

Baldwin Township- 2024 ECF Analysis Lake Huron Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
033-S30-000-005-00	21 BALDWIN RESORT	8/5/2022	325000	WD	14-INTO/OUT OF TRI	325000	205900	63.35384615	436573	320991	4009	87694.99219	0.046	1320	3.037121212	0003	033-S30-000-005-00	LAKE HURON INFL 0003	401
033-L50-000-022-00	598 PINE	5/9/2022	75000	WD	21-NOT USED/OTHEI	75000	103500	138	246187	66043	8957	136679.8125	0.066	1368	6.54751462	0003		LAKE HURON INFL 0003	401
033-C10-000-085-00	1699 PRIMROSE	7/27/2021	35000	LC	21-NOT USED/OTHEI	35000	20900	59.71428571	57845	16499	18501	31370.25781	0.590	480	38.54375	0003		LAKE HURON INFL 0003	401
033-L40-003-001-00	1547 MEDIA	7/15/2022	85000	WD	03-ARM'S LENGTH	85000	58200	68.47058824	137095	31077	53923	80438.54297	0.670	1185	45.50464135	0003	033-L40-003-001-00	LAKE HURON INFL 0003	401
033-A10-004-011-00	HURON	5/7/2021	75000	WD	03-ARM'S LENGTH	75000	39000	52	105584	41001	33999	49000.75781	0.694	0	#DIV/0!	0003		LAKE HURON INFL 0003	401
033-C10-000-074-50	3644 CRESCENT	11/24/2021	65000	WD	03-ARM'S LENGTH	65000	32000	49.23076923	93549	15253	49747	59405.16016	0.837	864	57.5775463	0003		LAKE HURON INFL 0003	401
033-C60-006-014-00	2424 PRICE	6/30/2021	64000	WD	03-ARM'S LENGTH	63800	29500	46.23824451	91012	11936	51864	59996.96484	0.864	720	72.03333333	0003		LAKE HURON INFL 0003	401
033-A10-004-001-04	983 HURON ST	4/19/2021	56000	WD	29-SELLERS INTERES'	56000	26300	46.96428571	72984	21307	34693	39208.64844	0.885	638	54.37774295	0003		LAKE HURON INFL 0003	407
033-C10-000-072-00	CRESCENT	4/30/2021	139900	WD	03-ARM'S LENGTH	139900	64500	46.10436026	186031	31797	108103	117021.2422	0.924	1374	78.6775837	0003	033-C10-000-072-00	LAKE HURON INFL 0003	402
033-C10-000-103-50	1813 ASTER	12/3/2021	65000	WD	03-ARM'S LENGTH	65000	28800	44.30769231	80229	18085	46915	47150.22656	0.995	612	76.65849673	0003		LAKE HURON INFL 0003	401
033-L40-003-001-00	1547 MEDIA	3/31/2023	78000	WD	03-ARM'S LENGTH	78000	39700	50.8974359	97296	10359	67641	65961.30469	1.025	1185	57.08101266	0003		LAKE HURON INFL 0003	401
033-A10-004-001-09	973 HURON ST	4/8/2021	54000	WD	03-ARM'S LENGTH	54000	23300	43.14814815	63179	21307	32693	31769.34766	1.029	475	68.82736842	0003		LAKE HURON INFL 0003	407
033-C20-000-037-00	1859 SUE	10/21/2021	93000	WD	03-ARM'S LENGTH	86000	34900	40.58139535	105903	8432	77568	73953.71875	1.049	1029	75.3819242	0003		LAKE HURON INFL 0003	401
033-O10-003-011-00	2504 MAPLE	6/30/2021	232000	WD	03-ARM'S LENGTH	232000	91600	39.48275862	280157	30273	201727	189593.3281	1.064	1530	131.8477124	0003		LAKE HURON INFL 0003	401
033-C10-000-124-00	1696 US23	5/18/2022	120500	WD	03-ARM'S LENGTH	120500	59600	49.46058091	145511	10465	110035	102462.8203	1.074	1199	91.77231026	0003		LAKE HURON INFL 0003	401
032-004-100-020-00	4436 AUSABLE DUNES	6/10/2022	500000	WD	03-ARM'S LENGTH	500000	236700	47.34	577106	78397	421603	378383.1563	1.114	2194	192.1618049	0003		LAKE HURON INFL 0003	401
033-B30-002-003-00	1129 FOREST	8/5/2021	100000	WD	03-ARM'S LENGTH	100000	38500	38.5	116403	10137	89863	80626.71094	1.115	1280	70.20546875	0003		LAKE HURON INFL 0003	401
033-C10-000-073-00	3656 CRESCENT	11/10/2022	162500	WD	03-ARM'S LENGTH	162500	78600	48.36923077	186031	31797	130703	117021.2422	1.117	1374	95.12590975	0003	033-C10-000-073-00	LAKE HURON INFL 0003	401
033-A10-004-001-10	971 HURON ST	10/8/2021	57500	WD	03-ARM'S LENGTH	57500	23200	40.34782609	62914	21307	36193	31568.28516	1.146	475	76.19578947	0003		LAKE HURON INFL 0003	407
032-007-100-022-00	1258 N US23	5/27/2021	320000	WD	03-ARM'S LENGTH	310500	122700	39.51690821	340405	105232	205268	178431.7188	1.150	2405	85.35051975	0003		LAKE HURON INFL 0003	401
033-A10-001-007-00	968 N HURON	3/30/2022	253000	WD	03-ARM'S LENGTH	253000	106200	41.97628458	269768	132452	120548	104185.1328	1.157	1500	80.36533333	0003		LAKE HURON INFL 0003	401
