8438	0.881	1244	107.3931	401		Residential Backlots	401
032-032-000-823-00	5183 SAULS ROAD	7/15/2024	150000	WD	150000	140607	18010	131990	142223.8906	0.928	1672	78.94139	401		Residential Backlots	401
031-006-000-330-02	4403 SALINA ROAD	7/9/2024	148000	WD	148000	139241	24971	123029	132563.8125	0.928	1176	104.6165	401		Residential Acres	401
032-033-000-275-00	5581 M65 NORTH	6/16/2023	134000	WD	134000	123310	8424	125576	133278.4219	0.942	1120	112.1214	401		Residential Backlots	401
033-038-000-001-00	12903 LONG RAPIDS ROAD	1/9/2024	72000	LC	72000	66876	14845	57155	60360.78906	0.947	1152	49.61372	401		Residential Backlots	401
032-006-000-251-00	14711 CARR ROAD	2/12/2024	110000	WD	110000	99309	16673	93327	95865.42969	0.974	864	108.0174	401		Residential Backlots	401
032-032-000-550-00	5205 GOHL ROAD	6/7/2024	143000	WD	143000	129109	22764	120236	123370.071	0.975	1409	85.33428	401		Residential Backlots	401
032-028-000-001-03	6800 M65 NORTH	9/30/2024	180000	WD	180000	152245	14839	165161	159403.7188	1.036	1312	125.8849	401		Residential Acres	401
032-017-000-251-03	13719 ENGER ROAD	6/24/2024	150000	WD	150000	127470	32310	117690	110394.4297	1.066	960	122.5938	401		Residential Acres	401
031-017-000-755-00	2474 M65 NORTH	11/1/2024	150000	PTA	150000	120422	9079	140921	129168.2109	1.091	1290	109.2411	401		Residential Backlots	401
032-025-000-751-00	9269 FITZPATRICK ROAD	5/6/2024	230000	WD	230000	192788	80695	149305	130038.2843	1.148	1075	138.8884	401		Residential Acres	401
032-033-000-515-01	5283 M65 NORTH	5/17/2024	100000	WD	100000	75847	4398	95602	82887.46875	1.153	1020	93.72745	401		Residential Backlots	401
032-007-000-751-00	9078 KEELING ROAD	8/30/2024	469000	WD	468250	370197	93686	374564	320778.4375	1.168	2936	127.5763	401		Residential Acres	401
032-004-000-001-02	12073 KENSA ROAD	12/17/2024	220000	LC	220000	168037	22506	197494	168829.4688	<u>1.170</u>	1726	114.4229	401		Residential Acres	401
										0.762						

For 2026, use 0.762 for Long Rapids Twp Residential

Long Rapids-2026 ECF Analysis 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
032-032-000-820-00	5103 SAULS ROAD	10/1/2024	185000	WD	185000	288822	177890	7110	96462.60938	0.074	1165	6.103004292	RIVER		River	401
033-010-000-040-00	217 CEDARWOOD DRIVE	9/10/2024	254500	WD	254500	261564	43960	210540	189220.875	1.113	1764	119.3537415	RIVER		River	401
031-002-000-508-00	10771 SPENS LANE	8/1/2024	95000	WD	95000	95617	51362	43638	38482.60938	1.134	660	66.11818182	RIVER		River	401
033-010-000-008-00	165 GREEN VALLEY DRIVE	10/4/2024	250000	WD	250000	213703	31292	218708	158618.2656	<u>1.379</u>	1080	202.5074074	RIVER		River	401
										0.925						

For 2026, use 0.925 for River properties