

Baldwin Township-2026 ECF Analysis Lake Huron 0003

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
033-C10-000-030-00	1734 PRIMROSE	5/15/2024	442450	WD	442450	914351	304001	138449	458909.7813	0.302	3192	43.37374687	0003		LAKE HURON INFL 0003	401
033-C20-000-014-00	1868 JULIE	7/20/2023	83000	WD	83000	213172	36188	46812	133070.6719	0.352	1296	36.12037037	0003		LAKE HURON INFL 0003	401
033-A30-000-008-00	1880 AUSABLE POINT	1/10/2025	341110	CD	341110	536880	256036	85074	211160.9063	0.403	2094	40.62750716	0003		LAKE HURON 0003A	401
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	108861	36064	23136	43045.11328	0.537	720	32.13333333	0003	033-H30-003-021-00	LAKE HURON INFL 0003	401
033-B30-002-014-00	1161 FOREST	7/23/2024	85900	WD	85900	157253	21088	64812	102379.7031	0.633	1693	38.28233904	0003		LAKE HURON INFL 0003	401
033-H30-003-021-00	US23	2/14/2025	64900	WD	64900	97819	36064	28836	43045.11328	0.670	720	40.05	0003	033-H30-003-020-00	LAKE HURON INFL 0003	402
033-L50-000-001-00	595 TAWAS BEACH	4/28/2023	240000	WD	234000	311805	58868	175132	190178.2031	0.921	2110	83.00094787	0003		LAKE HURON INFL 0003	401
031-035-200-001-85	534 MARILYN	8/23/2024	299999	WD	299999	484082	131898	168101	177645.8672	0.946	3600	46.69472222	0003	031-035-200-007-00	LAKE HURON INFL 0003	401
033-C60-004-002-00	2434 WINONA	3/18/2024	75000	WD	75000	99629	10635	64365	66912.78125	0.962	1040	61.88942308	0003		LAKE HURON INFL 0003	401
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	287541	141480	106520	109820.2969	0.970	1410	75.54609929	0003		LAKE HURON INFL 0003	401
033-H30-003-002-00	1029 OTTAWAS	1/29/2024	145000	WD	145000	186152	19693	125307	125157.1406	1.001	1938	64.65789474	0003	033-H30-003-003-00	LAKE HURON INFL 0003	401
033-A40-000-006-00	3988 IRIS	7/12/2023	840000	WD	840000	944830	254012	585988	519412.0313	1.128	4332	135.2696214	0003		LAKE HURON 0003A	401
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	23646	106254	90048.875	1.180	1080	98.38333333	0003	033-L40-004-016-00	LAKE HURON INFL 0003	401
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	225679	179321	147800	1.213	1824	98.31195175	0003		LAKE HURON INFL 0003	401
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	163945	191055	145069.1719	1.317	1793	106.5560513	0003		LAKE HURON INFL 0003	401
033-L40-004-016-00	3671 BIRCHCREST	1/30/2025	155000	WD	155000	170530	29095	125905	94606.01563	1.331	1080	116.5787037	0003	033-L40-004-014-00	LAKE HURON INFL 0003	402
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	55966	394034	294778.9375	1.337	2600	151.5515385	0003		LAKE HURON INFL 0003	401
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	568474	149563	423437	314970.6875	1.344	2050	206.5546341	0003		LAKE HURON INFL 0003	401
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	161335	35063	123937	90839.85156	1.364	1204	102.9377076	0003	033-C60-002-006-30	LAKE HURON INFL 0003	401
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	27457	142443	99830.82813	1.427	1378	103.3693759	0003		LAKE HURON INFL 0003	401
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	278839	140734	159166	103838.3438	1.533	1247	127.6391339	0003		LAKE HURON INFL 0003	401
033-C10-000-004-00	1860 IRIS	10/7/2024	770000	WD	770000	681438	155338	614662	395563.9063	1.554	4502	136.5308752	0003		LAKE HURON INFL 0003	401
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	152645	23459	156541	97132.32813	1.612	1088	143.8795956	0003		LAKE HURON INFL 0003	401
033-B30-002-004-00	1131 FOREST	11/4/2024	249900	WD	249900	185074	14644	235256	128142.8594	1.836	1754	134.1254276	0003		LAKE HURON INFL 0003	401
031-035-200-005-00	525 TAWAS BEACH	3/28/2024	205000	WD	205000	153380	20972	184028	99554.89063	1.849	1488	123.6747312	0003		LAKE HURON INFL 0003	401
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	65275	134725	70344.35938	1.915	731	184.3023256	0003	033-H51-003-009-00, 0	LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	11/13/2024	152000	WD	150500	108318	12590	137910	71975.9375	1.916	1029	134.0233236	0003		LAKE HURON INFL 0003	401
033-H51-003-010-00	1569 BAKER	2/19/2024	200000	WD	200000	158658	65100	134900	70344.35938	1.918	731	184.5417237	0003	033-H51-003-009-00, 0	LAKE HURON INFL 0003	1
033-H30-002-009-00	1110 OTTAWAS	2/26/2024	262500	WD	262500	219702	123398	139102	72409.02344	1.921	1052	132.2262357	0003		LAKE HURON INFL 0003	401
033-H30-004-007-00	1103 OTTAWAS	5/23/2024	157500	WD	157500	111200	12428	145072	74264.66406	1.953	960	151.1166667	0003		LAKE HURON INFL 0003	401
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	318412	210219	164781	81348.11719	2.026	1172	140.5981229	0003		LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	8/10/2023	155000	WD	155000	103664	9918	145082	70485.71094	2.058	1029	140.9931973	0003		LAKE HURON INFL 0003	401
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	114485	125515	58564.66016	2.143	928	135.2532328	0003		LAKE HURON INFL 0003	401
033-A80-000-022-00	524 HURON HILLS	10/24/2024	463000	WD	463000	321782	144869	318131	133017.2969	2.392	2164	147.0106285	0003		LAKE HURON INFL 0003	401
033-C40-003-012-00	2058 PARKSIDE	7/25/2024	260000	WD	259400	152710	33112	226288	89923.30469	2.516	1132	199.9010601	0003		LAKE HURON INFL 0003	401
033-A80-000-032-00	454 HURON HILLS	11/23/2024	618000	WD	618000	372772	136400	481600	177723.3125	2.710	2210	217.918552	0003		LAKE HURON INFL 0003	401
033-H30-002-005-00	1096 OTTAWAS	9/29/2023	373200	WD	372200	235048	128576	243624	80054.13281	3.043	996	244.6024096	0003		LAKE HURON INFL 0003	401
033-O10-003-026-00	2519 BLACKFOOT	12/12/2024	140000	WD	140000	62310	9121	130879	39991.73047	<u>3.273</u>	692	189.1315029	0003		LAKE HURON INFL 0003	401