033-H30-003-001-00	1027 OTTAWAS	7/27/2021	69500	WD	03-ARM'S LENGTH	69500	27700	39.85611511	75228	22789	46711	39786.79688	1.174	600	77.85166667	0003	033-H30-003-001-00	LAKE HURON INFL 0003	401
033-N10-000-005-50	2542 ALLEN	11/12/2021	155000	WD	03-ARM'S LENGTH	153000	51600	33.7254902	169657	13572	139428	118425.6484	1.177	1170	119.1692308	0003		LAKE HURON 0003A	401
033-O10-005-028-00	2505 SPRUCE ST	8/6/2021	142500	WD	03-ARM'S LENGTH	142500	52600	36.9122807	155522	25373	117127	98747.34375	1.186	1170	100.108547	0003		LAKE HURON INFL 0003	401
033-C10-000-088-00	1731 PRIMROSE	8/8/2022	365000	WD	03-ARM'S LENGTH	365000	163700	44.84931507	392096	67836	297164	246024.2861	1.208	2596	114.4699538	0003		LAKE HURON INFL 0003	401
033-H51-004-009-00	1594 MEDIA	4/20/2021	215000	WD	03-ARM'S LENGTH	215000	88100	40.97674419	225142	32739	182261	145981.0283	1.249	1250	145.8088	0003	033-H50-000-009-00	LAKE HURON INFL 0003	401
033-W20-000-030-00	2915 WOLVERINE	8/20/2021	170000	WD	03-ARM'S LENGTH	170000	61000	35.88235294	172444	34916	135084	104345.9766	1.295	1440	93.80833333	0003	033-W20-000-030-00	LAKE HURON INFL 0003	401
033-A10-004-001-07	977 HURON ST	10/20/2021	112000	WD	03-ARM'S LENGTH	112000	37400	33.39285714	109782	21307	90693	67128.22656	1.351	1380	65.71956522	0003		LAKE HURON INFL 0003	407
033-A10-001-014-00	930 HURON	5/7/2021	530000	WD	03-ARM'S LENGTH	530000	188200	35.50943396	520209	136800	393200	290902.125	1.352	3108	126.5122265	0003		LAKE HURON INFL 0003	401
033-C40-003-004-00	2008 PARKSIDE	4/23/2021	116000	WD	03-ARM'S LENGTH	108200	35300	32.62476895	105816	22329	85871	63343.70313	1.356	816	105.2340686	0003		LAKE HURON INFL 0003	401
033-A40-000-011-00	3946 IRIS	7/13/2022	425000	WD	14-INTO/OUT OF TRI	425000	187800	44.18823529	416102	214821	210179	152717	1.376	1544	136.1262953	0003		LAKE HURON 0003A	401
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	03-ARM'S LENGTH	200000	80000	40	191083	44276	155724	111386.1875	1.398	1466	106.2237381	0003		LAKE HURON INFL 0003	401
033-L50-000-008-00	579 TAWAS BEACH	8/20/2021	250000	WD	03-ARM'S LENGTH	250000	78400	31.36	226637	49552	200448	134358.875	1.492	1917	104.5633803	0003		LAKE HURON INFL 0003	401
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	03-ARM'S LENGTH	112500	46400	41.24444444	103363	54540	57960	37043.24609	1.565	440	131.7272727	0003		LAKE HURON INFL 0003	401
033-S40-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	03-ARM'S LENGTH	380000	158700	41.76315789	350209	194489	185511	118148.7109	1.570	1285	144.366537	0003		LAKE HURON INFL 0003	401
033-H30-001-005-00	1040 OTTAWAS	10/5/2021	240000	WD	03-ARM'S LENGTH	234500	77600	33.09168443	208704	77518	156982	99534.14063	1.577	1247	125.8877306	0003		LAKE HURON INFL 0003	401
033-H30-003-001-00	1027 OTTAWAS	4/27/2022	87000	WD	03-ARM'S LENGTH	87000	32800	37.70114943	75228	22789	64211	39786.79688	1.614	600	107.0183333	0003	033-H30-003-001-00	LAKE HURON INFL 0003	401
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	03-ARM'S LENGTH	100000	36500	36.5	85615	30516	69484	41805.00781	1.662	512	135.7109375	0003		LAKE HURON INFL 0003	401
033-H30-001-011-00	1058 OTTAWAS	6/9/2021	245900	WD	14-INTO/OUT OF TRI	245900	77500	31.51687678	209154	75137	170763	101682.0938	1.679	1500	113.842	0003		LAKE HURON INFL 0003	401
033-H30-002-012-00	1122 OTTAWAS	8/6/2021	224000	WD	03-ARM'S LENGTH	224000	76000	33.92857143	190821	85222	138778	80120.64063	1.732	1168	118.8167808	0003		LAKE HURON INFL 0003	401
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	03-ARM'S LENGTH	175000	55100	31.48571429	135131	12660	162340	92921.85156	1.747	960	169.1041667	0003		LAKE HURON INFL 0003	401
033-N10-000-015-00	2565 ALLEN	4/20/2022	160000	WD	03-ARM'S LENGTH	160000	44800	28	120581	20341	139659	76054.625	1.836	1008	138.5505952	0003		LAKE HURON 0003A	401
