

Maple Ridge 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
042-028-000-071-00	6262 LONG DR	6/14/2024	175000	WD	175000	292872	95838	79162	224924.6573	0.352	2078	38.09528	101		Agricultural	101
042-015-000-220-01	8706 CATHRO RD	6/24/2024	350000	WD	350000	290679	167927	182073	140127.8572	1.299	1728	105.3663	101		Agricultural	101
042-029-000-351-00	7823 METZKE RD	7/7/2023	159000	WD	159000	120019	40135	118865	91191.77954	1.303	1380	86.13406	101		Agricultural	101
042-024-000-051-01	7862 HAKEN RD	10/6/2023	259000	WD	259000	193269	69542	189458	141240.8657	<u>1.341</u>	1804	105.0211	101		Agricultural	101
										1.074						

For 2026, use 1.10 for Maple Ridge Ag Buildings

Maple Ridge 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
042-033-000-253-06	6811 LONG RAPIDS ROAD	10/23/2023	90000	WD	90000	208771	63291	26709	230920.6348	0.116	5092	5.245286724	201		Commerical	201
042-035-000-133-00	5436 CATHRO RD	8/3/2023	200000	LC	200000	102856	29019	170981	117201.5873	<u>1.459</u>	6192	27.61321059	201		Commerical	201
										0.787						

For 2026, Maple Ridge Commercial, use 0.75

Maple Ridge 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
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	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	<u>0.874</u> 0.624	10750		02400	066-028-300-004-00, 06	94600 FORMER WAFB	201	Oscoda	Iosco