1.513

For 2026, use 1.513 for Lake Huron influence parcels

Baldwin Township-2026 ECF Analysis Iosco Beach Club 0003A

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
033-C10-000-030-00	1734 PRIMROSE	5/15/2024	442450	WD	442450	914351	304001	138449	458909.7813	0.302	3192	43.37374687	0003		LAKE HURON INFL 0003	401
033-C20-000-014-00	1868 JULIE	7/20/2023	83000	WD	83000	213172	36188	46812	133070.6719	0.352	1296	36.12037037	0003		LAKE HURON INFL 0003	401
033-A30-000-008-00	1880 AUSABLE POINT	1/10/2025	341110	CD	341110	536880	256036	85074	211160.9063	0.403	2094	40.62750716	0003		LAKE HURON 0003A	401
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	108861	36064	23136	43045.11328	0.537	720	32.13333333	0003	033-H30-003-021-00	LAKE HURON INFL 0003	401
033-B30-002-014-00	1161 FOREST	7/23/2024	85900	WD	85900	157253	21088	64812	102379.7031	0.633	1693	38.28233904	0003		LAKE HURON INFL 0003	401
033-H30-003-021-00	US23	2/14/2025	64900	WD	64900	97819	36064	28836	43045.11328	0.670	720	40.05	0003	033-H30-003-020-00	LAKE HURON INFL 0003	402
033-L50-000-001-00	595 TAWAS BEACH	4/28/2023	240000	WD	234000	311805	58868	175132	190178.2031	0.921	2110	83.00094787	0003		LAKE HURON INFL 0003	401
031-035-200-001-85	534 MARILYN	8/23/2024	299999	WD	299999	484082	131898	168101	177645.8672	0.946	3600	46.69472222	0003	031-035-200-007-00	LAKE HURON INFL 0003	401
033-C60-004-002-00	2434 WINONA	3/18/2024	75000	WD	75000	99629	10635	64365	66912.78125	0.962	1040	61.88942308	0003		LAKE HURON INFL 0003	401
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	287541	141480	106520	109820.2969	0.970	1410	75.54609929	0003		LAKE HURON INFL 0003	401
033-H30-003-002-00	1029 OTTAWAS	1/29/2024	145000	WD	145000	186152	19693	125307	125157.1406	1.001	1938	64.65789474	0003	033-H30-003-003-00	LAKE HURON INFL 0003	401
033-A40-000-006-00	3988 IRIS	7/12/2023	840000	WD	840000	944830	254012	585988	519412.0313	1.128	4332	135.2696214	0003		LAKE HURON 0003A	401
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	23646	106254	90048.875	1.180	1080	98.38333333	0003	033-L40-004-016-00	LAKE HURON INFL 0003	401
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	225679	179321	147800	1.213	1824	98.31195175	0003		LAKE HURON INFL 0003	401
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	163945	191055	145069.1719	1.317	1793	106.5560513	0003		LAKE HURON INFL 0003	401
033-L40-004-016-00	3671 BIRCHCREST	1/30/2025	155000	WD	155000	170530	29095	125905	94606.01563	1.331	1080	116.5787037	0003	033-L40-004-014-00	LAKE HURON INFL 0003	402
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	55966	394034	294778.9375	1.337	2600	151.5515385	0003		LAKE HURON INFL 0003	401
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	568474	149563	423437	314970.6875	1.344	2050	206.5546341	0003		LAKE HURON INFL 0003	401