031-023-100-017-00	365 BALDWIN RESORT	4/16/2021	112000	WD	03-ARM'S LENGTH	112000	28100	25.08928571	81196	16404	95596	49159.33203	1.945	735	130.062585	0003		LAKE HURON INFL 0003	401
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	03-ARM'S LENGTH	260000	85900	33.03846154	198966	74190	185810	94670.71094	1.963	1251	148.5291767	0003		LAKE HURON INFL 0003	401
033-A10-002-016-00	820 OTTAWAS	12/27/2021	175000	WD	03-ARM'S LENGTH	173000	49000	28.32369942	128407	54040	118960	56424.12891	2.108	816	145.7843137	0003		LAKE HURON INFL 0003	401
032-007-100-008-00	1396 US23	9/30/2022	180000	WD	03-ARM'S LENGTH	180000	58300	32.38888889	132223	59455	120545	55210.92578	2.183	960	125.5677083	0003		LAKE HURON INFL 0003	401
033-A10-002-012-00	838 OTTAWAS	7/30/2021	210000	WD	14-INTO/OUT OF TRI	210000	53200	25.3333333											

Baldwin Township- 2024 ECF Analysis Isosco Beach Club

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
033-S30-000-005-00	21 BALDWIN RESORT	8/5/2022	325000	WD	14-INTO/OUT OF TRI	325000	205900	63.35384615	436573	320991	4009	87694.99219	0.046	1320	3.037121212	0003	033-S30-000-005-00	LAKE HURON INFL 0003	401
033-L50-000-022-00	598 PINE	5/9/2022	75000	WD	21-NOT USED/OTHEI	75000	103500	138	246187	66043	8957	136679.8125	0.066	1368	6.54751462	0003		LAKE HURON INFL 0003	401
033-C10-000-085-00	1699 PRIMROSE	7/27/2021	35000	LC	21-NOT USED/OTHEI	35000	20900	59.71428571	57845	16499	18501	31370.25781	0.590	480	38.54375	0003		LAKE HURON INFL 0003	401
033-L40-003-001-00	1547 MEDIA	7/15/2022	85000	WD	03-ARM'S LENGTH	85000	58200	68.47058824	137095	31077	53923	80438.54297	0.670	1185	45.50464135	0003	033-L40-003-001-00	LAKE HURON INFL 0003	401
033-A10-004-011-00	HURON	5/7/2021	75000	WD	03-ARM'S LENGTH	75000	39000	52	105584	41001	33999	49000.75781	0.694	0	#DIV/0!	0003		LAKE HURON INFL 0003	401
033-C10-000-074-50	3644 CRESCENT	11/24/2021	65000	WD	03-ARM'S LENGTH	65000	32000	49.23076923	93549	15253	49747	59405.16016	0.837	864	57.5775463	0003		LAKE HURON INFL 0003	401
033-C60-006-014-00	2424 PRICE	6/30/2021	64000	WD	03-ARM'S LENGTH	63800	29500	46.23824451	91012	11936	51864	59996.96484	0.864	720	72.03333333	0003		LAKE HURON INFL 0003	401
033-A10-004-001-04	983 HURON ST	4/19/2021	56000	WD	29-SELLERS INTERES	56000	26300	46.96428571	72984	21307	34693	39208.64844	0.885	638	54.37774295	0003		LAKE HURON INFL 0003	407
033-C10-000-072-00	CRESCENT	4/30/2021	139900	WD	03-ARM'S LENGTH	139900	64500	46.10436026	186031	31797	108103	117021.2422	0.924	1374	78.6775837	0003	033-C10-000-072-00	LAKE HURON INFL 0003	402
033-C10-000-103-50	1813 ASTER	12/3/2021	65000	WD	03-ARM'S LENGTH	65000	28800	44.30769231	80229	18085	46915	47150.22656	0.995	612	76.65849673	0003		LAKE HURON INFL 0003	401
033-L40-003-001-00	1547 MEDIA	3/31/2023	78000	WD	03-ARM'S LENGTH	78000	39700	50.8974359	97296	10359	67641	65961.30469	1.025	1185	57.08101266	0003		LAKE HURON INFL 0003	401
033-A10-004-001-09	973 HURON ST	4/8/2021	54000	WD	03-ARM'S LENGTH	54000	23300	43.14814815	63179	21307	32693	31769.34766	1.029	475	68.82736842	0003		LAKE HURON INFL 0003	407
033-C20-000-037-00	1859 SUE	10/21/2021	93000	WD	03-ARM'S LENGTH	86000	34900	40.58139535	105903	8432	77568	73953.71875	1.049	1029	75.3819242	0003		LAKE HURON INFL 0003	401
033-O10-003-011-00	2504 MAPLE	6/30/2021	232000	WD	03-ARM'S LENGTH	232000	91600	39.48275862	280157	30273	201727	189593.3281	1.064	1530	131.8477124	0003		LAKE HURON INFL 0003	401
033-C10-000-124-00	1696 US23	5/18/2022	120500	WD	03-ARM'S LENGTH	120500	59600	49.46058091	145511	10465	110035	102462.8203	1.074	1199	91.77231026	0003		LAKE HURON INFL 0003	401
032-004-100-020-00	4436 AUSABLE DUNES	6/10/2022	500000	WD	03-ARM'S LENGTH	500000	236700	47.34	577106	78397	421603	378383.1563	1.114	2194	192.1618049	0003		LAKE HURON INFL 0003	401