For 2026, use 0.63 for Maple Ridge Industrial

Maple Ridge 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
043-095-000-184-02	120 SITTING BULL RD	7/22/2024	26550	WD	26550	122333	8851	17699	129545.6641	0.137	1404	12.60613	BACK	043-095-000-184-03	Residential Back Lots	401
042-027-000-041-02	5291 IRWIN RD	2/14/2024	43048	WD	43048	176893	16527	26521	183066.2049	0.145	1248	21.2508	401		Residential Acres	401
041-001-000-573-00	3810 LONG RAPIDS RD	7/22/2024	25000	WD	25000	55649	18019	6981	42956.62109	0.163	562	12.42171	401		Residential Acres	401
043-109-000-555-00	215 WABEEK DRIVE	8/4/2023	9500	QC	9500	22382	6055	3445	18638.12695	0.185	672	5.126488	BACK		Residential Back Lots	401
042-027-000-041-02	5291 IRWIN RD	2/14/2024	65000	LC	65000	176893	16527	48473	183066.2049	0.265	1248	38.84054	401		Residential Acres	401
043-105-000-338-00	154 HOWARD ROAD	8/11/2023	31500	WD	31500	57363	14559	16941	48863.01367	0.347	912	18.57566	BACK		Residential Back Lots	401
043-105-000-395-00	120 HICKOCK ROAD	10/13/2023	101000	WD	41000	85589	10687	30313	85504.5625	0.355	864	35.08449	BACK		Residential Back Lots	401
042-021-000-255-01	6719 W LACOMB RD	12/18/2024	50000	LC	50000	78173	23247	26753	62700.91406	0.427	1216	22.00082	401		Residential Acres	401
041-012-000-440-01	3520 DAISY LN	8/18/2023	56000	LC	56000	86062	23193	32807	71768.26367	0.457	1005	32.64378	401		Residential Acres	401
043-075-000-036-00	117 MABEL AVE	4/30/2024	40000	WD	40000	54671	20053	19947	39518.26563	0.505	660	30.22273	BACK		Residential Back Lots	401
042-012-000-151-00	9716 HAKEN RD	8/16/2024	97000	LC	97000	131466	48000	49000	95280.82233	0.514	708	69.20904	401		Residential Acres	401
043-107-000-541-00	472 GERONIMO ROAD	12/31/2024	105000	WD	105000	149806	15536	89464	150535.3906	0.594	1320	67.77576	BACK	043-107-000-542-00	Residential Back Lots	401
043-040-000-010-00	6212 LONG RAPIDS RD	7/19/2023	130000	WD	130000	177155	20800	109200	178487.4375	0.612	2136	51.1236	BACK	043-040-000-011-00	Residential Back Lots	401
041-002-000-061-00	4162 LONG RAPIDS RD	4/14/2023	78000	WD	78000	95376	16751	61249	89754.5625	0.682	1148	53.35279	BACK		Residential Back Lots	401
043-109-000-577-00	208 WABEEK DRIVE	1/13/2025	42800	WD	42800	49049	11115	31685	43303.65234	0.732	912	34.74232	BACK		Residential Back Lots	401
042-036-000-325-00	5687 CATHRO RD	2/20/2024	182650	WD	182650	189496	63902	118748	143372.143	0.828	1344	88.35417	401		Residential Acres	401
043-107-000-509-01	397 GERONIMO ROAD	2/13/2025	220000	WD	220000	222562	28025	191975	209700.9077	0.915	2076	92.47351	BACK	043-107-000-510-01	Residential Back Lots	401
041-001-000-867-00	3262 LONG RAPIDS RD	6/23/2023	131000	WD	131000	120979	26480	104520	107875.5703	0.969	1056	98.97727	BACK		Residential Back Lots	401
042-035-000-011-00	4031 BOILORE ROAD	12/22/2023	115500	WD	113500	95940	9919	103581	98197.49219	1.055	1232	84.07549	401		Residential Acres	401
041-002-000-058-00	4154 LONG RAPIDS RD	1/25/2024	299900	WD	299800	245466	28638	271162	247520.5469	1.096	2427	111.7272	BACK		Residential Back Lots	401
042-017-000-787-01	8358 S BOLTON RD	9/20/2024	144000	WD	144000	116046	38028	105972	93020.54688	1.139	900	117.7467	401	042-017-000-771-00	Residential Acres	2
042-017-000-787-00	8358 S BOLTON RD	9/20/2024	144000	WD	144000	135446	37705	106295	93020.54688	1.143	900	118.1056	BACK	042-017-000-771-00	Residential Back Lots	401
042-021-000-351-05	W LACOMB RD	1/10/2024	320000	WD	320000	240016	25595	294405	244772.8323	1.203	1680	175.2411	401		Residential Acres	401
042-025-000-021-00	6900 HAKEN RD	7/7/2023	77000	WD	75000	71477	64958	10042	7441.780762	1.349	0	#DIV/0!	401		Residential Acres	401
041-002-000-793-00	4590 LONG RAPIDS ROAD	11/3/2023	194000	WD	194000	130527	28158	165842	116859.5862	1.419	1756	94.44305	401		Residential Acres	401
041-001-000-401-08	4541 CATHRO RD	8/17/2023	125000	WD	125000	79721	19981	105019	68196.34375	1.540	1224	85.79984	401		Residential Acres	401
043-040-000-019-00	6320 LONG RAPIDS RD	12/9/2024	229000	WD	229000	131228	20005	208995	126966.8984	1.646	1788	116.8876	BACK		Residential Back Lots	401
042-026-000-951-00	6111 CATHRO RD	1/30/2024	189000	WD	189000	97968	19017	169983	90126.71094	1.886	960	177.0656	BACK		Residential Back Lots	401

