

Alpena City-2026 ECF Analysis Commercial Chisholm

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
093-637-000-741-00	1020 W CHISHOLM ST	12/23/2024	79500	LC	79500	80980	41640	37860	63451.6129	0.597	1296	29.21296	01		Commercial-Chisholm	201
093-637-000-534-00	827 W CHISHOLM ST	3/26/2025	174169	WD	174169	239829	105157	69012	111524.194	0.619	1900	36.32211	01	093-637-000-538-00	Commercial-Chisholm	202
								106872	174975.806	0.611						
															For 2026, use 0.611 for Chisholm Commercial	
093-497-000-003-00	310 W CHISHOLM ST	2/5/2024	170000	WD	170000	308184	115499	54501	283360.294	0.192	6812	8.000734	03		Commercial-Downtown	201
093-337-000-001-03	139 W WASHINGTON AVE	1/27/2025	325000	LC	325000	484327	255788	69212	336086.765	0.206	3730	18.5555	03		Commercial-Downtown	201
093-637-000-021-00	145 WATER ST	9/19/2023	1155000	WD	1155000	1099252	422245	732755	995598.529	0.736	9203	79.62132	03		Commercial-Downtown	401
										0.378						
															For 2026, use 0.40 for Commercial Downtown & General	
093-367-000-244-00	555 S FIFTH AVE	2/8/2024	312000	WD	312000	1294140	306278	5722	1733091.23	0.003	46062	0.124224	04		Commercial-General	201
092-177-000-100-00	123 E HERMAN ST	11/5/2024	125000	WD	125000	145975	118342	6658	34947.3684	0.191	1024	6.501953	04	092-317-000-007-00	Commercial-General	201
091-016-000-706-03	740 ST ONGE ST	12/22/2023	325000	WD	325000	436422	181877	143123	446570.188	0.320	5733	24.96477	04	091-016-000-706-05	Commercial-General	201
092-127-000-046-00	701 N SECOND AVE	4/12/2024	89900	WD	89900	104868	52584	37316	91726.3158	0.407	6185	6.033306	04		Commercial-General	201
092-037-000-015-00	114 ARBOR LANE	10/4/2024	150000	WD	150000	171984	92602	57398	139266.667	0.412	1645	34.8924	04		Commercial-General	201
093-657-000-210-00	510 S ELEVENTH AVE	12/20/2024	148000	WD	148000	162071	88180	59820	129633.333	0.461	4460	13.41256	04		Commercial-General	201
092-225-000-005-00	393 LONG RAPIDS RD	6/22/2023	529000	WD	529000	550253	259919	269081	509357.895	0.528	4500	59.79578	04		Commercial-General	201
093-677-000-103-00		10/15/2024	145000	WD	145000	79388	852	144148	137003.509	1.052	2100	68.6419	04	093-677-000-104-00	Commercial-General	207
092-225-000-067-00	320 LONG RAPIDS PLAZA	6/29/2023	573000	WD	573000	351374	122652	450348	401266.667	1.122	3320	135.647	04		Commercial-General	201
093-537-000-020-00	409 S BROOKE ST	3/7/2024	195000	WD	195000	131028	68631	126369	109468.421	1.154	2548	49.59537	04		Commercial-General	201
092-177-000-122-00	104 E HERMAN ST	9/21/2023	150000	WD	150000	98205	76049	73951	38870.1754	1.903	1488	49.69825	04		Commercial-General	201
092-297-000-180-00	133 W FLETCHER ST	12/11/2024	425000	WD	425000	163660	127748	297252	63003.5088	4.718	3344	88.89115	04	092-297-000-176-00	Commercial-General	201
								1671186	3834205.28	0.436						
															For 2026, use 0.40 for Commercial Downtown & General	
093-587-000-055-00	300 PARK ST	8/30/2024	150000	QC	150000	208956	146356	3644	109824.561	0.033	2400	1.518333	02		Commercial-Ripley	201
093-587-000-019-02	121 N RIPLEY STREET	5/6/2024	80000	WD	80000	102341	71867	8133	42325	0.192	1500	5.422	02		Commercial-Ripley	201
093-597-000-075-00	150 S RIPLEY BLVD	1/8/2025	325000	WD	325000	414929	226939	98061	261097.222	0.376	3466	28.29227	02		Commercial-Ripley	201
093-587-000-022-00	216 CATHERINE ST	6/8/2023	150000	WD	150000	139195	70183	79817	95850	0.833	2000	39.9085	02		Commercial-Ripley	201
093-597-000-043-00	174 N RIPLEY BLVD	3/1/2024	600000	WD	600000	498075	273777	326223	311525	1.047	3700	88.16838	02		Commercial-Ripley	201
								515878	820621.784	0.629						
															For 2026, use 0.629 for Commercial Ripley	

Alpena City-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
093-647-000-045-00	1225 S ELEVENTH AVE	5/22/2023	285000	WD	280000	312467	126346	153654	166327.9688	0.924	1659	92.61844485	016		River	401
093-637-000-967-00	215 N FOURTEENTH AVE	1/26/2024	184000	WD	184000	198986	98885	85115	89455.76563	0.951	1220	69.76639344	016		River	401
093-637-000-815-00	421 MINOR ST	12/14/2023	200000	WD	200000	213969	93236	106764	107893.6563	0.990	1164	91.72164948	016		River	401
										0.955						

For 2026, use 0.955 for river area

Alpena City-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
091-014-000-508-00	400 COMMERCE DR	12/7/2023	252500	WD	252500	252790	159367	93133	186846	0.498	4000	23.28325	019		Industrial NEW	301

For 2026, use 0.50 for Industrial ECF

Alpena City-2026 ECF Analysis Commercial Ripley

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
093-637-000-741-00	1020 W CHISHOLM ST	12/23/2024	79500	LC	79500	80980	41640	37860	63451.6129	0.597	1296	29.21296	01		Commercial-Chisholm	201
093-637-000-534-00	827 W CHISHOLM ST	3/26/2025	174169	WD	174169	239829	105157	69012	111524.194	0.619	1900	36.32211	01	093-637-000-538-00	Commercial-Chisholm	202
								106872	174975.806	0.611						
															For 2026, use 0.611 for Chisholm Commercial	
093-497-000-003-00	310 W CHISHOLM ST	2/5/2024	170000	WD	170000	308184	115499	54501	283360.294	0.192	6812	8.000734	03		Commercial-Downtown	201
093-337-000-001-03	139 W WASHINGTON AVE	1/27/2025	325000	LC	325000	484327	255788	69212	336086.765	0.206	3730	18.5555	03		Commercial-Downtown	201
093-637-000-021-00	145 WATER ST	9/19/2023	1155000	WD	1155000	1099252	422245	732755	995598.529	0.736	9203	79.62132	03		Commercial-Downtown	401
										0.378						
															For 2026, use 0.40 for Commercial Downtown & General	
093-367-000-244-00	555 S FIFTH AVE	2/8/2024	312000	WD	312000	1294140	306278	5722	1733091.23	0.003	46062	0.124224	04		Commercial-General	201
092-177-000-100-00	123 E HERMAN ST	11/5/2024	125000	WD	125000	145975	118342	6658	34947.3684	0.191	1024	6.501953	04	092-317-000-007-00	Commercial-General	201
091-016-000-706-03	740 ST ONGE ST	12/22/2023	325000	WD	325000	436422	181877	143123	446570.188	0.320	5733	24.96477	04	091-016-000-706-05	Commercial-General	201
092-127-000-046-00	701 N SECOND AVE	4/12/2024	89900	WD	89900	104868	52584	37316	91726.3158	0.407	6185	6.033306	04		Commercial-General	201
092-037-000-015-00	114 ARBOR LANE	10/4/2024	150000	WD	150000	171984	92602	57398	139266.667	0.412	1645	34.8924	04		Commercial-General	201
093-657-000-210-00	510 S ELEVENTH AVE	12/20/2024	148000	WD	148000	162071	88180	59820	129633.333	0.461	4460	13.41256	04		Commercial-General	201
092-225-000-005-00	393 LONG RAPIDS RD	6/22/2023	529000	WD	529000	550253	259919	269081	509357.895	0.528	4500	59.79578	04		Commercial-General	201
093-677-000-103-00	320 LONG RAPIDS PLAZA	10/15/2024	145000	WD	145000	79388	852	144148	137003.509	1.052	2100	68.6419	04	093-677-000-104-00	Commercial-General	207
092-225-000-067-00	409 S BROOKE ST	6/29/2023	573000	WD	573000	351374	122652	450348	401266.667	1.122	3320	135.647	04		Commercial-General	201
093-537-000-020-00	104 E HERMAN ST	3/7/2024	195000	WD	195000	131028	68631	126369	109468.421	1.154	2548	49.59537	04		Commercial-General	201
092-177-000-122-00	133 W FLETCHER ST	9/21/2023	150000	WD	150000	98205	76049	73951	38870.1754	1.903	1488	49.69825	04		Commercial-General	201
092-297-000-180-00		12/11/2024	425000	WD	425000	163660	127748	297252	63003.5088	4.718	3344	88.89115	04	092-297-000-176-00	Commercial-General	201
								1671186	3834205.28	0.436						
															For 2026, use 0.40 for Commercial Downtown & General	
093-587-000-055-00	300 PARK ST	8/30/2024	150000	QC	150000	208956	146356	3644	109824.561	0.033	2400	1.518333	02		Commercial-Ripley	201
093-587-000-019-02	121 N RIPLEY STREET	5/6/2024	80000	WD	80000	102341	71867	8133	42325	0.192	1500	5.422	02		Commercial-Ripley	201
093-597-000-075-00	150 S RIPLEY BLVD	1/8/2025	325000	WD	325000	414929	226939	98061	261097.222	0.376	3466	28.29227	02		Commercial-Ripley	201
093-587-000-022-00	216 CATHERINE ST	6/8/2023	150000	WD	150000	139195	70183	79817	95850	0.833	2000	39.9085	02		Commercial-Ripley	201
093-597-000-043-00	174 N RIPLEY BLVD	3/1/2024	600000	WD	600000	498075	273777	326223	311525	1.047	3700	88.16838	02		Commercial-Ripley	201
								515878	820621.784	0.629						
															For 2026, use 0.629 for Commercial Ripley	