033-B30-002-003-00	1129 FOREST	8/5/2021	100000	WD	03-ARM'S LENGTH	100000	38500	38.5	116403	10137	89863	80626.71094	1.115	1280	70.20546875	0003		LAKE HURON INFL 0003	401
033-C10-000-073-00	3656 CRESCENT	11/10/2022	162500	WD	03-ARM'S LENGTH	162500	78600	48.36923077	186031	31797	130703	117021.2422	1.117	1374	95.12590975	0003	033-C10-000-073-00	LAKE HURON INFL 0003	401
033-A10-004-001-10	971 HURON ST	10/8/2021	57500	WD	03-ARM'S LENGTH	57500	23200	40.34782609	62914	21307	36193	31568.28516	1.146	475	76.19578947	0003		LAKE HURON INFL 0003	407
032-007-100-022-00	1258 N US23	5/27/2021	320000	WD	03-ARM'S LENGTH	310500	122700	39.51690821	340405	105232	205268	178431.7188	1.150	2405	85.35051975	0003		LAKE HURON INFL 0003	401
033-A10-001-007-00	968 N HURON	3/30/2022	253000	WD	03-ARM'S LENGTH	253000	106200	41.97628458	269768	132452	120548	104185.1328	1.157	1500	80.36533333	0003		LAKE HURON INFL 0003	401
033-H30-003-001-00	1027 OTTAWAS	7/27/2021	69500	WD	03-ARM'S LENGTH	69500	27700	39.85611511	75228	22789	46711	39786.79688	1.174	600	77.85166667	0003	033-H30-003-001-00	LAKE HURON INFL 0003	401
033-N10-000-005-50	2542 ALLEN	11/12/2021	155000	WD	03-ARM'S LENGTH	153000	51600	33.7254902	169657	13572	139428	118425.6484	1.177	1170	119.1692308	0003		LAKE HURON 0003A	401
033-O10-005-028-00	2505 SPRUCE ST	8/6/2021	142500	WD	03-ARM'S LENGTH	142500	52600	36.9122807	155522	25373	117127	98747.34375	1.186	1170	100.108547	0003		LAKE HURON INFL 0003	401
033-C10-000-088-00	1731 PRIMROSE	8/8/2022	365000	WD	03-ARM'S LENGTH	365000	163700	44.84931507	392096	67836	297164	246024.2861	1.208	2596	114.4699538	0003		LAKE HURON INFL 0003	401
033-H51-004-009-00	1594 MEDIA	4/20/2021	215000	WD	03-ARM'S LENGTH	215000	88100	40.97674419	225142	32739	182261	145981.0283	1.249	1250	145.8088	0003	033-H50-000-009-00	LAKE HURON INFL 0003	401
033-W20-000-030-00	2915 WOLVERINE	8/20/2021	170000	WD	03-ARM'S LENGTH	170000	61000	35.88235294	172444	34916	135084	104345.9766	1.295	1440	93.80833333	0003	033-W20-000-030-00	LAKE HURON INFL 0003	401
033-A10-004-001-07	977 HURON ST	10/20/2021	112000	WD	03-ARM'S LENGTH	112000	37400	33.39285714	109782	21307	90693	67128.22656	1.351	1380	65.71956522	0003		LAKE HURON INFL 0003	407
033-A10-001-014-00	930 HURON	5/7/2021	530000	WD	03-ARM'S LENGTH	530000	188200	35.50943396	520209	136800	393200	290902.125	1.352	3108	126.5122265	0003		LAKE HURON INFL 0003	401
033-C40-003-004-00	2008 PARKSIDE	4/23/2021	116000	WD	03-ARM'S LENGTH	108200	35300	32.62476895	105816	22329	85871	63343.70313	1.356	816	105.2340686	0003		LAKE HURON INFL 0003	401
033-A40-000-011-00	3946 IRIS	7/13/2022	425000	WD	14-INTO/OUT OF TRI	425000	187800	44.18823529	416102	214821	210179	152717	1.376	1544	136.1262953	0003		LAKE HURON 0003A	401
033-C40-003-007-00	2036 PARKSIDE	8/30/2022	200000	WD	03-ARM'S LENGTH	200000	80000	40	191083	44276	155724	111386.1875	1.398	1466	106.2237381	0003		LAKE HURON INFL 0003	401
033-L50-000-008-00	579 TAWAS BEACH	8/20/2021	250000	WD	03-ARM'S LENGTH	250000	78400	31.36	226637	49552	200448	134358.875	1.492	1917	104.5633803	0003		LAKE HURON INFL 0003	401
033-C40-005-003-00	631 LAKEVIEW	6/7/2022	112500	WD	03-ARM'S LENGTH	112500	46400	41.24444444	103363	54540	57960	37043.24609	1.565	440	131.7272727	0003		LAKE HURON INFL 0003	401
033-S40-000-013-00	2397 E BIRCH	10/7/2022	380000	WD	03-ARM'S LENGTH	380000	158700	41.76315789	350209	194489	185511	118148.7109	1.570	1285	144.366537	0003		LAKE HURON INFL 0003	401
033-H30-001-005-00	1040 OTTAWAS	10/5/2021	240000	WD	03-ARM'S LENGTH	234500	77600	33.09168443	208704	77518	156982	99534.14063	1.577	1247	125.8877306	0003		LAKE HURON INFL 0003	401
033-H30-003-001-00	1027 OTTAWAS	4/27/2022	87000	WD	03-ARM'S LENGTH	87000	32800	37.70114943	75228	22789	64211	39786.79688	1.614	600	107.0183333	0003	033-H30-003-001-00	LAKE HURON INFL 0003	401