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	161335	35063	123937	90839.85156	1.364	1204	102.9377076	0003	033-C60-002-006-30	LAKE HURON INFL 0003	401
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	27457	142443	99830.82813	1.427	1378	103.3693759	0003		LAKE HURON INFL 0003	401
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	278839	140734	159166	103838.3438	1.533	1247	127.6391339	0003		LAKE HURON INFL 0003	401
033-C10-000-004-00	1860 IRIS	10/7/2024	770000	WD	770000	681438	155338	614662	395563.9063	1.554	4502	136.5308752	0003		LAKE HURON INFL 0003	401
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	152645	23459	156541	97132.32813	1.612	1088	143.8795956	0003		LAKE HURON INFL 0003	401
033-B30-002-004-00	1131 FOREST	11/4/2024	249900	WD	249900	185074	14644	235256	128142.8594	1.836	1754	134.1254276	0003		LAKE HURON INFL 0003	401
031-035-200-005-00	525 TAWAS BEACH	3/28/2024	205000	WD	205000	153380	20972	184028	99554.89063	1.849	1488	123.6747312	0003		LAKE HURON INFL 0003	401
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	65275	134725	70344.35938	1.915	731	184.3023256	0003	033-H51-003-009-00, 0	LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	11/13/2024	152000	WD	150500	108318	12590	137910	71975.9375	1.916	1029	134.0233236	0003		LAKE HURON INFL 0003	401
033-H51-003-010-00	1569 BAKER	2/19/2024	200000	WD	200000	158658	65100	134900	70344.35938	1.918	731	184.5417237	0003	033-H51-003-009-00, 0	LAKE HURON INFL 0003	1
033-H30-002-009-00	1110 OTTAWAS	2/26/2024	262500	WD	262500	219702	123398	139102	72409.02344	1.921	1052	132.2262357	0003		LAKE HURON INFL 0003	401
033-H30-004-007-00	1103 OTTAWAS	5/23/2024	157500	WD	157500	111200	12428	145072	74264.66406	1.953	960	151.1166667	0003		LAKE HURON INFL 0003	401
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	318412	210219	164781	81348.11719	2.026	1172	140.5981229	0003		LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	8/10/2023	155000	WD	155000	103664	9918	145082	70485.71094	2.058	1029	140.9931973	0003		LAKE HURON INFL 0003	401
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	114485	125515	58564.66016	2.143	928	135.2532328	0003		LAKE HURON INFL 0003	401
033-A80-000-022-00	524 HURON HILLS	10/24/2024	463000	WD	463000	321782	144869	318131	133017.2969	2.392	2164	147.0106285	0003		LAKE HURON INFL 0003	401
033-C40-003-012-00	2058 PARKSIDE	7/25/2024	260000	WD	259400	152710	33112	226288	89923.30469	2.516	1132	199.9010601	0003		LAKE HURON INFL 0003	401
033-A80-000-032-00	454 HURON HILLS	11/23/2024	618000	WD	618000	372772	136400	481600	177723.3125	2.710	2210	217.918552	0003		LAKE HURON INFL 0003	401
033-H30-002-005-00	1096 OTTAWAS	9/29/2023	373200	WD	372200	235048	128576	243624	80054.13281	3.043	996	244.6024096	0003		LAKE HURON INFL 0003	401
033-O10-003-026-00	2519 BLACKFOOT	12/12/2024	140000	WD	140000	62310	9121	130879	39991.73047	<u>3.273</u>	692	189.1315029	0003		LAKE HURON INFL 0003	401