Alpena City-2026 ECF Analysis Island View Area

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
092-215-000-060-00	613 AQUA VIEW DR	3/15/2024	188000	WD	188000	299693	60034	127966	269279.7813	0.475	1694	75.540732	020		Island View Sub	401
092-247-000-056-00	284 GILCHRIST AVE	5/3/2023	242500	WD	221386	301493	74042	147344	255562.9219	0.577	3410	43.20938416	020		Island View Sub	401
091-021-000-256-00	601 ISLAND VIEW DR	3/14/2024	275000	WD	275000	328187	66532	208468	293994.375	0.709	1980	105.2868687	020		Island View Sub	401
092-197-000-048-00	521 PLYMOUTH DR	5/8/2023	218000	WD	198000	235758	47447	150553	211585.3906	0.712	1761	85.49290176	020		Island View Sub	401
092-247-000-060-00	250 GILCHRIST AVE	2/16/2024	315000	WD	311000	341132	133411	177589	233394.375	0.761	2196	80.86930783	020		Island View Sub	401
092-247-000-090-00	168 THOMAS AVE	10/18/2023	244500	WD	244500	271566	51819	192681	246906.7344	0.780	1765	109.1677054	020		Island View Sub	401
092-167-000-003-00	590 ROBBIN AVE	9/19/2023	198899	WD	198899	215174	82720	116179	148824.7188	0.781	1517	76.58470666	020		Island View Sub	401
092-247-000-070-00	2192 RALPH AVE	8/4/2023	200000	WD	200000	210495	109623	90377	113339.3281	0.797	1623	55.68515096	020		Island View Sub	401
091-016-000-721-00	212 LONG RAPIDS RD	9/22/2023	480000	WD	480000	456871	106766	373234	393376.4063	0.949	2290	162.9842795	020		Island View Sub	401
092-167-000-057-00	597 DESOTA DR	10/10/2023	175000	WD	175000	160958	65073	109927	107735.9531	1.020	1164	94.43900344	020		Island View Sub	401
092-197-000-034-00	515 NORTHWOOD DR	2/29/2024	175000	WD	175000	156611	51642	123358	117942.6953	1.046	1236	99.80420712	020		Island View Sub	401
092-247-000-021-00	125 PARKER AVE	11/25/2024	380000	WD	377223	332016	80030	297193	283130.3438	1.050	2195	135.3954442	020		Island View Sub	401
092-247-000-008-00	178 THOMAS AVE	12/19/2024	315000	WD	315000	277514	69194	245806	234067.4219	1.050	1995	123.2110276	020		Island View Sub	401
092-167-000-048-00	541 DESOTA DR	7/11/2024	192900	WD	192900	169488	44631	148269	140288.7656	1.057	1464	101.2766393	020		Island View Sub	401
092-197-000-063-00	570 ISLAND VIEW DR	5/12/2023	195000	WD	195000	168356	46078	148922	137391.0156	1.084	1080	137.8907407	020		Island View Sub	401
092-167-000-010-00	542 ROBBIN AVE	7/20/2023	191000	WD	191000	159339	42200	148800	131616.8594	1.131	1380	107.826087	020		Island View Sub	401
092-247-000-044-00	241 GILCHRIST AVE	8/22/2024	237500	WD	229000	192207	66632	162368	141095.5	1.151	1870	86.82780749	020		Island View Sub	401
092-247-000-074-00	2140 RALPH AVE	6/6/2024	280000	WD	280000	227598	54875	225125	194070.7813	1.160	2550	88.28431373	020		Island View Sub	401
092-267-000-045-00	546 CARDINAL ST	6/19/2023	275000	WD	275000	225500	69078	205922	175755.0625	1.172	2154	95.5998143	020		Island View Sub	401
092-247-000-015-00	192 PARKER AVE	12/2/2024	185000	WD	185000	155101	67051	117949	98932.58594	1.192	1008	117.0128968	020		Island View Sub	401
092-247-000-020-00	142 PARKER AVE	9/4/2024	277000	WD	277000	222507	65686	211314	176203.375	1.199	1713	123.3590193	020		Island View Sub	401
091-016-000-586-00	567 LONG RAPIDS RD	12/9/2024	277000	WD	277000	226952	83650	193350	161013.4844	1.201	1866	103.6173633	020		Island View Sub	401
092-167-000-022-00	551 NORTHWOOD DR	6/10/2024	250000	WD	250000	197603	51615	198385	164031.4531	1.209	2188	90.66956124	020		Island View Sub	401
092-207-000-020-00	547 PLYMOUTH DR	10/6/2023	225500	WD	225500	167635	50255	175245	131887.6406	1.329	1216	144.1159539	020		Island View Sub	401
092-247-000-003-00	110 GILCHRIST AVE	3/26/2025	320000	WD	320000	220062	95582	224418	139865.1719	<u>1.605</u>	2088	107.4798851	020		Island View Sub	401

1.008

Fo 2026, use 1.008 for Island View area

Alpena City-2026 ECF Analysis Commercial Downtown

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093-637-000-021-00	145 WATER ST	9/19/2023	1155000	WD	1155000	1099252	422245	732755	995598.529	0.736	9203	79.62132	03		Commercial-Downtown	401
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093-367-000-244-00	555 S FIFTH AVE	2/8/2024	312000	WD	312000	1294140	306278	5722	1733091.23	0.003	46062	0.124224	04		Commercial-General	201
092-177-000-100-00	123 E HERMAN ST	11/5/2024	125000	WD	125000	145975	118342	6658	34947.3684	0.191	1024	6.501953	04	092-317-000-007-00	Commercial-General	201
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092-127-000-046-00	701 N SECOND AVE	4/12/2024	89900	WD	89900	104868	52584	37316	91726.3158	0.407	6185	6.033306	04		Commercial-General	201
092-037-000-015-00	114 ARBOR LANE	10/4/2024	150000	WD	150000	171984	92602	57398	139266.667	0.412	1645	34.8924	04		Commercial-General	201
093-657-000-210-00	510 S ELEVENTH AVE	12/20/2024	148000	WD	148000	162071	88180	59820	129633.333	0.461	4460	13.41256	04		Commercial-General	201
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093-677-000-103-00		10/15/2024	145000	WD	145000	79388	852	144148	137003.509	1.052	2100	68.6419	04	093-677-000-104-00	Commercial-General	207
092-225-000-067-00	320 LONG RAPIDS PLAZA	6/29/2023	573000	WD	573000	351374	122652	450348	401266.667	1.122	3320	135.647	04		Commercial-General	201
093-537-000-020-00	409 S BROOKE ST	3/7/2024	195000	WD	195000	131028	68631	126369	109468.421	1.154	2548	49.59537	04		Commercial-General	201
092-177-000-122-00	104 E HERMAN ST	9/21/2023	150000	WD	150000	98205	76049	73951	38870.1754	1.903	1488	49.69825	04		Commercial-General	201
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								515878	820621.784	0.629						
															For 2026, use 0.629 for Commercial Ripley	

Alpena City-2026 ECF Analysis Commercial General

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
093-637-000-741-00	1020 W CHISHOLM ST	12/23/2024	79500	LC	79500	80980	41640	37860	63451.6129	0.597	1296	29.21296	01		Commercial-Chisholm	201
093-637-000-534-00	827 W CHISHOLM ST	3/26/2025	174169	WD	174169	239829	105157	69012	111524.194	0.619	1900	36.32211	01	093-637-000-538-00	Commercial-Chisholm	202
								106872	174975.806	0.611						
																For 2026, use 0.611 for Chisholm Commercial
093-497-000-003-00	310 W CHISHOLM ST	2/5/2024	170000	WD	170000	308184	115499	54501	283360.294	0.192	6812	8.000734	03		Commercial-Downtown	201
093-337-000-001-03	139 W WASHINGTON AVE	1/27/2025	325000	LC	325000	484327	255788	69212	336086.765	0.206	3730	18.5555	03		Commercial-Downtown	201
093-637-000-021-00	145 WATER ST	9/19/2023	1155000	WD	1155000	1099252	422245	732755	995598.529	0.736	9203	79.62132	03		Commercial-Downtown	401
										0.378						
																For 2026, use 0.40 for Commercial Downtown & General
093-367-000-244-00	555 S FIFTH AVE	2/8/2024	312000	WD	312000	1294140	306278	5722	1733091.23	0.003	46062	0.124224	04		Commercial-General	201
092-177-000-100-00	123 E HERMAN ST	11/5/2024	125000	WD	125000	145975	118342	6658	34947.3684	0.191	1024	6.501953	04	092-317-000-007-00	Commercial-General	201
091-016-000-706-03	740 ST ONGE ST	12/22/2023	325000	WD	325000	436422	181877	143123	446570.188	0.320	5733	24.96477	04	091-016-000-706-05	Commercial-General	201
092-127-000-046-00	701 N SECOND AVE	4/12/2024	89900	WD	89900	104868	52584	37316	91726.3158	0.407	6185	6.033306	04		Commercial-General	201
092-037-000-015-00	114 ARBOR LANE	10/4/2024	150000	WD	150000	171984	92602	57398	139266.667	0.412	1645	34.8924	04		Commercial-General	201
093-657-000-210-00	510 S ELEVENTH AVE	12/20/2024	148000	WD	148000	162071	88180	59820	129633.333	0.461	4460	13.41256	04		Commercial-General	201
092-225-000-005-00	393 LONG RAPIDS RD	6/22/2023	529000	WD	529000	550253	259919	269081	509357.895	0.528	4500	59.79578	04		Commercial-General	201
093-677-000-103-00		10/15/2024	145000	WD	145000	79388	852	144148	137003.509	1.052	2100	68.6419	04	093-677-000-104-00	Commercial-General	207
092-225-000-067-00	320 LONG RAPIDS PLAZA	6/29/2023	573000	WD	573000	351374	122652	450348	401266.667	1.122	3320	135.647	04		Commercial-General	201
093-537-000-020-00	409 S BROOKE ST	3/7/2024	195000	WD	195000	131028	68631	126369	109468.421	1.154	2548	49.59537	04		Commercial-General	201
092-177-000-122-00	104 E HERMAN ST	9/21/2023	150000	WD	150000	98205	76049	73951	38870.1754	1.903	1488	49.69825	04		Commercial-General	201
092-297-000-180-00	133 W FLETCHER ST	12/11/2024	425000	WD	425000	163660	127748	297252	63003.5088	4.718	3344	88.89115	04	092-297-000-176-00	Commercial-General	201
								1671186	3834205.28	0.436						
																For 2026, use 0.40 for Commercial Downtown & General
093-587-000-055-00	300 PARK ST	8/30/2024	150000	QC	150000	208956	146356	3644	109824.561	0.033	2400	1.518333	02		Commercial-Ripley	201
093-587-000-019-02	121 N RIPLEY STREET	5/6/2024	80000	WD	80000	102341	71867	8133	42325	0.192	1500	5.422	02		Commercial-Ripley	201
093-597-000-075-00	150 S RIPLEY BLVD	1/8/2025	325000	WD	325000	414929	226939	98061	261097.222	0.376	3466	28.29227	02		Commercial-Ripley	201
093-587-000-022-00	216 CATHERINE ST	6/8/2023	150000	WD	150000	139195	70183	79817	95850	0.833	2000	39.9085	02		Commercial-Ripley	201
093-597-000-043-00	174 N RIPLEY BLVD	3/1/2024	600000	WD	600000	498075	273777	326223	311525	1.047	3700	88.16838	02		Commercial-Ripley	201
								515878	820621.784	0.629						
																For 2026, use 0.629 for Commercial Ripley

