

Wilson Township-2026 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 in Sale	Land Table	Property Class	
082-036-000-050-00	8399 INDIAN RESERVE ROAD	12/10/2024	130500	WD	130500	130100	99.69348659	305358	120327	10173	184517.6852	0.055	1948	5.222279261	101		AGRICULTURE	101	
082-029-000-001-02	8265 MARWEDE ROAD	2/27/2025	75000	WD	75000	76400	101.8666667	170106	26276	48724	141529.809	0.344	1800	27.06888889	101		AGRICULTURE	101	
084-033-000-450-03	2669 CRAMER ROAD	7/17/2024	400000	WD	400000	162600	40.65	375105	181452	218548	190879.8399	1.145	1642	133.0986602	101		AGRICULTURE	101	
082-030-000-020-00	7320 WOLF CREEK ROAD	10/1/2024	500000	LC	500000	168000	33.6	405649	239420	260580	162821.8835	1.600	2065	126.188862	101		AGRICULTURE	101	
										538025	679749.2176	0.792							

For 2026, use 0.792 for Ag Class, Ag Buildings
 For 2026, use 1.083 for Ag Class, Residential Buildings

Wilson 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
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 Maple Ridge	Alpena
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 T		201 Oscoda	Iosco
091-016-000-706-03	740 ST ONGE ST	12/22/2023	325000	WD	325000	436422	181877	143123	446570.1875	0.320	5733	24.96476539	04	091-016-000-706-05	Commercial-General		201 Alpena City	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
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
033-N30-000-014-50	1730 US23	4/26/2024	500000	WD	500000	329993	71391	428609	329849.4898	1.299	7945	53.9470107	201		COMM / IND		201 Baldwin	Iosco
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, 06	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	0.529	20592	15.30312743	201b		Commercial NEW US23-1		201 Alpena Twp	Alpena