033-A10-004-017-00	902 US23	8/19/2022	100000	WD	03-ARM'S LENGTH	100000	36500	36.5	85615	30516	69484	41805.00781	1.662	512	135.7109375	0003		LAKE HURON INFL 0003	401
033-H30-001-011-00	1058 OTTAWAS	6/9/2021	245900	WD	14-INTO/OUT OF TRI	245900	77500	31.51687678	209154	75137	170763	101682.0938	1.679	1500	113.842	0003		LAKE HURON INFL 0003	401
033-H30-002-012-00	1122 OTTAWAS	8/6/2021	224000	WD	03-ARM'S LENGTH	224000	76000	33.92857143	190821	85222	138778	80120.64063	1.732	1168	118.8167808	0003		LAKE HURON INFL 0003	401
033-A20-000-073-00	1943 AUSABLE POINT	8/16/2022	175000	WD	03-ARM'S LENGTH	175000	55100	31.48571429	135131	12660	162340	92921.85156	1.747	960	169.1041667	0003		LAKE HURON INFL 0003	401
033-N10-000-015-00	2565 ALLEN	4/20/2022	160000	WD	03-ARM'S LENGTH	160000	44800	28	120581	20341	139659	76054.625	1.836	1008	138.5505952	0003		LAKE HURON 0003A	401
031-023-100-017-00	365 BALDWIN RESORT	4/16/2021	112000	WD	03-ARM'S LENGTH	112000	28100	25.08928571	81196	16404	95596	49159.33203	1.945	735	130.062585	0003		LAKE HURON INFL 0003	401
033-H51-001-007-00	1478 MEDIA	4/29/2022	275000	WD	03-ARM'S LENGTH	260000	85900	33.03846154	198966	74190	185810	94670.71094	1.963	1251	148.5291767	0003		LAKE HURON INFL 0003	401
033-A10-002-016-00	820 OTTAWAS	12/27/2021	175000	WD	03-ARM'S LENGTH	173000	49000	28.32369942	128407	54040	118960	56424.12891	2.108	816	145.7843137	0003		LAKE HURON INFL 0003	401
032-007-100-008-00	1396 US23	9/30/2022	180000	WD	03-ARM'S LENGTH	180000	58300	32.38888889	132223	59455	120545	55210.92578	2.183	960	125.5677083	0003		LAKE HURON INFL 0003	401
033-A10-002-012-00	838 OTTAWAS	7/30/2021	210000	WD	14-INTO/OUT OF TRI	210000	53200	25.333333											

Baldwin Township- 2024 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
033-N30-000-012-50	1779 US23	6/29/2021	240000	MLC	21-NOT USED/OTHER	240000	70300	29.29166667	274323	45254	194746	352413.8462	0.553	5688	34.238	201		COMM / IND	201
090-028-100-001-01	4731 TURTLE	10/6/2021	1500000	MLC	03-ARM'S LENGTH	1500000	0	0	1449735	840432	659568	1171736.538	0.563	7264	90.7996	301	090-028	INDUSTRIAL	301
090-024-100-003-00	3165 ALABASTER RD	10/27/2021	495000	WD	03-ARM'S LENGTH	495000	0	0	464785	214958	280042	427441.5256	0.655	5482	51.0839	301	090-024	INDUSTRIAL	1

0.590 Avg of All
 0.558 Avg of Sale 1 and 2
 0.574 Blended

For 2024, use 0.57 for Industrial

Baldwin Township- 2024 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc Land Table	Property Class	
031-019-200-002-11	420 MONUMENT	2/18/2022	189000	WD	03-ARM'S LENGTH	189000	0	0	110008	24533	164467	89973.6875	1.828	1464	112.341	401	031-019-200-002-11	Residential	401
031-018-300-007-00	652 N WILBER	5/31/2022	172000	WD	03-ARM'S LENGTH	172000	86500	50.29069767	216773	25126	146874	201733.6875	0.728	1696	86.6002	401		Residential	401
031-014-300-003-10	640 JANET	6/25/2021	300000	WD	03-ARM'S LENGTH	295000	99800	33.83050847	252315	26776	268224	237409.4737	1.130	2159	124.235	401		Residential	401
030-012-100-004-50	WILBER	12/12/2022	60000	PTA	21-NOT USED/OTHER	60000	30500	50.83333333	72030	33907	26093	40129.4744	0.650	0	#DIV/0!	401		Residential	401
033-B40-000-107-00	1235 WINTERGREEN	7/23/2021	278000	WD	03-ARM'S LENGTH	278000	125500	45.14388489	298982	52417	225583	259542.1061	0.869	1738	129.795	401	032-007-300-007-00	LAKE HURON II	401
031-015-100-001-00	987 KUNZE	5/18/2021	249916	WD	03-ARM'S LENGTH	249916	94400	37.77269162	233433	71924	177992	170009.4688	1.047	1260	141.263	401		Residential	401
030-002-300-005-00	772 ANDERSON	9/30/2022	350000	LC	21-NOT USED/OTHER	350000	110900	31.68571429	260711	78777	271223	191509.4688	1.416	1512	179.38	401	030-002-300-005-00	Residential	401
030-002-200-001-00	1910 MONUMENT	8/18/2021	330000	WD	03-ARM'S LENGTH	330000	156200	47.33333333	378023	232161	97839	153538.9408	0.637	1344	72.7969	401		Residential	401

1.038

Residential Sales with larger land value, exclude sub areas