Alpena City-2026 ECF Analysis Northside 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
092-057-000-125-00	406 BEEBE ST	10/27/2023	70000	WD	70000	163400	32893	37107	203281.9375	0.183	1518	24.44466403	11		Northside Res	401
092-127-000-057-00	112 W CLARK ST	7/16/2024	32500	CD	32500	65911	16456	16044	77032.71094	0.208	1236	12.98058252	11		Northside Res	401
092-057-000-063-00	511 LONG LAKE AVE	11/3/2023	59500	WD	59500	106654	30347	29153	118858.2578	0.245	1904	15.31144958	11		Northside Res	401
092-287-000-077-00	219 BEEBE ST	4/8/2024	84000	LC	84000	154625	35677	48323	185277.2656	0.261	2184	22.12591575	11		Northside Res	401
092-127-000-052-00	132 W CLARK ST	5/3/2024	60000	WD	60000	90733	34818	25182	87095.01563	0.289	1171	21.50469684	11		Northside Res	401
092-067-000-048-00	528 BOLTON ST	10/21/2024	91000	WD	91000	118450	67548	23452	79286.60156	0.296	816	28.74019608	11		Northside Res	401
092-127-000-105-00	125 W CLARK ST	4/28/2023	58000	WD	58000	79583	15014	42986	100574.7656	0.427	1608	26.73258706	11		Northside Res	401
092-067-000-006-00	510 HURON ST	5/8/2024	80000	WD	80000	99821	40343	39657	92644.85938	0.428	1172	33.83703072	11		Northside Res	401
092-077-000-041-00	1205 N SECOND AVE	9/23/2024	135000	WD	135000	165787	70676	64324	148147.9688	0.434	1140	56.4245614	11		Northside Res	401
092-077-000-011-00	113 E ALFRED ST	4/7/2023	64000	WD	64000	83792	19672	44328	99875.39063	0.444	1653	26.81669691	11		Northside Res	401
091-023-000-391-00	201 W BOSLEY ST	3/19/2024	60000	WD	60000	73229	30154	29846	67095.01563	0.445	792	37.68434343	11		Northside Res	401
092-127-000-105-00	125 W CLARK ST	9/12/2024	65000	LC	63500	83538	16819	46681	103923.6797	0.449	1608	29.03047264	11		Northside Res	401
092-117-000-016-00	318 W MILLER ST	7/25/2024	70000	WD	70000	90895	19297	50703	111523.3672	0.455	1512	33.53373016	11		Northside Res	401
092-297-000-011-00	529 WALNUT ST	2/20/2024	58000	WD	58000	71172	24828	33172	72186.91406	0.460	1020	32.52156863	11		Northside Res	401
092-297-000-166-00	201 W OLDFIELD ST	10/7/2024	120000	WD	120000	152170	37702	82298	178299.0625	0.462	2488	33.07797428	11		Northside Res	401
092-307-000-106-00	119 E CLARK ST	8/27/2024	94000	WD	94000	115547	35029	58971	125417.4453	0.470	1476	39.95325203	11		Northside Res	401
091-022-000-186-00	302 LONG LAKE AVE	8/23/2023	105000	WD	105000	127420	41864	63136	133264.7969	0.474	1877	33.63665424	11		Northside Res	401
091-023-000-313-00	221 W SPRATT ST	10/5/2023	106000	CD	105350	122341	53980	51370	106481.3047	0.482	960	53.51041667	11		Northside Res	401
092-057-000-094-00	608 DAWSON ST	3/11/2025	80000	WD	80000	93001	38032	41968	85621.49219	0.490	1064	39.44360902	11		Northside Res	401
092-057-000-083-00	609 LONG LAKE AVE	10/9/2024	120000	WD	120000	138191	44216	75784	146378.5	0.518	1688	44.8957346	11		Northside Res	401
092-057-000-137-00	426 AVERY ST	6/28/2023	90000	WD	80000	91020	31411	48589	92848.90625	0.523	1176	41.31717687	11		Northside Res	401
092-057-000-125-00	406 BEEBE ST	4/12/2024	147900	WD	147900	171495	36481	111419	210302.1875	0.530	1518	73.39855072	11		Northside Res	401
092-287-000-282-00	104 DAWSON ST	9/19/2024	110000	WD	110000	123818	44664	65336	123292.8359	0.530	1102	59.28856624	11		Northside Res	401
092-127-000-044-00	707 N SECOND AVE	5/5/2023	95000	WD	95000	107420	18651	76349	138269.4688	0.552	1771	43.11067194	11		Northside Res	401
092-287-000-128-00	115 HURON ST	9/19/2024	127000	WD	127000	137661	38629	88371	154255.4531	0.573	1296	68.1875	11		Northside Res	401
092-287-000-090-00	314 MONROE ST	10/20/2023	80000	WD	80000	84517	32290	47710	81350.46875	0.586	884	53.97058824	11		Northside Res	401
091-023-000-341-00	911 MERCHANT ST	12/19/2023	65000	WD	65000	69256	14427	50573	85403.42969	0.592	1094	46.22760512	11		Northside Res	401
092-117-000-045-00	611 MERCHANT ST	6/27/2023	90000	WD	90000	95099	22394	67606	113247.6641	0.597	966	69.98550725	11		Northside Res	401
091-023-000-346-00	907 MERCHANT ST	10/23/2023	90000	WD	90000	90616	22658	67342	105853.5859	0.636	1575	42.7568254	11		Northside Res	401
092-177-000-061-00	1406 N SECOND AVE	7/31/2023	106000	WD	106000	106088	43222	62778	97922.11719	0.641	864	72.65972222	11		Northside Res	401
092-117-000-059-00	321 W MILLER ST	12/15/2023	90000	WD	90000	89809	28369	61631	95700.9375	0.644	1100	56.02818182	11		Northside Res	401
092-057-000-107-00	514 BEEBE ST	6/2/2023	67500	WD	67500	66774	28734	38766	59252.33594	0.654	780	49.7	11		Northside Res	401
092-297-000-010-00	521 WALNUT ST	10/30/2024	68000	WD	68000	66933	19593	48407	73738.32031	0.656	846	57.21867612	11		Northside Res	401
092-107-000-011-00	601 W OLDFIELD ST	2/7/2025	99000	WD	99000	96683	32062	66938	100655.7656	0.665	1092	61.2985348	11		Northside Res	401
092-297-000-076-00	524 W LAKE ST	8/19/2024	105000	WD	105000	102063	31582	73418	109783.4922	0.669	1740	42.19425287	11		Northside Res	401
092-177-000-003-00	125 E BOSLEY ST	10/23/2024	142900	WD	142900	138381	73902	68998	100434.5781	0.687	1235	55.86882591	11		Northside Res	401
092-287-000-085-00	220 AVERY ST	1/3/2025	67500	WD	67500	64716	34420	33080	47190.03125	0.701	540	61.25925926	11		Northside Res	401
092-057-000-118-00	533 DAWSON ST	1/22/2025	134000	OTH	134000	125992	41436	92564	131707.1719	0.703	1344	68.87202381	11		Northside Res	401
092-067-000-051-00	505 HURON ST	5/28/2024	151000	WD	151000	142516	71811	79189	110132.3984	0.719	1341	59.05219985	11		Northside Res	401
092-287-000-064-00	210 BEEBE ST	4/4/2024	133000	WD	133000	122542	42678	90322	124398.75	0.726	1056	85.53219697	11		Northside Res	401
092-177-000-061-00	1406 N SECOND AVE	11/25/2024	125000	WD	121700	112140	47717	73983	100347.3516	0.737	864	85.62847222	11		Northside Res	401