0.797

For 2026, use 0.79 for Maple Ridge Residential Buildings

Maple Ridge 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
043-095-000-184-02	120 SITTING BULL RD	7/22/2024	26550	WD	26550	122333	8851	17699	129545.6641	0.137	1404	12.60613	BACK	043-095-000-184-03	Residential Back Lots	401
042-027-000-041-02	5291 IRWIN RD	2/14/2024	43048	WD	43048	176893	16527	26521	183066.2049	0.145	1248	21.2508	401		Residential Acres	401
041-001-000-573-00	3810 LONG RAPIDS RD	7/22/2024	25000	WD	25000	55649	18019	6981	42956.62109	0.163	562	12.42171	401		Residential Acres	401
043-109-000-555-00	215 WABEEK DRIVE	8/4/2023	9500	QC	9500	22382	6055	3445	18638.12695	0.185	672	5.126488	BACK		Residential Back Lots	401
042-027-000-041-02	5291 IRWIN RD	2/14/2024	65000	LC	65000	176893	16527	48473	183066.2049	0.265	1248	38.84054	401		Residential Acres	401
043-105-000-338-00	154 HOWARD ROAD	8/11/2023	31500	WD	31500	57363	14559	16941	48863.01367	0.347	912	18.57566	BACK		Residential Back Lots	401
043-105-000-395-00	120 HICKOCK ROAD	10/13/2023	101000	WD	41000	85589	10687	30313	85504.5625	0.355	864	35.08449	BACK		Residential Back Lots	401
042-021-000-255-01	6719 W LACOMB RD	12/18/2024	50000	LC	50000	78173	23247	26753	62700.91406	0.427	1216	22.00082	401		Residential Acres	401
041-012-000-440-01	3520 DAISY LN	8/18/2023	56000	LC	56000	86062	23193	32807	71768.26367	0.457	1005	32.64378	401		Residential Acres	401
043-075-000-036-00	117 MABEL AVE	4/30/2024	40000	WD	40000	54671	20053	19947	39518.26563	0.505	660	30.22273	BACK		Residential Back Lots	401
042-012-000-151-00	9716 HAKEN RD	8/16/2024	97000	LC	97000	131466	48000	49000	95280.82233	0.514	708	69.20904	401		Residential Acres	401
043-107-000-541-00	472 GERONIMO ROAD	12/31/2024	105000	WD	105000	149806	15536	89464	150535.3906	0.594	1320	67.77576	BACK	043-107-000-542-00	Residential Back Lots	401
043-040-000-010-00	6212 LONG RAPIDS RD	7/19/2023	130000	WD	130000	177155	20800	109200	178487.4375	0.612	2136	51.1236	BACK	043-040-000-011-00	Residential Back Lots	401
041-002-000-061-00	4162 LONG RAPIDS RD	4/14/2023	78000	WD	78000	95376	16751	61249	89754.5625	0.682	1148	53.35279	BACK		Residential Back Lots	401
043-109-000-577-00	208 WABEEK DRIVE	1/13/2025	42800	WD	42800	49049	11115	31685	43303.65234	0.732	912	34.74232	BACK		Residential Back Lots	401
042-036-000-325-00	5687 CATHRO RD	2/20/2024	182650	WD	182650	189496	63902	118748	143372.143	0.828	1344	88.35417	401		Residential Acres	401
043-107-000-509-01	397 GERONIMO ROAD	2/13/2025	220000	WD	220000	222562	28025	191975	209700.9077	0.915	2076	92.47351	BACK	043-107-000-510-01	Residential Back Lots	401
041-001-000-867-00	3262 LONG RAPIDS RD	6/23/2023	131000	WD	131000	120979	26480	104520	107875.5703	0.969	1056	98.97727	BACK		Residential Back Lots	401
042-035-000-011-00	4031 BOILORE ROAD	12/22/2023	115500	WD	113500	95940	9919	103581	98197.49219	1.055	1232	84.07549	401		Residential Acres	401
041-002-000-058-00	4154 LONG RAPIDS RD	1/25/2024	299900	WD	299800	245466	28638	271162	247520.5469	1.096	2427	111.7272	BACK		Residential Back Lots	401
042-017-000-787-01	8358 S BOLTON RD	9/20/2024	144000	WD	144000	116046	38028	105972	93020.54688	1.139	900	117.7467	401	042-017-000-771-00	Residential Acres	2
042-017-000-787-00	8358 S BOLTON RD	9/20/2024	144000	WD	144000	135446	37705	106295	93020.54688	1.143	900	118.1056	BACK	042-017-000-771-00	Residential Back Lots	401
042-021-000-351-05	W LACOMB RD	1/10/2024	320000	WD	320000	240016	25595	294405	244772.8323	1.203	1680	175.2411	401		Residential Acres	401
042-025-000-021-00	6900 HAKEN RD	7/7/2023	77000	WD	75000	71477	64958	10042	7441.780762	1.349	0	#DIV/0!	401		Residential Acres	401
041-002-000-793-00	4590 LONG RAPIDS ROAD	11/3/2023	194000	WD	194000	130527	28158	165842	116859.5862	1.419	1756	94.44305	401		Residential Acres	401
041-001-000-401-08	4541 CATHRO RD	8/17/2023	125000	WD	125000	79721	19981	105019	68196.34375	1.540	1224	85.79984	401		Residential Acres	401
043-040-000-019-00	6320 LONG RAPIDS RD	12/9/2024	229000	WD	229000	131228	20005	208995	126966.8984	1.646	1788	116.8876	BACK		Residential Back Lots	401
042-026-000-951-00	6111 CATHRO RD	1/30/2024	189000	WD	189000	97968	19017	169983	90126.71094	1.886	960	177.0656	BACK		Residential Back Lots	401