For 2024, use 1.03 for Ag Class Parcels

Baldwin Township- 2024 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
033-N30-000-012-50	1779 US23	6/29/2021	240000	MLC	21-NOT USED/OTHER	240000	70300	29.29166667	274323	45254	194746	352413.8462	0.553	5688	34.23804501	201		COMM / IND	201
033-D10-000-012-00	1860 US23	5/13/2021	115000	WD	03-ARM'S LENGTH	115000	51400	44.69565217	107323	24426	90574	127533.8462	0.710	4800	18.86958333	201		COMM / IND	201
033-W20-000-001-00	2832 US23	10/12/2021	280000	WD	03-ARM'S LENGTH	280000	120200	42.92857143	265915	141923	138077	190756.9238	0.724	3452	39.99913094	201		LAKE HURON INF	201
033-A90-000-017-00	664 AULERICH	7/9/2021	33000	WD	03-ARM'S LENGTH	33000	11500	34.84848485	25699	1712	31288	36903.07692	0.848	960	32.59166667	201		COMM / IND	207
033-A90-000-016-00	664 AULERICH	12/29/2021	35000	WD	03-ARM'S LENGTH	35000	11500	32.85714286	25699	1712	33288	36903.07692	0.902	960	34.675	201		COMM / IND	207
033-D10-000-010-50	1849 PINE	4/30/2021	215000	WD	03-ARM'S LENGTH	215000	67400	31.34883721	145408	23033	191967	188269.2308	1.020	3480	55.16293103	201		COMM / IND	201
													0.793						

For 2024, use 0.793 for Commercial

Baldwin Township- 2024 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels	Land Table	Property Class
033-K10-000-021-00	600 AULERICH	8/18/2021	53000	WD	03-ARM'S LENGTH	53000	63500	119.8113208	156699	22847	30153	140896.8408	0.214	1410	21.38510638	401	033-K10-000-0	SUBS NO LAKE IN	401
030-013-400-004-00	715 MONUMENT	4/13/2022	60000	WD	03-ARM'S LENGTH	60000	42600	71	106195	24051	35949	86467.36719	0.416	1232	29.17938312	401		Residential	401
033-W30-000-015-00	2747 US23	12/22/2021	134000	WD	03-ARM'S LENGTH	134000	94200	70.29850746	233982	20554	113446	224661.0469	0.505	3020	37.56490066	401	031-013-300-0	SUBS NO LAKE IN	401
030-012-100-004-00	1357 WILBER	8/18/2021	70000	WD	03-ARM'S LENGTH	70000	41500	59.28571429	108144	14625	55375	98441.05469	0.563	1624	34.0979064	401		Residential	401
033-A70-000-015-50	1313 US23	12/28/2021	130000	WD	08-ESTATE	130000	61700	47.46153846	202735	10004	119996	202874.7305	0.591	1560	76.92051282	401	032-007-100-0	SUBS NO LAKE IN	401
030-002-200-001-00	1910 MONUMENT	8/18/2021	330000	WD	03-ARM'S LENGTH	330000	156200	47.33333333	378023	232161	97839	153538.9408	0.637	1344	72.796875	401		Residential	401
033-L20-000-030-00	3467 WALNUT	4/18/2022	40000	WD	03-ARM'S LENGTH	40000	21700	54.25	54340	10003	29997	46670.52734	0.643	704	42.609375	401		SUBS NO LAKE IN	401
030-012-100-004-50	WILBER	12/12/2022	60000	PTA	21-NOT USED/OTHEF	60000	30500	50.83333333	72030	33907	26093	40129.4744	0.650	0	#DIV/0!	401		Residential	401
031-018-300-007-00	652 N WILBER	5/31/2022	172000	WD	03-ARM'S LENGTH	172000	86500	50.29069767	216773	25126	146874	201733.6875	0.728	1696	86.60023585	401		Residential	401
030-012-300-003-00	1240 BISCHOFF	2/23/2023	115000	WD	03-ARM'S LENGTH	115000	57600	50.08695652	142800	21919	93081	127243.1563	0.732	1704	54.625	401		Residential	401
030-013-200-001-00	984 BISCHOFF	12/23/2021	145000	WD	03-ARM'S LENGTH	145000	72500	50	180371	11312	133688	177956.8438	0.751	2052	65.15009747	401		Residential	401
033-K10-000-013-00	2233 E HURON	3/4/2022	140000	WD	03-ARM'S LENGTH	140000	69600	49.71428571	172619	16230	123770	164619.9967	0.752	2236	55.35330948	401	033-C30-000-0	SUBS NO LAKE IN	401
033-B40-000-023-00	1228 WINTERGREEN	6/15/2021	152000	WD	03-ARM'S LENGTH	152000	74200	48.81578947	182674	16122	135878	175317.8906	0.775	1624	83.66871921	401		LAKE HURON INF	401
030-014-100-001-20	583 SPARTON	5/7/2021	143000	WD	03-ARM'S LENGTH	143000	66400	46.43356643	165563	21685	121315	151450.5313	0.801	1408	86.16122159	401		Residential	401
033-A60-000-001-00	891 N US23	10/29/2021	155000	WD	03-ARM'S LENGTH	155000	70900	45.74193548	177682	13418	141582	172909.4688	0.819	1560	90.75769231	401		SUBS NO LAKE IN	401