091-022-000-166-02	635 WALNUT ST	2/7/2024	135000	WD	135000	120109	39086	95914	126204.0469	0.760	2004	47.86127745	11	Northside Res	401
092-067-000-046-02	408 W BOSLEY ST	8/29/2023	138000	WD	138000	122267	38624	99376	130285.0469	0.763	1037	95.83027965	11	Northside Res	401
092-067-000-046-01	410 W BOSLEY ST	12/21/2023	125000	WD	125000	110383	37072	87928	114191.5859	0.770	1024	85.8671875	11	Northside Res	401
092-297-000-014-00	614 W LAKE ST	8/6/2024	131000	WD	131000	116487	43833	87167	113168.2266	0.770	1100	79.24272727	11	Northside Res	401
092-297-000-071-00	521 W MILLER ST	1/29/2025	115000	WD	115000	101095	36523	78477	100579.4375	0.780	1872	41.92147436	11	Northside Res	401
092-297-000-020-00	633 W MILLER ST	10/1/2024	140000	WD	137000	118655	34909	102091	130445.4844	0.783	1820	56.09395604	11	Northside Res	401
092-307-000-136-00	116 E SPRATT ST	4/11/2023	119000	WD	119000	101557	30091	88909	111317.7578	0.799	1250	71.1272	11	Northside Res	401
092-287-000-150-00	110 HURON ST	4/28/2023	130000	WD	130000	110238	35750	94250	116024.9219	0.812	1196	78.80434783	11	Northside Res	401
092-057-000-076-00	520 DAWSON ST	8/24/2023	134000	WD	134000	112420	33046	100954	123635.5156	0.817	1276	79.11755486	11	Northside Res	401
092-307-000-142-00	908 N SECOND AVE	11/13/2023	141500	WD	141500	117873	34631	106869	129660.4375	0.824	1734	61.63148789	11	Northside Res	401
092-287-000-155-00	414 TAYLOR ST	3/8/2024	107000	WD	107000	89792	36577	70423	82889.40625	0.850	1110	63.44414414	11	Northside Res	401
092-127-000-083-00	121 E LAKE ST	7/11/2024	135000	WD	135000	109162	32867	102133	118839.5625	0.859	1625	62.85107692	11	Northside Res	401
092-157-000-040-00	318 W ALFRED ST	11/8/2024	150000	WD	150000	121228	38355	111645	129085.6719	0.865	1728	64.609375	11	Northside Res	401
092-287-000-112-00	417 ADAMS ST	7/18/2023	135000	WD	134650	109381	36951	97699	112819.3125	0.866	1275	76.62666667	11	Northside Res	401
092-287-000-212-00	220 TAYLOR ST	10/31/2024	126000	WD	126000	101703	35741	90259	102744.5469	0.878	1120	80.58839286	11	Northside Res	401
092-287-000-057-00	218 BEEBE ST	5/17/2024	149900	WD	149900	120057	42237	107663	121214.9531	0.888	1638	65.72832723	11	Northside Res	401
092-297-000-189-00	117 W OLDFIELD ST	8/31/2023	136475	WD	136475	108123	36146	100329	112113.7109	0.895	1190	84.31008403	11	Northside Res	401
092-287-000-175-00	110 AVERY ST	10/12/2023	127900	WD	127900	102132	37235	90665	101085.6719	0.897	1169	77.55774166	11	Northside Res	401
092-287-000-040-00	309 DAWSON ST	8/20/2024	115000	WD	115000	93990	41633	73367	81552.96094	0.900	988	74.25809717	11	Northside Res	401
092-297-000-152-00	417 MERCHANT ST	1/7/2025	145000	WD	145000	113320	37932	107068	117426.7891	0.912	1300	82.36	11	Northside Res	401
091-023-000-372-00	215 W HUEBER ST	9/20/2024	148000	WD	148000	117235	45355	102645	111962.6172	0.917	1488	68.98185484	11	Northside Res	401
091-015-000-771-00	726 LONG LAKE AVE	1/19/2024	139000	WD	139000	110073	44088	94912	102780.375	0.923	1326	71.57767722	11	Northside Res	401
092-047-000-006-00	325 AVERY ST	12/14/2023	110000	WD	110000	86338	33711	76289	81973.52344	0.931	1470	51.89727891	11	Northside Res	401
092-297-000-161-00	215 W FLETCHER ST	12/13/2024	167500	WD	167500	130630	49124	118376	126956.3828	0.932	1484	79.76819407	11	Northside Res	401
092-077-000-013-00	112 W ALFRED ST	10/12/2023	135900	WD	135900	99433	23080	112820	118929.9063	0.949	1833	61.54937261	11	Northside Res	401
092-277-000-013-00	210 W HUEBER ST	12/7/2023	123500	WD	123500	94181	38988	84512	85970.40625	0.983	828	102.0676329	11	Northside Res	401
092-127-000-012-00	129 E MILLER ST	11/15/2024	101000	WD	101000	70865	18640	82360	81347.35156	1.012	1022	80.58708415	11	Northside Res	401
092-307-000-255-00	825 N SECOND AVE	4/26/2024	190400	WD	190400	136969	46606	143794	140752.3438	1.022	1582	90.89380531	11	Northside Res	401
092-297-000-114-00	508 PINE ST	11/3/2023	138000	WD	138000	94664	35356	102644	92380.0625	1.111	1232	83.31493506	11	Northside Res	401
092-127-000-027-00	132 W LAKE ST	6/7/2024	133500	WD	133500	90163	31482	102018	91403.42969	1.116	1420	71.84366197	11	Northside Res	401
092-127-000-037-00	210 W LAKE ST	3/22/2024	135000	WD	135000	84036	18379	116621	102269.4688	1.140	1768	65.96210407	11	Northside Res	401
092-287-000-185-00	215 DAWSON ST	11/3/2023	144000	WD	144000	97657	42423	101577	86034.26563	1.181	1170	86.81794872	11	Northside Res	401
092-297-000-080-00	208 LONG LAKE AVE	1/30/2025	177000	WD	177000	118139	48880	128120	107880.0625	1.188	1759	72.83683911	11	Northside Res	401
092-057-000-016-00	325 BEEBE ST	2/6/2025	129500	WD	129500	84746	34978	94522	77520.25	1.219	980	96.45102041	11	Northside Res	401
092-297-000-059-00	523 W OLDFIELD ST	3/18/2025	140000	WD	140000	82002	21704	118296	93922.11719	1.260	1228	96.33224756	11	Northside Res	401
092-297-000-011-00	529 WALNUT ST	11/22/2024	129000	WD	129000	75410	27546	101454	74554.51563	1.361	1020	99.46470588	11	Northside Res	401
092-287-000-177-00	108 AVERY ST	8/27/2024	201000	WD	201000	111016	34859	166141	118624.6094	1.401	1368	121.4480994	11	Northside Res	401
091-015-000-761-00	714 LONG LAKE AVE	5/30/2024	180000	WD	180000	99374	34587	145413	100914.3281	1.441	1406	103.4231863	11	Northside Res	401

0.734

For 2026, use 0.734 for Northside 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
093-377-000-120-00	203 N FRANKLIN ST	6/13/2024	37500	WD	37500	50803	34365	3135	21074.35938	0.149	480	6.53125	12		South of Washington	401
093-427-000-400-00	107 E BINGHAM ST	6/3/2024	60100	WD	60100	130899	40736	19364	115593.5859	0.168	1256	15.41719745	12		South of Washington	401
093-427-000-612-01	126 CLINTON ST	10/25/2023	160000	WD	160000	219479	141984	18016	99352.5625	0.181	2072	8.694980695	12	093-427-000-610-00	South of Washington	401
093-597-000-118-00	161 S OLIVER ST	4/12/2024	50000	WD	50000	91367	37414	12586	69170.51563	0.182	1050	11.98666667	12		South of Washington	401
091-028-000-507-00	3356 S THIRD AVE	7/28/2023	92000	WD	72000	124779	55312	16688	89060.25781	0.187	761	21.92904074	12		South of Washington	401
093-427-000-316-00	1033 S FIRST AVE	5/1/2023	65000	WD	65000	134000	40997	24003	119234.6172	0.201	1368	17.54605263	12		South of Washington	401
093-427-000-610-00	128 CLINTON ST	10/25/2023	160000	WD	160000	209689	141984	18016	86801.28125	0.208	1920	9.383333333	12	093-427-000-612-00	South of Washington	1
093-607-000-168-00	382 HELEN ST	7/26/2023	50000	WD	50000	86742	32075	17925	70085.89844	0.256	945	18.96825397	12		South of Washington	401
093-427-000-232-00	121 W BLAIR ST	9/20/2024	55000	WD	55000	91431	36060	18940	70988.46094	0.267	780	24.28205128	12		South of Washington	401
093-417-000-748-00	919 S THIRD AVE	6/14/2023	80000	WD	80000	135355	47206	32794	113011.5391	0.290	1820	18.01868132	12		South of Washington	401
093-377-000-008-00	258 N FRANKLIN ST	8/15/2024	65000	WD	65000	115412	33984	31016	104394.875	0.297	960	32.30833333	12		South of Washington	401
093-527-000-172-00	488 S NORTH ST	2/8/2024	70000	WD	70000	110528	44530	25470	84612.82031	0.301	1041	24.46685879	12		South of Washington	401
093-607-000-428-00	412 HELEN ST	5/23/2024	80000	WD	79500	114070	49967	29533	82183.33594	0.359	1168	25.28510274	12		South of Washington	401
093-607-000-314-00	1102 S FIFTH AVE	5/23/2023	144000	WD	144000	196318	90475	53525	135696.1563	0.394	1323	40.45729403	12		South of Washington	401
093-377-000-048-00	313 N ADDISON ST	8/17/2023	80000	WD	80000	103626	45429	34571	74611.53906	0.463	816	42.36642157	12		South of Washington	401
093-517-000-020-00	229 BEDFORD ST	10/24/2024	55000	WD	55000	69041	32659	22341	46643.58984	0.479	896	24.93415179	12		South of Washington	401
093-340-000-001-01	3120 S THIRD AVE	11/30/2023	219000	WD	219000	261814	148975	70025	144665.3906	0.484	1440	48.62847222	12	093-340-000-002-01	South of Washington	401
093-607-000-282-00	315 N RIPLEY BLVD	7/19/2023	190000	WD	190000	242597	68272	121728	223493.5938	0.545	1232	98.80519481	12		South of Washington	401
093-567-000-196-00	2970 ONTARIO ST	9/25/2023	157000	WD	157000	186605	86826	70174	127921.7969	0.549	1684	41.67102138	12		South of Washington	401
093-347-000-005-00	2562 S THIRD AVE	7/3/2023	92000	WD	92000	108746	45045	46955	81667.94531	0.575	968	48.5072314	12		South of Washington	401
093-567-000-050-00	2685 S FIFTH AVE	5/8/2024	120000	WD	120000	147405	40080	79920	137596.1563	0.581	1056	75.68181818	12		South of Washington	401
093-607-000-138-00	2287 S THIRD AVE	9/1/2023	105600	WD	105600	124188	48551	57049	96970.51563	0.588	1565	36.45303514	12		South of Washington	401
093-597-000-112-00	2141 S FIRST AVE	6/23/2023	179000	WD	179000	210596	69229	109771	181239.75	0.606	1780	61.66910112	12		South of Washington	401
093-517-000-016-00	225 BEDFORD ST	4/29/2024	135000	WD	135000	152315	55046	79954	124703.8438	0.641	1430	55.91188811	12		South of Washington	401
093-607-000-583-00	2215 S 5TH AVE	3/1/2024	78000	LC	78000	86590	34945	43055	66211.53906	0.650	660	65.23484848	12		South of Washington	401
093-427-000-760-00	302 E PARSON ST	7/13/2023	95000	WD	95000	103479	46611	48389	72907.69531	0.664	1296	37.33719136	12		South of Washington	401
093-527-000-096-00	2337 LAFOREST AVE	6/22/2023	157000	WD	157000	175317	52109	104891	157958.9688	0.664	1416	74.07556497	12		South of Washington	401
093-377-000-110-00	2462 S FOURTH AVE	4/5/2024	110000	WD	110000	120763	42332	67668	100552.5625	0.673	1317	51.38041002	12		South of Washington	401
093-427-000-290-00	1411 S SECOND AVE	8/18/2023	120000	WD	120000	125568	49210	70790	97894.875	0.723	816	86.75245098	12		South of Washington	401
093-427-000-290-00	1411 S SECOND AVE	8/18/2023	120000	WD	120000	125568	49210	70790	97894.875	0.723	816	86.75245098	12		South of Washington	401
093-567-000-108-00	2763 S THIRD AVE	12/29/2023	182000	WD	182000	190662	61982	120018	164974.3594	0.727	1470	81.64489796	12		South of Washington	401
093-347-000-101-02	130 N BROOKE ST	2/14/2025	275000	WD	275000	289626	46801	228199	311314.0938	0.733	1824	125.1091009	12		South of Washington	401
093-427-000-426-00	1507 S FIRST AVE	6/27/2024	163000	WD	163000	169830	54630	108370	147692.3125	0.734	1212	89.41419142	12		South of Washington	401
093-607-000-256-00	2075 S FOURTH AVE	12/19/2023	65500	WD	65500	67167	31430	34070	45816.66797	0.744	364	93.5989011	12		South of Washington	401
093-607-000-185-00	360 N JUNE ST	2/8/2024	93000	WD	93000	95601	32218	60782	81260.25781	0.748	782	77.72634271	12		South of Washington	401
093-557-000-168-00	323 W MIRRE ST	9/25/2023	130000	WD	130000	133232	44624	85376	113600	0.752	1132	75.4204947	12		South of Washington	401
093-547-000-066-00	420 W LINCOLN ST	2/15/2024	155000	WD	155000	158606	43296	111704	147833.3301	0.756	1591	70.20993086	12		South of Washington	401
093-607-000-267-00	320 BEDFORD ST	9/4/2024	110500	QC	110500	112650	36107	74393	98132.05469	0.758	1029	72.29640428	12		South of Washington	401
093-567-000-089-00	341 N BROOKE ST	6/12/2024	194000	WD	194000	197728	43136	150864	198194.875	0.761	1848	81.63636364	12		South of Washington	401
091-028-000-834-00	102 E PARSON ST	1/29/2025	192500	WD	192500	195069	52595	139905	182658.9688	0.766	1520	92.04276316	12		South of Washington	401
093-427-000-430-00	1006 S FIRST AVE	5/1/2023	135000	WD	135000	135258	70593	64407	82903.84375	0.777	788	81.73477157	12		South of Washington	401
093-567-000-194-00	451 N GARDEN ST	4/6/2023	200000	WD	200000	200426	43883	156117	200696.1563	0.778	1209	129.1290323	12		South of Washington	401
093-427-000-340-00	115 E BLAIR ST	5/17/2023	145000	WD	145000	144474	52446	92554	117984.6172	0.784	1250	74.0432	12		South of Washington	401
093-417-000-592-00	126 E MAPLE ST	8/29/2023	119000	WD	119000	117209	48488	70512	88103.84375	0.800	1100	64.10181818	12		South of Washington	401
091-028-000-796-00	2186 LAFOREST AVE	2/29/2024	160000	WD	160000	157168	67805	92195	114567.9453	0.805	1060	86.97641509	12		South of Washington	401
093-387-000-110-00	2362 EMMET ST	5/19/2023	177000	WD	177000	173092	51102	125898	156397.4375	0.805	1639	76.81391092	12		South of Washington	401
093-487-000-052-00	801 W WASHINGTON AVE	11/28/2023	134000	WD	134000	130817	41602	92398	114378.2031	0.808	1612	57.31885856	12		South of Washington	401
093-517-000-007-00	119 GARFIELD ST	1/23/2024	240000	WD	237000	229995	59900	177100	218070.5156	0.812	1587	111.5942029	12		South of Washington	401
093-427-000-692-00	312 E WISNER ST	6/9/2023	105000	WD	105000	102462	41064	63936	78715.38281	0.812	960	66.6	12		South of Washington	401
093-517-000-046-00	238 BEDFORD ST	8/20/2024	225000	WD	225000	216971	35721	189279	232371.7969	0.815	2526	74.93230404	12		South of Washington	401
093-607-000-156-00	304 HELEN ST	4/21/2023	120000	WD	120000	116523	54379	65621	79671.79688	0.824	1110	59.11801802	12		South of Washington	401