0.797

For 2026, use 0.79 for Maple Ridge Residential Buildings

Maple Ridge Township-2026 ECF Analysis Lake Winyah

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
043-045-000-048-00	4507 LONG RAPIDS RD	12/1/2023	297000	WD	297000	211423	66368	230632	152528.9219	1.512	2016	114.4007937	LAKEW		Lake Winyah	401

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
043-115-000-004-00	3499 LONG RAPIDS ROAD	10/12/2023	140000	WD	140000	195352	19802	120198	159590.9063	0.753	1620	74.1962963	RIVER		TB River Frontage	401
042-032-000-061-02	7076 LONG RAPIDS ROAD	11/14/2024	62500	WD	62500	67963	29861	32639	34638.18359	0.942	924	35.32359307	RIVER		TB River Frontage	401
043-075-000-008-00	190 MABEL AVE	10/4/2024	165000	WD	165000	117631	18104	146896	90479.08887	1.624	780	188.3282051	RIVER		TB River Frontage	401
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	110345	34080	124820	69331.82031	1.800	746	167.3190349	RIVER		TB River Frontage	401
043-115-000-025-00	3811 LONG RAPIDS ROAD	8/14/2023	165000	WD	165000	103522	17504	147496	78198.17969	<u>1.886</u>	936	157.5811966	RIVER		TB River Frontage	401
										1.401						

For 2025, use 1.401 for TB River Frontage & Lake Winyah Areas

Maple Ridge 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
043-045-000-048-00	4507 LONG RAPIDS RD	12/1/2023	297000	WD	297000	211423	66368	230632	152528.9219	1.512	2016	114.4007937	LAKEW		Lake Winyah	401

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
043-115-000-004-00	3499 LONG RAPIDS ROAD	10/12/2023	140000	WD	140000	195352	19802	120198	159590.9063	0.753	1620	74.1962963	RIVER		TB River Frontage	401
042-032-000-061-02	7076 LONG RAPIDS ROAD	11/14/2024	62500	WD	62500	67963	29861	32639	34638.18359	0.942	924	35.32359307	RIVER		TB River Frontage	401
043-075-000-008-00	190 MABEL AVE	10/4/2024	165000	WD	165000	117631	18104	146896	90479.08887	1.624	780	188.3282051	RIVER		TB River Frontage	401
043-075-000-013-00	154 MABEL AVE	7/20/2023	158900	WD	158900	110345	34080	124820	69331.82031	1.800	746	167.3190349	RIVER		TB River Frontage	401
043-115-000-025-00	3811 LONG RAPIDS ROAD	8/14/2023	165000	WD	165000	103522	17504	147496	78198.17969	<u>1.886</u>	936	157.5811966	RIVER		TB River Frontage	401
										1.401						

For 2025, use 1.401 for TB River Frontage & Lake Winyah Areas