033-L20-000-029-00	3477 WALNUT	6/3/2022	55000	WD	03-ARM'S LENGTH	55000	24400	44.36363636	61408	10003	44997	54110.52734	0.832	760	59.20657895	401		SUBS NO LAKE IN	401
033-B40-000-107-00	1235 WINTERGREEN	7/23/2021	278000	WD	03-ARM'S LENGTH	278000	125500	45.14388489	298982	52417	225583	259542.1061	0.869	1738	129.7945915	401	032-007-300-0	LAKE HURON INF	401
033-H40-000-036-00	1015 WINTERGREEN	5/28/2021	194000	WD	03-ARM'S LENGTH	194000	78600	40.51546392	196830	20002	173998	186134.7344	0.935	1400	124.2842857	401		SUBS NO LAKE IN	401
030-002-400-004-00	1585 BISCHOFF	3/30/2023	170000	WD	03-ARM'S LENGTH	170000	64200	37.76470588	165827	17799	152201	155818.9531	0.977	1768	86.08653846	401		Residential	401
031-015-100-001-00	987 KUNZE	5/18/2021	249916	WD	03-ARM'S LENGTH	249916	94400	37.77269162	233433	71924	177992	170009.4688	1.047	1260	141.2634921	401		Residential	401
033-K10-000-045-00	614 AULERICH	9/17/2021	25000	WD	03-ARM'S LENGTH	25000	8900	35.6	22296	6315	18685	16822.10547	1.111	440	42.46590909	401		SUBS NO LAKE IN	401
033-K10-000-024-00	2140 RUTH	10/11/2022	105000	WD	03-ARM'S LENGTH	105000	36400	34.66666667	90628	12648	92352	82084.21094	1.125	1088	84.88235294	401		SUBS NO LAKE IN	401
031-014-300-003-10	640 JANET	6/25/2021	300000	WD	03-ARM'S LENGTH	295000	99800	33.83050847	252315	26776	268224	237409.4737	1.130	2159	124.2352941	401		Residential	401
030-012-100-002-50	51 DEBUCK	10/4/2022	256000	WD	03-ARM'S LENGTH	256000	83800	32.734375	214364	10642	245358	214444.2031	1.144	1730	141.8254335	401		Residential	401
033-N20-000-036-00	515 JANET	7/18/2022	160000	WD	03-ARM'S LENGTH	160000	53100	33.1875	133100	13891	146109	125483.1563	1.164	1440	101.4645833	401		SUBS NO LAKE IN	401
033-W30-000-023-00	2771 N US23	4/14/2022	120000	WD	03-ARM'S LENGTH	120000	39300	32.75	98805	16652	103348	86476.84375	1.195	936	110.4145299	401	031-013-400-0	SUBS NO LAKE IN	401
033-H40-000-034-00	1005 WINTERGREEN	5/13/2022	198000	WD	03-ARM'S LENGTH	198000	63900	32.27272727	160776	17331	180669	150994.7344	1.197	1395	129.511828	401		SUBS NO LAKE IN	401
033-N20-000-004-00	518 JANET	10/29/2021	79900	WD	03-ARM'S LENGTH	79900	24600	30.78848561	62690	7266	72634	58341.05078	1.245	825	88.04121212	401		SUBS NO LAKE IN	401
033-C30-000-026-00	2309 US23	9/7/2021	149900	WD	03-ARM'S LENGTH	149900	50200	33.48899266	122290	39026	110874	87646.3125	1.265	1216	91.17927632	401	033-C30-000-0	SUBS NO LAKE IN	401
033-K10-000-027-00	2160 RUTH	6/14/2022	115000	WD	03-ARM'S LENGTH	115000	35400	30.7826087	89404	12609	102391	80836.84375	1.267	1168	87.6635274	401		SUBS NO LAKE IN	401
030-011-200-008-00	1446 N KOB	6/30/2021	168500	WD	03-ARM'S LENGTH	168000	51100	30.41666667	127081	9121	158879	124168.4219	1.280	1512	105.0787037	401		Residential	401
033-W40-000-001-00	2587 N HURON	9/22/2022	130000	WD	03-ARM'S LENGTH	130000	39500	30.38461538	98145	13149	116851	89469.47656	1.306	1056	110.6543561	401		SUBS NO LAKE IN	401
033-N20-000-035-00	519 JANET	11/5/2021	132500	WD	03-ARM'S LENGTH	132500	38300	28.90566038	94516	9743	122757	89234.73438	1.376	1160	105.825	401		SUBS NO LAKE IN	401
033-L20-000-043-00	3386 WALNUT	9/21/2022	135000	WD	03-ARM'S LENGTH	135000	38500	28.51851852	96054	13033	121967	87390.52344	1.396	1292	94.40170279	401		SUBS NO LAKE IN	401
030-002-300-005-00	772 ANDERSON	9/30/2022	350000	LC	21-NOT USED/OTHEF	350000	110900	31.68571429	260711	78777	271223	191509.4688	1.416	1512	179.380291	401	030-002-300-0	Residential	401
032-005-200-003-75	1917 ASTER	8/21/2022	185000	WD	03-ARM'S LENGTH	185000	51200	27.67567568	129707	17219	167781	118408.4219	1.417	1428	117.4936975	401		Residential	401
033-N20-000-024-00	597 JANET	5/13/2022	146000	WD	03-ARM'S LENGTH	146000	40300	27.60273973	100631	10775	135225	94585.26563	1.430	1248	108.3533654	401		SUBS NO LAKE IN	401