093-567-000-158-00	358 N BROOKE ST	3/6/2024	274000	WD	274000	262451	65147	208853	252953.8438	0.826	2322	89.94530577	12	South of Washington	401
091-028-000-561-00	1361 HOBBS DR	1/8/2024	120000	WD	120000	117290	78998	41002	49092.30859	0.835	675	60.7437037	12	South of Washington	401
093-397-000-014-00	123 GRANT ST	10/27/2023	188000	WD	188000	178769	55968	132032	157437.1719	0.839	2075	63.62987952	12	South of Washington	401
093-427-000-572-00	703 S STATE AVE	7/31/2024	157500	WD	157500	148288	29960	127540	151702.5625	0.841	2292	55.64572426	12	South of Washington	401
093-567-000-020-00	242 N ADDISON ST	10/15/2024	156000	WD	156000	147810	47252	108748	128920.5156	0.844	1266	85.89889415	12	South of Washington	401
093-427-000-654-00	322 E BLAIR ST	10/27/2023	110000	WD	110000	104725	42944	67056	79206.41406	0.847	1176	57.02040816	12	South of Washington	401
093-557-000-062-00	515 S FOURTH AVE	7/31/2024	115250	WD	115250	106935	28668	86582	100342.3047	0.863	1064	81.37406015	12	South of Washington	401
093-427-000-748-00	324 E PARSON ST	2/21/2025	125000	LC	125000	115502	28658	96342	111338.4609	0.865	994	96.92354125	12	South of Washington	401
093-517-000-007-00	119 GARFIELD ST	10/27/2023	250000	WD	250000	229995	59900	190100	218070.5156	0.872	1587	119.7857593	12	South of Washington	401
093-417-000-748-00	919 S THIRD AVE	6/23/2023	147000	WD	147000	135355	47206	99794	113011.5391	0.883	1820	54.83186813	12	South of Washington	401
093-427-000-278-00	140 W WISNER ST	8/21/2024	340000	WD	340000	308040	69392	270608	305958.9688	0.884	2414	112.09942	12	South of Washington	401
093-427-000-412-00	102 E BINGHAM ST	6/28/2024	228000	WD	228000	208544	77519	150481	167980.7656	0.896	1259	119.5242256	12	South of Washington	401
093-447-000-009-01	1236 W WASHINGTON AVE	10/27/2023	170000	WD	170000	155384	57154	112846	125935.8984	0.896	1092	103.3388278	12	South of Washington	401
093-427-000-384-00	114 E WISNER ST	11/21/2024	168000	WD	168000	151030	40708	127292	141438.4688	0.900	1265	100.626087	12	South of Washington	401
093-427-000-444-00	207 E CRAPO ST	2/5/2024	125000	WD	125000	114215	45227	79773	88446.15625	0.902	962	82.92411642	12	South of Washington	401
093-557-000-180-00	202 W MAPLE ST	5/16/2023	135000	WD	135000	122056	42246	92754	102320.5156	0.907	884	104.9253394	12	South of Washington	401
093-607-000-033-00	2029 S THIRD AVE	8/22/2024	135000	WD	134800	119344	27962	106838	117156.4141	0.912	1008	105.9900794	12	South of Washington	401
093-397-000-056-00	207 MASON ST	7/29/2024	305950	WD	305950	275463	102808	203142	221352.5625	0.918	2659	76.39789395	12	South of Washington	401
091-028-000-806-00	463 S OLIVER ST	3/19/2024	170000	WD	170000	153450	60013	109987	119791.0234	0.918	1250	87.9896	12	South of Washington	401
093-557-000-056-00	311 W MAPLE ST	9/26/2023	175500	WD	175500	155020	43451	132049	143037.1719	0.923	1744	75.71616972	12	South of Washington	401
093-347-000-022-00	2662 S THIRD AVE	6/30/2023	224000	WD	224000	196445	57265	166735	178435.8906	0.934	1902	87.66298633	12	South of Washington	401
093-527-000-090-00	341 S NORTH ST	5/23/2024	203000	WD	203000	176391	42692	160308	171408.9688	0.935	1316	121.8145897	12	South of Washington	401
093-397-000-058-00	205 MASON ST	8/16/2024	180500	PTA	180500	154959	40726	139774	146452.5625	0.954	1008	138.6646825	12	South of Washington	401
093-607-000-310-00	325 BEDFORD ST	10/17/2023	98000	WD	98000	84658	31357	66643	68334.61719	0.975	672	99.17113095	12	South of Washington	401
093-527-000-198-00	488 S SHERIDAN ST	7/2/2024	189000	WD	189000	158204	38930	150070	152915.3906	0.981	1450	103.4965517	12	South of Washington	401
093-427-000-604-00	140 CLINTON ST	2/12/2024	140000	WD	140000	122230	53931	86069	87562.82031	0.983	936	91.95405983	12	South of Washington	401
093-527-000-040-00	2334 S FIRST AVE	10/2/2024	125000	WD	125000	107397	41430	83570	84573.07813	0.988	1079	77.45134384	12	South of Washington	401
093-417-000-936-00	216 E CAMPBELL ST	10/15/2024	172000	WD	172000	144212	42893	129107	129896.1563	0.994	1607	80.34038581	12	South of Washington	401
093-607-000-164-00	360 HELEN ST	9/8/2023	105000	WD	105000	88440	28512	76488	76830.76563	0.996	1100	69.53454545	12	South of Washington	401
093-547-000-072-00	408 W LINCOLN ST	11/30/2023	200000	WD	200000	166266	46189	153811	153944.875	0.999	1492	103.0904826	12	South of Washington	401
093-417-000-920-00	1010 S SECOND AVE	11/6/2024	165000	WD	165000	136699	36709	128291	128192.3047	1.001	972	131.9866255	12	South of Washington	401
093-427-000-792-00	346 BARRY ST	8/10/2023	221000	WD	221000	181539	44679	176321	175461.5313	1.005	1590	110.8937107	12	South of Washington	401
093-377-000-022-00	217 N ADDISON ST	5/30/2023	160000	WD	160000	133704	43328	116672	115866.6641	1.007	1303	89.54105909	12	South of Washington	401
093-557-000-238-00	220 W MIRRE ST	2/21/2025	189000	WD	189000	154619	38143	150857	149328.2031	1.010	1394	108.2187948	12	South of Washington	401
093-427-000-182-00	207 W BLAIR ST	5/29/2024	80000	WD	80000	69913	35841	44159	43682.05078	1.011	572	77.20104895	12	South of Washington	401
093-347-000-088-00	2930 S THIRD AVE	8/11/2023	325000	WD	325000	287029	159943	165057	162930.7656	1.013	2105	78.41187648	12	South of Washington	401
093-347-000-048-00	180 N LAWN ST	9/10/2024	136000	WD	135000	111979	38359	96641	94384.61719	1.024	864	111.8530093	12	South of Washington	401
093-427-000-222-00	104 W CRAPO ST	6/25/2024	169000	WD	169000	137083	40541	128459	123771.7969	1.038	1304	98.51150307	12	South of Washington	401
093-387-000-128-00	173 N NORTH ST	9/30/2024	186500	WD	186500	150699	43660	142840	137229.4844	1.041	1008	141.7063492	12	South of Washington	401
093-527-000-208-00	421 S SHERIDAN ST	6/17/2024	155000	WD	147000	119711	40466	106534	101596.1563	1.049	960	110.9729167	12	South of Washington	401
093-477-000-040-00	111 W BINGHAM ST	8/28/2024	150000	WD	150000	121488	41453	108547	102608.9766	1.058	960	113.0697917	12	South of Washington	401
093-427-000-126-00	325 W BALDWIN ST	10/13/2023	117022	WD	117022	97808	44969	72053	67742.30469	1.064	768	93.81901042	12	South of Washington	401
093-427-000-210-00	129 W CRAPO ST	10/6/2023	155000	WD	155000	124342	40912	114088	106961.5391	1.067	1120	101.8642857	12	South of Washington	401
093-547-000-184-00	728 W WASHINGTON AVE	10/7/2024	182000	WD	182000	143032	37471	144529	135334.6094	1.068	1724	83.83352668	12	South of Washington	401
093-457-000-008-00	171 PATRICIA LANE	8/26/2024	190000	WD	190000	153350	54619	135381	126578.2031	1.070	1219	111.0590648	12	South of Washington	401
093-537-000-028-00	440 S LAWN ST	7/6/2023	179900	WD	179900	146489	56996	122904	114734.6172	1.071	1716	71.62237762	12	South of Washington	401
093-627-000-106-00	715 W WASHINGTON AVE	4/12/2024	175000	WD	175000	135392	30454	144546	134535.8906	1.074	1306	110.6784074	12	South of Washington	401
093-557-000-229-00	709 S FOURTH AVE	6/25/2024	179900	WD	179900	142873	45909	133991	124312.8203	1.078	1556	86.11246787	12	South of Washington	401
093-397-000-005-00	125 GRANT ST	4/4/2024	130000	WD	130000	105129	40190	89810	83255.125	1.079	1064	84.40789474	12	South of Washington	401
093-547-000-158-00	215 POTTER ST	6/22/2023	166000	WD	166000	129029	32662	133338	123547.4375	1.079	1308	101.940367	12	South of Washington	401
093-417-000-698-00	903 S SECOND AVE	4/7/2023	125000	WD	125000	102161	43187	81813	75607.69531	1.082	864	94.69097222	12	South of Washington	401
093-477-000-036-00	1510 S THIRD AVE	12/2/2024	184900	WD	183900	150445	64222	119678	110542.3047	1.083	1040	115.075	12	South of Washington	401
093-427-000-616-01	120 CLINTON ST	10/13/2023	165900	WD	165900	128425	36727	129173	117561.5391	1.099	1008	128.1478175	12	South of Washington	401