1.513

For 2026, use 1.513 for Lake Huron influence parcels

Baldwin Township-2026 ECF Analysis Industrial 0005

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
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	281529	94384	68116	168318.8776	0.405	3612	18.85825028	201	033-N30-000-007-00, 03	COMM / IND	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.9194	0.526	3630	14.47768595	02300	064-W70-000-057-00	92300 COMMERCIAL F 41	201 losco
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.2787	0.976	4200	31.52095238	02200		92200 COMMERCIAL B2	201 losco
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.8368	0.245	4592	12.98497387	02300	064-A30-000-049-00	92300 COMMERCIAL F 41	201 losco
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.1948	0.875	5536	37.40516618	02600		92600 COMMERCIAL NORTH	201 losco
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.7692	0.540	5772	16.39518365	251		DOWNTOWN	201 losco
064-F10-999-002-00	1945 W RIVER RD	1/30/2024	225000	LC	225000	326996	120492	104508	396021.3131	0.264	5994	17.43543544	02800	064-F10-999-002-50, 0	94200 RANGE 8	201 losco
070-014-200-005-10	3890 M65	5/8/2023	400000	WD	400000	257046	77998	322002	336556.391	0.957	6400	50.3128125	201		COMMERCIAL HALE	201 losco
070-013-300-006-20	3692 TOWERLINE RD	2/23/2024	760000	MLC	760000	667843	60226	699774	1145578.947	0.611	6825	102.530989	201	070-013-300-006-16	Residential	201 losco
170-601-304-001-02	452 QUARTER STREET	8/1/2023	2795000	WD	2795000	1985306	112418	2682582	3059706.928	0.877	24933	107.5916256	254	170-601-304-001-01	NON-TRUNKLINE COMM'L.	201 losco
										0.627					(buildings over 3500 sqft)	