031-006-300-002-00	1732 WILBER	6/1/2021	219900	WD	03-ARM'S LENGTH	219900	62500	28.42201	150414	20171	199729	137097.8906	1.457	2145	93.11375291	401	031-006-300-0	Residential	401
031-006-300-002-50	WILBER	6/1/2021	219900	WD	03-ARM'S LENGTH	219900	62500	28.42201	150414	20171	199729	137097.8906	1.457	2145	93.11375291	401	031-006-300-0	Residential	402
033-H10-000-004-00	575 WILBER	1/20/2023	135000	WD	03-ARM'S LENGTH	135000	36000	26.66666667	91358	11439	123561	84125.26563	1.469	1172	105.4274744	401		SUBS NO LAKE IN	401
030-011-200-008-00	1446 N KOB	5/9/2022	192000	WD	03-ARM'S LENGTH	192000	50500	26.30208333	127081	9121	182879	124168.4219	1.473	1512	120.9517196	401		Residential	401
031-019-200-002-11	420 MONUMENT	6/4/2021	149000	WD	21-NOT USED/OTHEF	149000	0	0	97260	11785	137215	89973.6875	1.525	1464	93.7260929	401		Residential	401
031-019-200-016-00	307 MONUMENT	8/26/2022	142000	WD	03-ARM'S LENGTH	142000	34500	24.29577465	87447	6589	135411	85113.6875	1.591	1176	115.1454082	401		Residential	401
033-K10-000-004-00	2155 E US23	12/17/2021	120510	WD	03-ARM'S LENGTH	120510	29300	24.31333499	74712	8600	111910	69591.57813	1.608	920	121.6413043	401		SUBS NO LAKE IN	401
030-013-400-007-00	531 N WILBER	3/17/2023	105000	WD	03-ARM'S LENGTH	105000	27300	26	67737	14009	90991	56555.79112	1.609	758	120.0408971	401		Residential	401
033-H40-000-007-00	1038 WINTERGREEN	5/10/2021	134020	WD	03-ARM'S LENGTH	134020	32100	23.95164901	79255	10320	123700	72563.15625	1.705	945	130.8994709	401	033-H40-000-0	SUBS NO LAKE IN	401
033-L40-009-020-00	1551 N US23	8/29/2022	150000	WD	03-ARM'S LENGTH	150000	35900	23.93333333	88989	13584	136416	79373.6875	1.719	1168	116.7945205	401	033-L40-009-0	SUBS NO LAKE IN	402
033-K10-000-006-00	2175 N US23	8/12/2022	145000	WD	03-ARM'S LENGTH	145000	34200	23.5862069	85050	15085	129915	73647.36719	1.764	1168	111.2285959	401		SUBS NO LAKE IN	401

Baldwin Township- 2024 ECF Analysis Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
033-H70-000-001-00	675 LAKEVIEW	8/8/2022	499000	WD	03-ARM'S LENGTH	499000	235100	47.11422846	539632	74600	424400	377154.9063	1.125	1840	230.652	CONDO		CONDO	407
033-S50-000-002-00	111 BALDWIN RESORT	4/23/2021	127000	WD	03-ARM'S LENGTH	126700	52500	41.43646409	133553	53500	73200	64925.38672	1.127	576	127.083	CONDO		CONDO	407
033-H70-000-002-00	675 LAKEVIEW	5/17/2022	488000	WD	03-ARM'S LENGTH	488000	217000	44.46721311	498265	74448	413552	343728.3125	1.203	2059	200.851	CONDO		CONDO	407
													1.152						

Baldwin Township- 2024 ECF Analysis Tawas Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce	Land Table	Property Class
033-R10-000-008-00	1220 SCHILL RD	1/10/2022	85000	WD	03-ARM'S LENGTH	85000	52900	62.23529412	135625	16975	68025	120212.7656	0.566	1383	49.18655	TAWAS		TAWAS LAKE INFL	401
033-H20-002-009-00	1173 CRANBERRY PIKE	5/11/2021	149000	WD	03-ARM'S LENGTH	148000	49500	33.44594595	192923	58182	89818	136515.7031	0.658	1260	71.28413	TAWAS		TAWAS LAKE INFL	401
033-R10-000-001-00	1264 SCHILL RD	5/12/2022	138000	WD	03-ARM'S LENGTH	138000	67600	48.98550725	178401	6610	131390	174053.7031	0.755	1200	109.4917	TAWAS		TAWAS LAKE INFL	401
033-P30-001-005-00	1013 CRANBERRY PIKE	9/15/2021	101000	WD	03-ARM'S LENGTH	100600	43600	43.33996024	117736	39324	61276	79444.78125	0.771	1274	48.09733	TAWAS		TAWAS LAKE INFL	401
033-P30-001-014-00	1035 CRANBERRY PIKE	3/4/2022	197000	WD	03-ARM'S LENGTH	197000	76600	38.88324873	202224	49791	147209	154440.7271	0.953	1170	125.8197	TAWAS	033-P30-00:	TAWAS LAKE INFL	401
033-P30-001-016-00	1043 CRANBERRY PIKE	5/19/2022	190000	WD	03-ARM'S LENGTH	190000	72700	38.26315789	175500	89213	100787	87423.50781	1.153	1008	99.9871	TAWAS		TAWAS LAKE INFL	401
033-P30-001-008-00	1023 CRANBERRY PIKE	1/13/2022	145000	WD	03-ARM'S LENGTH	145000	46000	31.72413793	124219	47468	97532	77761.90625	1.254 0.873	952	102.4496	TAWAS		TAWAS LAKE INFL	401