093-377-000-095-00	2438 S FIFTH AVE	9/29/2023	188500	WD	188500	146853	45917	142583	129405.125	1.102	1218	117.0632184	12	South of Washington	401	
093-537-000-095-00	2688 FREDERICK AVE	4/24/2023	150000	WD	150000	118064	40702	109298	99182.05469	1.102	1056	103.5018939	12	South of Washington	401	
093-427-000-440-00	1024 S FIRST AVE	8/6/2024	177000	WD	177000	136188	39899	137101	123447.4375	1.111	1350	101.5562963	12	South of Washington	401	
093-417-000-626-00	120 E MIRRE ST	7/3/2024	188000	WD	188000	142857	36934	151066	135798.7188	1.112	1184	127.589527	12	South of Washington	401	
093-387-000-172-00	2563 S FIRST AVE	3/18/2024	167500	WD	167500	130717	44864	122636	110067.9453	1.114	1008	121.6626984	12	South of Washington	401	
093-567-000-005-00	241 N LAWN ST	8/4/2023	180000	WD	180000	137618	42814	137186	121543.5859	1.129	1372	99.98979592	12	South of Washington	401	
093-607-000-072-00	229 HELEN ST	7/2/2024	204500	WD	204500	154797	43841	160659	142251.2813	1.129	1640	97.96280488	12	South of Washington	401	
093-417-000-588-00	603 S FIRST AVE	10/23/2024	177000	WD	177000	133860	38288	138712	122528.2031	1.132	1401	99.00927909	12	South of Washington	401	
093-427-000-176-00	1213 S THIRD AVE	4/13/2023	159900	WD	159900	124242	46987	112913	99044.875	1.140	1314	85.93074581	12	South of Washington	401	
093-417-000-610-00	131 E MIRRE ST	10/17/2024	127900	WD	127900	99729	38730	89170	78203.84375	1.140	942	94.66029724	12	South of Washington	401	
093-417-000-910-00	114 E CAMPBELL ST	5/29/2024	157900	WD	157450	120844	42673	114777	100219.2344	1.145	1189	96.53238015	12	South of Washington	401	
093-347-000-014-00	180 N FRANKLIN ST	7/18/2023	170000	WD	170000	129098	42818	127182	110615.3828	1.150	1548	82.15891473	12	South of Washington	401	
093-567-000-194-00	451 N GARDEN ST	7/26/2024	275000	WD	275000	198604	39463	235537	204026.9219	1.154	1209	194.8196857	12	South of Washington	401	
093-567-000-112-00	259 N BROOKE ST	3/12/2025	185000	WD	185000	137541	40519	144481	124387.1797	1.162	1463	98.75666439	12	South of Washington	401	
093-547-000-056-00	452 W LINCOLN ST	7/18/2024	191000	WD	191000	140760	38948	152052	130528.2031	1.165	1502	101.2330226	12	South of Washington	401	
093-557-000-080-00	206 W LEWIS ST	9/20/2024	166000	WD	166000	121731	35061	130939	111115.3828	1.178	1764	74.22845805	12	South of Washington	401	
093-427-000-302-00	108 E BALDWIN ST	11/22/2023	165000	WD	165000	122744	42466	122534	102920.5156	1.191	1050	116.6990476	12	South of Washington	401	
093-427-000-692-00	312 E WISNER ST	3/25/2025	133000	WD	133000	99598	36681	96319	80662.82031	1.194	960	100.3322917	12	South of Washington	401	
093-607-000-063-00	269 HELEN ST	5/24/2024	159100	WD	159100	113295	29840	129260	106993.5859	1.208	1248	103.5737179	12	South of Washington	401	
093-427-000-760-00	302 E PARSON ST	3/15/2024	134900	WD	134900	103479	46611	88289	72907.69531	1.211	1296	68.1242284	12	South of Washington	401	
093-607-000-050-00	282 N JUNE ST	7/3/2023	145000	WD	145000	106399	36569	108431	89525.64063	1.211	864	125.4988426	12	South of Washington	401	
093-567-000-010-00	275 N LAWN ST	7/30/2024	173000	WD	173000	126707	43031	129969	107276.9219	1.212	1316	98.7606383	12	South of Washington	401	
093-557-000-036-00	402 W WASHINGTON AVE	1/22/2024	260000	WD	260000	181645	40320	219680	181185.8906	1.212	1456	150.8791209	12	South of Washington	402	
093-427-000-574-00	707 S STATE AVE	4/19/2024	210000	WD	209500	199975	64297	145203	117001.2783	1.241	1080	134.4472222	12	093-427-000-580-00	South of Washington	401
093-607-000-267-00	320 BEDFORD ST	2/24/2025	158000	WD	158000	112650	36107	121893	98132.05469	1.242	1029	118.4577259	12	South of Washington	401	
093-427-000-580-00	713 S STATE AVE	4/19/2024	210000	WD	210000	189694	64297	145703	117001.2783	1.245	1080	134.9101852	12	093-427-000-574-00	South of Washington	401
093-417-000-762-00	902 S FOURTH AVE	3/11/2025	250000	WD	250000	169074	40259	209741	165147.4375	1.270	1748	119.9891304	12	South of Washington	401	
091-028-000-786-00	489 S OLIVER ST	4/29/2024	157000	WD	157000	111669	49739	107261	79397.4375	1.351	1225	87.56	12	South of Washington	401	
093-417-000-694-00	920 S SECOND AVE	5/7/2024	226000	WD	226000	147957	41569	184431	136394.875	1.352	2086	88.41371045	12	South of Washington	401	
093-407-000-044-00	214 POTTER ST	5/3/2024	215000	WD	210000	139535	44157	165843	122279.4844	1.356	1451	114.2956582	12	South of Washington	401	
093-417-000-552-00	621 S SECOND AVE	11/4/2024	157500	WD	157500	100778	24102	133398	98302.5625	1.357	1200	111.165	12	South of Washington	401	
093-557-000-198-00	122 W MAPLE ST	7/31/2023	165000	WD	165000	107580	32095	132905	96775.64063	1.373	1594	83.3782936	12	South of Washington	401	
093-427-000-442-00	1034 S FIRST AVE	7/24/2024	149900	WD	149900	101709	39126	110774	80234.61719	1.381	1097	100.9790337	12	South of Washington	401	
093-427-000-232-00	121 W BLAIR ST	1/3/2025	138500	WD	138500	91431	36060	102440	70988.46094	1.443	780	131.3333333	12	South of Washington	401	
093-527-000-059-00	242 S OLIVER ST	11/13/2024	220000	WD	220000	137074	43439	176561	120044.875	1.471	1484	118.9764151	12	South of Washington	401	
093-597-000-092-00	2170 S SECOND AVE	9/16/2024	285000	WD	285000	171602	46395	238605	160521.7969	1.486	2132	111.9160413	12	South of Washington	401	
093-417-000-544-00	611 S SECOND AVE	5/20/2024	195000	WD	195000	122010	42282	152718	102215.3828	1.494	1362	112.1277533	12	South of Washington	401	
093-427-000-594-00	753 S STATE AVE	10/24/2024	134000	WD	134000	83631	32272	101728	65844.875	1.545	938	108.4520256	12	South of Washington	401	
093-547-000-094-00	325 LIBERTY ST	9/1/2023	180000	WD	180000	109986	39026	140974	90974.35938	1.550	948	148.7067511	12	South of Washington	401	
093-427-000-654-00	322 E BLAIR ST	11/21/2024	167500	WD	167500	102179	38539	128961	81589.74219	1.581	1176	109.6607143	12	South of Washington	401	
093-387-000-191-00	120 N FRANKLIN ST	3/25/2024	140000	WD	140000	88677	39258	100742	63357.69141	1.590	912	110.4627193	12	South of Washington	401	
093-427-000-096-00	109 W BALDWIN ST	4/25/2024	228000	WD	228000	129868	40211	187789	114944.875	1.634	1120	167.66875	12	South of Washington	401	
093-427-000-038-00	826 S STATE AVE	8/21/2023	250000	WD	250000	137589	37022	212978	128932.0547	1.652	1595	133.5285266	12	South of Washington	401	
093-417-000-664-00	123 W LINCOLN ST	7/22/2024	249000	WD	249000	138728	42126	206874	123848.7188	1.670	1711	120.9082408	12	South of Washington	401	
093-567-000-079-00	492 N LAWN ST	8/9/2023	155000	WD	155000	92712	39244	115756	68548.71875	1.689	900	128.6177778	12	South of Washington	401	
093-427-000-606-00	136 CLINTON ST	11/14/2024	270000	WD	270000	141082	43446	226554	125174.3594	1.810	1755	129.0905983	12	South of Washington	401	
093-417-000-740-00	121 LIBERTY ST	11/16/2023	330000	WD	328000	189153	89309	238691	128005.125	1.865	1922	124.1888658	12	South of Washington	401	
093-597-000-001-00	193 N OLIVER ST	5/24/2024	185000	WD	185000	99364	40562	144438	75387.17969	1.916	1140	126.7	12	South of Washington	401	
093-367-000-300-00	441 W WASHINGTON AVE	11/19/2024	335000	WD	335000	155938	35898	299102	153897.4375	<u>1.944</u>	2057	145.4069033	12	South of Washington	401	