0.572

For 2026, use 0.58 for Wilson Twp Industrial

Wilson Township-2026 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 in Sale	Land Table	Property Class
082-013-000-755-00	4180 WERTH ROAD	5/17/2023	25000	WD	25000	22100	88.4	52726	5395	19605	45077.14453	0.435	560	35.00892857	401		RESIDENTIAL	401
082-027-000-754-00	7750 BUSHEY ROAD	7/31/2023	525000	WD	525000	384300	73.2	962526	117921	407079	804385.6875	0.506	5072	80.26005521	401		RESIDENTIAL	401
082-025-000-255-00	7063 INDIAN RESERVE ROAD	7/31/2023	80000	WD	80000	53500	66.875	135809	25314	54686	105233.3359	0.520	1368	39.9751462	401		RESIDENTIAL	401
082-007-000-251-02	9803 BUSSIE ROAD	2/23/2024	124880	WD	124880	89200	71.42857143	224690	21330	103550	193676.1875	0.535	1482	69.87179487	401		RESIDENTIAL	401
082-025-000-040-01	7326 SPRUCE ROAD	12/20/2024	79000	WD	79000	67500	85.44303797	135265	11079	67921	118272.3821	0.574	1511	44.95102581	401		RESIDENTIAL	401
081-012-000-015-00	10255 BUSSIE ROAD	11/8/2023	34000	WD	34000	20900	61.47058824	50793	13566	20434	35454.28516	0.576	784	26.06377551	401		RESIDENTIAL	401
081-012-000-038-00	4320 S HERRON ROAD	9/13/2023	75000	WD	75000	45000	60	109036	18816	56184	85923.8125	0.654	1232	45.6038961	401		RESIDENTIAL	401
084-028-000-015-00	1030 OLD MILL ROAD	12/4/2023	35000	WD	35000	19500	55.71428571	44755	18484	16516	25020	0.660	1232	13.40584416	401		RESIDENTIAL	401
083-024-000-539-00	9676 M32 WEST	4/9/2024	110000	WD	110000	64600	58.72727273	142181	53886	56114	84090.47656	0.667	1114	50.37163375	401		RESIDENTIAL	401
082-025-000-030-01	4275 ROULEAU ROAD	5/22/2024	160000	WD	160000	99200	62	199377	33303	126697	158165.7121	0.801	1218	104.0205255	401		RESIDENTIAL	401
085-080-000-004-00	1088 FERN LANE	11/30/2023	65000	WD	65000	31900	49.07692308	77791	15022	49978	59780	0.836	808	61.8539604	401	085-080-000-011-00	RESIDENTIAL	401
085-070-000-007-01	1098 MOSQUITO LANE	10/18/2023	145000	WD	145000	67400	46.48275862	168005	11750	133250	148814.2813	0.895	1500	88.83333333	401		RESIDENTIAL	401
083-023-000-830-01	10151 N EMERSON ACRES	8/3/2023	170000	WD	169000	76900	45.50295858	192628	23233	145767	161328.5781	0.904	1464	99.56762295	401		RESIDENTIAL	401
081-026-000-251-02	7160 BRIAR HILL ROAD	8/22/2024	64000	WD	64000	33500	52.34375	70476	21790	42210	46367.61816	0.910	1140	37.02631579	401		RESIDENTIAL	401
082-023-000-780-01	5271 WERTH ROAD	2/16/2024	150005	WD	150005	62900	41.9319356	164383	49085	100920	109807.6198	0.919	1298	77.75038521	401		RESIDENTIAL	401
082-011-000-270-00	4445 DANN ROAD	11/11/2023	80000	WD	80000	31400	39.25	82798	51017	28983	30267.61914	0.958	672	43.12946429	401		RESIDENTIAL	401
081-010-000-277-00	4280 STINSON ROAD	5/26/2023	252000	WD	252000	106600	42.3015873	262660	37366	214634	214565.7188	1.000	1152	186.3142361	401		RESIDENTIAL	401
082-006-000-535-00	3501 S HERRON ROAD	6/18/2024	175000	WD	175000	90000	51.42857143	180331	20884	154116	151854.2813	1.015	1284	120.0280374	401		RESIDENTIAL	401
081-014-000-001-02	5105 PREVO ROAD	6/21/2023	278000	WD	278000	113000	40.64748201	285981	36307	241693	237784.7656	1.016	1680	143.864881	401		RESIDENTIAL	401
082-004-000-753-00	7222 SMITH ROAD	8/23/2024	480000	WD	480000	228200	47.54166667	483745	52268	427732	400717.1523	1.067	3485	122.7351506	401	082-004-000-990-00	RESIDENTIAL	401
083-022-000-010-02	1968 BEAN CREEK ROAD	10/21/2024	135000	WD	135000	63200	46.81481481	131300	24949	110051	101286.6641	1.087	1092	100.779304	401		RESIDENTIAL	401
082-024-000-280-00	4726 WERTH ROAD	12/13/2024	402000	WD	402000	191800	47.71144279	389711	38452	363548	334532.3735	1.087	2133	170.4397562	401		RESIDENTIAL	401
082-024-000-380-00	4772 WERTH ROAD	8/2/2024	250000	WD	250000	116600	46.64	238421	27790	222210	200600.9531	1.108	2728	81.45527859	401		RESIDENTIAL	401
083-023-000-815-00	10061 N EMERSON ACRES	1/8/2024	305000	WD	305000	113400	37.18032787	286680	23394	281606	250748.5781	1.123	2660	105.8669173	401		RESIDENTIAL	401
084-026-000-025-00	4033 M32 WEST	12/15/2023	85000	WD	85000	32200	37.88235294	82051	15013	69987	60440.95313	1.158	864	81.00347222	401	084-026-000-005-02	RESIDENTIAL	401
084-026-000-258-00	4525 M32 WEST	8/2/2024	90000	WD	90000	36700	40.77777778	74738	11697	78303	60039.04688	1.304	1216	64.39391447	401		RESIDENTIAL	401
082-032-000-755-02	8184 SCHULTZ ROAD	8/21/2024	235000	WD	235000	79800	33.95744681	166012	26050	208950	133297.1436	1.568	1544	135.3303109	401		RESIDENTIAL	401
082-023-000-050-01	5154 WERTH ROAD	6/21/2024	25035	WD	25035	10300	41.14240064	20225	10979	14056	8805.713867	1.596	647	21.72488408	401		RESIDENTIAL	401
081-012-000-010-00	10341 BUSSIE ROAD	7/5/2024	244000	WD	244000	84200	34.50819672	188911	89690	154310	94496.1875	1.633	1485	103.9124579	401		RESIDENTIAL	401
082-025-000-770-04	7644 SPRUCE ROAD	5/24/2024	620000	WD	620000	211800	34.16129032	433528	61708	558292	340182.8594	1.641	2820	197.9758865	401	082-025-000-770-03	RESIDENTIAL	401
083-023-000-781-00	10449 M32 WEST	8/2/2023	67000	WD	67000	19400	28.95522388	45490	13296	53704	30660.95313	1.752	858	62.59207459	401		RESIDENTIAL	401
082-024-000-367-00	4967 WERTH ROAD	8/29/2024	171000	WD	171000	52000	30.40935673	103815	23712	147288	76288.57031	1.931	1440	102.2833333	401		RESIDENTIAL	401
082-025-000-254-00	7241 INDIAN RESERVE ROAD	10/25/2024	105000	WD	105000	30400	28.95238095	62379	12575	92425	47432.38281	1.949	1026	90.082846	401		RESIDENTIAL	401
082-023-000-515-00	5571 WERTH ROAD	9/17/2024	222000	WD	222000	55600	25.04504505	113753	31047	190953	78767.61719	<u>2.424</u>	917	208.2366412	401		RESIDENTIAL	401

1.083

For 2026, use 1.083 for Wilson Twp Residential