0.960

For 2026, use 0.96 for South Washington residential

Alpena City-2026 ECF Analysis North of Washington

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
093-497-000-062-00	309 SABLE ST	10/20/2023	28972	WD	28972	62101	22052	6920	67764.8047	0.102	1176	5.88435	13		North of Washington	401
093-637-000-794-01	1025 RIVER ST	8/2/2023	37000	WD	37000	62664	29400	7600	56284.2656	0.135	1205	6.30705	13		North of Washington	401
093-497-000-028-00	207 S FOURTH AVE	9/9/2024	28000	WD	28000	64433	15196	12804	83311.3359	0.154	1513	8.46266	13		North of Washington	401
093-367-000-218-00	316 TAWAS ST	7/10/2023	40000	WD	40000	80904	24223	15777	95906.9375	0.165	1584	9.96023	13		North of Washington	401
093-437-000-103-00	614 TAWAS ST	4/7/2023	47000	WD	47000	86545	28814	18186	97683.5859	0.186	1519	11.9724	13		North of Washington	401
093-627-000-303-00	315 TUTTLE ST	1/12/2024	80000	WD	77000	116427	57816	19184	99172.5859	0.193	1030	18.6252	13		North of Washington	401
093-657-000-012-00	518 SAGINAW ST	7/24/2024	35000	WD	35000	64991	19268	15732	77365.4844	0.203	1112	14.1475	13		North of Washington	401
093-497-000-062-00	309 SABLE ST	10/25/2023	42000	WD	42000	62101	22052	19948	67764.8047	0.294	1176	16.9626	13		North of Washington	401
093-337-000-020-00	208 S FOURTH AVE	5/31/2024	63000	WD	63000	85670	40204	22796	76930.625	0.296	728	31.3132	13		North of Washington	401
093-367-000-122-00	314 SAGINAW ST	3/7/2024	54000	WD	52000	77713	23096	28904	92414.5547	0.313	1466	19.7162	13		North of Washington	401
093-637-000-757-00	1011 LOCKWOOD ST	4/14/2023	67500	WD	65900	90915	36538	29362	92008.4609	0.319	1056	27.8049	13		North of Washington	401
093-367-000-044-00	510 S EIGHTH AVE	1/19/2024	95000	WD	94800	124168	51361	43439	123192.891	0.353	1628	26.6824	13		North of Washington	401
093-437-000-090-00	301 S NINTH AVE	8/31/2023	97500	WD	97500	119861	54291	43209	110947.547	0.389	1386	31.1753	13		North of Washington	401
093-637-000-320-00	506 W CHISHOLM ST	1/16/2025	82000	WD	82000	103207	29851	52149	124121.828	0.420	1552	33.6012	13		North of Washington	401
093-627-000-265-00	619 S EIGHTH AVE	5/15/2024	100000	WD	100000	126687	28385	71615	166331.641	0.431	2335	30.6702	13		North of Washington	401
093-627-000-065-00	202 TUTTLE ST	7/26/2024	85000	WD	85000	100704	39329	45671	103849.406	0.440	956	47.773	13		North of Washington	401
093-627-000-348-00	105 CATHERINE ST	5/24/2024	145000	WD	144850	166550	67199	77651	168106.594	0.462	1439	53.9618	13		North of Washington	401
093-637-000-683-00	924 SABLE ST	2/15/2024	83000	WD	83000	95812	24192	58808	121184.43	0.485	1476	39.8428	13		North of Washington	401
093-587-000-032-00	944 S NINTH AVE	5/12/2023	132000	WD	130500	139186	86450	44050	89231.8125	0.494	1568	28.0931	13		North of Washington	401
093-367-000-302-00	99 FAIR AVE	6/16/2023	85000	WD	85000	92909	34196	50804	99345.1797	0.511	1281	39.6596	13		North of Washington	401
093-637-000-943-00	1235 RIVER ST	10/25/2024	83000	WD	83000	86927	40634	42366	78329.9531	0.541	1182	35.8426	13		North of Washington	401
093-627-000-161-00	728 S EIGHTH AVE	11/6/2023	112500	WD	112500	117242	49619	62881	114421.32	0.550	1400	44.915	13		North of Washington	401
093-367-000-052-00	302 MCKINLEY AVE	2/5/2024	96500	WD	96500	99722	49627	46873	84763.1172	0.553	1471	31.8647	13		North of Washington	401
093-637-000-799-00	307 MINOR ST	2/29/2024	165000	WD	165000	171587	54028	110972	198915.391	0.558	1404	79.0399	13		North of Washington	401
093-337-000-104-00	213 TAWAS ST	4/10/2023	148000	WD	148000	153512	52580	95420	170781.719	0.559	1970	48.4365	13		North of Washington	401
093-467-000-040-00	202 CHARLOTTE ST	5/8/2023	106000	WD	106000	108862	45163	60837	107781.727	0.564	1121	54.2703	13		North of Washington	401
093-657-000-170-00	817 TAWAS ST	7/25/2024	100000	WD	100000	102329	41995	58005	102087.984	0.568	1581	36.6888	13		North of Washington	401
093-437-000-028-00	618 SABLE ST	12/14/2023	85000	WD	85000	85418	26096	58904	100375.633	0.587	1556	37.856	13		North of Washington	401
093-337-000-008-00	211 S THIRD AVE	6/2/2023	130000	WD	130000	129955	45944	84056	142150.594	0.591	2357	35.6623	13		North of Washington	401
093-337-000-008-01	211 S THIRD AVE	6/2/2023	130000	WD	130000	129955	45944	84056	142150.594	0.591	2357	35.6623	13		North of Washington	401
093-337-000-008-02		6/2/2023	130000	WD	130000	129955	45944	84056	142150.594	0.591	2357	35.6623	13		North of Washington	401
093-637-000-600-00	232 MINOR ST	8/18/2023	110000	WD	110000	108270	42355	67645	111531.305	0.607	1570	43.086	13		North of Washington	401
093-357-000-088-00	502 LOCKWOOD ST	11/1/2023	115000	LC	115000	111938	44190	70810	114632.828	0.618	2146	32.9963	13		North of Washington	401
093-637-000-326-01	526 W CHISHOLM ST	8/8/2024	219500	WD	219500	212672	83141	136359	219172.589	0.622	2339	58.298	13		North of Washington	401
093-367-000-265-00	620 S SIXTH AVE	6/10/2024	125000	WD	125000	118808	44044	80956	126504.227	0.640	1332	60.7778	13		North of Washington	401
093-437-000-094-00	719 TAWAS ST	11/6/2023	139900	WD	139900	130556	55050	84850	127759.727	0.664	1488	57.0228	13		North of Washington	401
093-437-000-072-00	303 S EIGHTH AVE	1/17/2025	135000	WD	133800	122192	37753	96047	142874.781	0.672	1264	75.9866	13		North of Washington	401
093-437-000-094-00	719 TAWAS ST	11/30/2023	142700	LC	142700	130556	55050	87650	127759.727	0.686	1488	58.9046	13		North of Washington	401
093-627-000-059-00	124 TUTTLE ST	4/10/2023	100000	LC	98700	88978	32481	66219	95595.6016	0.693	1214	54.5461	13		North of Washington	401
093-637-000-661-00	907 LOCKWOOD ST	10/5/2023	69000	WD	69000	62076	25698	43302	61553.3008	0.703	920	47.0674	13		North of Washington	401

093-637-000-505-00	120 MINOR ST	4/12/2023	87000 WD	87000	76161	21885	65115	91837.5625	0.709	1077	60.4596	13	North of Washington	401
093-627-000-344-00	226 CAVANAUGH ST	12/4/2023	180000 WD	180000	158395	56947	123053	171654.828	0.717	2665	46.1737	13	North of Washington	401
093-487-000-014-00	934 S NINTH AVE	1/22/2025	79500 WD	79500	68265	23861	55639	75133.6719	0.741	910	61.1418	13	North of Washington	401
093-637-000-807-00	325 MINOR ST	9/27/2023	142000 WD	142000	119841	47962	94038	121622.672	0.773	1005	93.5701	13	North of Washington	401
093-637-000-796-00	1011 RIVER ST	11/22/2024	146900 WD	146900	118933	46154	100746	123145.516	0.818	1330	75.7489	13	North of Washington	401
093-437-000-083-00	703 TAWAS ST	5/17/2023	150000 WD	150000	119812	46806	103194	123529.609	0.835	1526	67.6239	13	North of Washington	401
093-657-000-069-00	508 MCKINLEY AVE	10/2/2023	135000 WD	135000	111712	55931	79069	94384.0938	0.838	1268	62.3573	13	North of Washington	401
093-637-000-586-00	215 MINOR ST	6/30/2023	125000 WD	122000	99463	47237	74763	88368.8672	0.846	1111	67.2934	13	North of Washington	401
093-637-000-420-00	609 SABLE ST	5/1/2024	121000 WD	120800	97852	44827	75973	89720.8125	0.847	864	87.9317	13	North of Washington	401
093-367-000-196-00	425 TAWAS ST	5/31/2024	117000 WD	117000	91567	33924	83076	97534.6875	0.852	1316	63.1277	13	North of Washington	401
093-637-000-518-00	207 N NINTH AVE	4/12/2024	131000 WD	131000	102918	40673	90327	105321.492	0.858	1210	74.6504	13	North of Washington	401
093-497-000-060-00	311 SABLE ST	2/24/2025	122900 WD	122900	91337	21475	101425	118209.813	0.858	1104	91.8705	13	North of Washington	401
093-637-000-523-00	818 RIVER ST	2/20/2024	215000 WD	215000	162791	57611	157389	177969.547	0.884	2335	67.4043	13	North of Washington	401
093-637-000-444-00	226 N NINTH AVE	11/22/2024	95000 WD	95000	73698	31786	63214	70917.0859	0.891	1159	54.5418	13	North of Washington	401
093-627-000-126-00	900 S EIGHTH AVE	6/12/2024	110000 WD	110000	86034	40804	69196	76531.3047	0.904	1197	57.8079	13	North of Washington	401
093-637-000-923-00	510 MINOR ST	4/15/2024	116000 WD	116000	79132	17382	98618	104483.922	0.944	2048	48.1533	13	North of Washington	401
093-627-000-224-00	333 MCKINLEY AVE	10/5/2024	150000 WD	150000	107079	38424	111576	116167.516	0.960	1264	88.2722	13	North of Washington	401
093-637-000-597-00	218 MINOR ST	8/13/2024	124000 WD	124000	82931	18563	105437	108913.703	0.968	1064	99.0949	13	North of Washington	401
093-627-000-028-00	119 TUTTLE ST	1/4/2024	137500 WD	137500	100904	46900	90600	91377.3281	0.991	1416	63.9831	13	North of Washington	401
093-627-000-252-00	321 FAIR AVE	4/10/2024	165000 WD	165000	120175	57224	107776	106516.078	1.012	1650	65.3188	13	North of Washington	401
093-467-000-034-00	218 CATHERINE ST	12/2/2024	107500 WD	107500	68757	17562	89938	86624.3672	1.038	768	117.107	13	North of Washington	401
093-367-000-342-00	333 TAWAS ST	5/20/2024	165000 WD	165000	108472	36494	128506	121790.188	1.055	1716	74.8869	13	North of Washington	401
093-637-000-838-00	200 N THIRTEENTH AVE	10/22/2024	155000 WD	155000	105083	41587	113413	107438.242	1.056	1321	85.8539	13	North of Washington	401
093-467-000-032-00	220 CATHERINE ST	4/17/2024	100000 WD	100000	62262	17205	82795	76238.5781	1.086	939	88.1736	13	North of Washington	401
093-657-000-035-00	413 MCKINLEY AVE	11/16/2023	126000 WD	125250	88915	48122	77128	69023.6875	1.117	1290	59.7891	13	North of Washington	401
093-637-000-476-00	113 MINOR ST	11/1/2024	111755 WD	111755	61627	17965	93790	73878.1719	1.270	880	106.58	13	North of Washington	401
093-437-000-024-00	626 SABLE ST	7/11/2024	165000 WD	165000	94722	35677	129323	99906.9375	1.294	1280	101.034	13	North of Washington	401
093-497-000-102-00	309 S FIFTH AVE	3/5/2025	160000 CD	160000	92547	37216	122784	93622.6719	1.311	1430	85.8629	13	North of Washington	401
093-367-000-005-00	415 SAGINAW ST	9/5/2024	184300 WD	184300	106345	43523	140777	106297.797	1.324	1408	99.9837	13	North of Washington	401
093-637-000-673-00	927 SABLE ST	6/28/2024	111000 WD	111000	67098	34365	76635	55385.7852	1.384	977	78.4391	13	North of Washington	401
093-337-000-120-00	222 TAWAS ST	8/29/2024	252000 WD	246000	122676	38576	207424	142301.188	1.458	2086	99.4362	13	North of Washington	401
093-437-000-134-00	500 TAWAS ST	5/12/2023	129000 WD	127000	74634	43312	83688	52998.3086	1.579	1148	72.899	13	North of Washington	401
093-627-000-215-00	215 FAIR AVE	4/30/2024	250500 WD	250500	118344	43443	207057	126736.039	1.634	2065	100.27	13	North of Washington	401
093-437-000-132-00	514 TAWAS ST	6/2/2023	168500 WD	168500	75860	25104	143396	85881.5547	1.670	1018	140.861	13	North of Washington	401
093-437-000-132-00	514 TAWAS ST	8/14/2024	179000 WD	176000	72700	20948	155052	87566.8359	<u>1.771</u>	1018	152.31	13	North of Washington	401

0.744

For 2026, use 0.744 for North Washington residential

Alpena City-2026 ECF Analysis Historical District

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
093-417-000-250-00	170 S FIRST AVE	11/6/2023	135000	WD	134400	199853	47061	87339	159490.6094	0.548	2564	34.06357254	14		Historic Area	401
093-417-000-364-00	122 W WHITE ST	12/10/2024	217000	WD	217000	247551	62071	154929	193611.6875	0.800	1687	91.83698874	14		Historic Area	401
093-417-000-334-00	106 HITCHCOCK ST	7/21/2023	160000	WD	160000	173620	43189	116811	136149.2656	0.858	1943	60.11888832	14		Historic Area	401
093-417-000-492-00	126 W DUNBAR ST	9/26/2024	250000	WD	250000	264705	81480	168520	191257.8281	0.881	2972	56.7025572	14		Historic Area	401
093-417-000-023-00	142 S STATE AVE	10/11/2023	215600	OTH	212600	189372	40299	172301	155608.5625	1.107	2103	81.93105088	14		Historic Area	401
093-417-000-165-00	215 RICHARDSON ST	9/15/2023	155000	WD	155000	135984	40320	114680	99858.03906	1.148	988	116.0728745	14		Historic Area	401
093-417-000-380-00	425 S SECOND AVE	8/15/2024	349000	WD	349000	297669	72151	276849	235405.0156	1.176	3063	90.38491675	14		Historic Area	401
093-417-000-113-00	513 S STATE AVE	10/26/2023	178000	WD	178000	154749	65676	112324	92978.07813	1.208	1152	97.50347222	14		Historic Area	401
093-417-000-260-00	163 S STATE AVE	11/16/2023	505000	WD	505000	394306	79501	425499	328606.4688	1.295	2847	149.455216	14		Historic Area	401
093-417-000-117-00	523 S STATE AVE	9/3/2024	160000	WD	150000	111586	31863	118137	83218.16406	1.420	960	123.059375	14		Historic Area	401
093-417-000-081-00	327 S STATE AVE	11/11/2024	400000	WD	400000	271097	80914	319086	198520.875	<u>1.607</u>	2104	151.6568441	14		Historic Area	401

1.095

For 2026, use 1.095 for residential historic district/area

Alpena City-2026 ECF Analysis Northside Industrial Area

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
092-307-000-205-00	1113 FORD AVE	1/24/2024	25100	WD	25100	51275	13209	11891	64518.64453	0.184	1170	10.16324786	15		North Side - Ind Area	401
092-127-000-010-00	516 FORD AVE	1/21/2025	75000	WD	75000	97088	19500	55500	131505.0781	0.422	2090	26.55502392	15		North Side - Ind Area	401
092-177-000-042-00	148 E BIRCH ST	10/12/2023	128850	WD	128850	136372	78321	50529	98391.52344	0.514	1280	39.47578125	15	092-177-000-043-00	North Side - Ind Area	401
092-307-000-090-00	128 E CLARK ST	8/30/2023	95000	WD	95000	94048	26248	68752	114915.2578	0.598	1240	55.44516129	15		North Side - Ind Area	401
092-307-000-077-00	703 FORD AVE	5/2/2023	122000	WD	122000	89569	29549	92451	101728.8125	0.909	1456	63.49656593	15		North Side - Ind Area	401
092-147-000-002-00	1126 FORD AVE	9/7/2023	124000	WD	124000	89638	32845	91155	96259.32031	<u>0.947</u>	1214	75.08649094	15		North Side - Ind Area	401

0.596

Fo 2026, use 0.596 for North side, residential industrial area

Alpena City-2026 ECF Analysis Lake Huron

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
093-427-000-020-00	750 S STATE AVE	11/25/2024	385000	WD	385000	337530	190164	194836	131694.375	1.479	1340	145.4	16		Lake Huron	401
093-417-000-067-00	500 S STATE AVE	12/29/2023	520000	WD	519000	454193	342083	176917	100187.6641	1.766	1340	132.0276	16		Lake Huron	401
093-427-000-040-00	906 S STATE AVE	10/13/2023	400000	WD	400000	308038	188492	211508	106832.8828	1.980	1865	113.4091	16		Lake Huron	401

For 2026, use 1.30 for Lake Huron

River Rate 2025	1.119
River Rate 2026	<u>0.955</u>
% Chg	-0.14656

Highest Change:	
Historical District	14%

2025 Lake Huron Rate:	1.119
Apply 15%	<u>0.15</u>
	1.28685

Alpena City-2026 ECF Analysis Condo1-Oxbow Farms

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
091-015-000-331-02	217 WOODS CIRCLE UNIT 2	7/29/2024	195000	WD	192500	212779	2224	190276	153802.0469	1.237	942	201.9915074	Cndo2		Condo Unit	401
093-350-000-007-00	257 S OLIVER ST	9/29/2023	215000	WD	215000	209751	0	215000	153214.75	1.403	1216	176.8092105	Cndo3		Condo Unit	401
091-028-000-758-02	355 S OLIVER ST	5/15/2023	215500	WD	215500	201476	0	215500	147170.2031	1.464	1216	177.2203947	Cndo3		Condo Unit	401
										1.434						

Condo 1, Oxbow, use average: 1.30 for 2026

Condo 2, Alpena Village, use 1.237 for 2026

Condo 3, Oliver Park, use 1.434 for 2026

Alpena City-2026 ECF Analysis Condo2-Alpena Village

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
091-015-000-331-02	217 WOODS CIRCLE UNIT 2	7/29/2024	195000	WD	192500	212779	2224	190276	153802.0469	1.237	942	201.9915074	Cndo2		Condo Unit	401
093-350-000-007-00	257 S OLIVER ST	9/29/2023	215000	WD	215000	209751	0	215000	153214.75	1.403	1216	176.8092105	Cndo3		Condo Unit	401
091-028-000-758-02	355 S OLIVER ST	5/15/2023	215500	WD	215500	201476	0	215500	147170.2031	1.464	1216	177.2203947	Cndo3		Condo Unit	401
										1.434						

Condo 1, Oxbow, use average: 1.30 for 2026

Condo 2, Alpena Village, use 1.237 for 2026

Condo 3, Oliver Park, use 1.434 for 2026

Alpena City-2026 ECF Analysis Condo3-Oliver Park

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
091-015-000-331-02	217 WOODS CIRCLE UNIT 2	7/29/2024	195000	WD	192500	212779	2224	190276	153802.0469	1.237	942	201.9915074	Cndo2		Condo Unit	401
093-350-000-007-00	257 S OLIVER ST	9/29/2023	215000	WD	215000	209751	0	215000	153214.75	1.403	1216	176.8092105	Cndo3		Condo Unit	401
091-028-000-758-02	355 S OLIVER ST	5/15/2023	215500	WD	215500	201476	0	215500	147170.2031	1.464	1216	177.2203947	Cndo3		Condo Unit	401
										1.434						

Condo 1, Oxbow, use average: 1.30 for 2026

Condo 2, Alpena Village, use 1.237 for 2026

Condo 3, Oliver Park, use 1.434 for 2026