For 2026, use 0.62 for Baldwin Twp Industrial

Baldwin Township-2026 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
030-013-200-001-00	984 BISCHOFF	6/19/2024	165000	WD	165000	199058	16023	148977	179446.0781	0.830	2052	72.60087719	401		Residential	401
030-012-300-001-50	296 OLD STATE	7/18/2023	35000	WD	35000	36122	24655	10345	11242.15686	0.920	0	#DIV/0!	401		Residential	401
030-012-100-003-00	256 OLD STATE	4/16/2024	95000	WD	95000	96465	19220	75780	75730.39063	1.001	1104	68.64130435	401		Residential	401
031-005-300-001-00	1721 N GRENKE LN	12/4/2023	320000	WD	320000	310653	85320	234680	220914.7031	1.062	2432	96.49671053	401		Residential	401
030-012-200-011-00	430 OLD STATE	8/23/2023	135000	WD	135000	128869	45161	89839	82066.66406	1.095	1152	77.98524306	401		Residential	401
030-003-400-002-00	1046 ANDERSON	10/17/2023	150000	WD	150000	131742	37258	112742	92631.375	1.217	864	130.4884259	401		Residential	401
030-013-100-005-00	733 MONUMENT	8/21/2023	165000	WD	165000	140380	29954	135046	108260.7813	1.247	1584	85.25631313	401		Residential	401
031-023-400-012-00	25 N BALDWIN RESORT	10/23/2024	159000	WD	159000	128272	33578	125422	92837.25781	<u>1.351</u>	1052	119.2224335	401		Residential	401
										1.090						

For 2026, use 1.09 for Baldwin Twp Ag Parcels

Baldwin Township-2026 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale	Cur. Appr	Land + Ya	Bldg. Resi	Cost Man. \$	E.C.F.	Floor A \$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class	
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	175612	40373	59627	242884.84	0.245	4592	12.98497	02300	064-A30-000-049-00	92300 COMMERCIAL F 41	201 losco
064-F10-999-002-00	1945 W RIVER RD	1/30/2024	225000	LC	225000	326996	120492	104508	396021.31	0.264	5994	17.43544	02800	064-F10-999-002-50, 064-F10-999-002-51, 064-F10-999-002-52, 064-F10-999-002-53, 064-F10-999-002-54, 064-F10-999-002-55, 064-F10-999-002-56, 064-F10-999-002-57, 064-F10-999-002-58, 064-F10-999-002-59, 064-F10-999-002-60, 064-F10-999-002-61, 064-F10-999-002-62, 064-F10-999-002-63, 064-F10-999-002-64, 064-F10-999-002-65, 064-F10-999-002-66, 064-F10-999-002-67, 064-F10-999-002-68, 064-F10-999-002-69, 064-F10-999-002-70, 064-F10-999-002-71, 064-F10-999-002-72, 064-F10-999-002-73, 064-F10-999-002-74, 064-F10-999-002-75, 064-F10-999-002-76, 064-F10-999-002-77, 064-F10-999-002-78, 064-F10-999-002-79, 064-F10-999-002-80, 064-F10-999-002-81, 064-F10-999-002-82, 064-F10-999-002-83, 064-F10-999-002-84, 064-F10-999-002-85, 064-F10-999-002-86, 064-F10-999-002-87, 064-F10-999-002-88, 064-F10-999-002-89, 064-F10-999-002-90, 064-F10-999-002-91, 064-F10-999-002-92, 064-F10-999-002-93, 064-F10-999-002-94, 064-F10-999-002-95, 064-F10-999-002-96, 064-F10-999-002-97, 064-F10-999-002-98, 064-F10-999-002-99, 064-F10-999-003-00	94200 RANGE 8	201 losco
170-060-002-004-01	145 W CEDAR AVENUE	1/31/2024	70000	WD	70000	101324	21854	48146	152826.92	0.315	2320	20.75259	251		DOWNTOWN	201 losco
060-003-200-003-00	7995 M-65	11/10/2023	69900	LC	69900	91749	28115	41785	104318.03	0.401	2728	15.31708	02800		94000 RANGE 6	201 losco
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	208830	67715	94785	235191.67	0.403	2136	44.375	COMM		DOWNTOWN AREA	201 losco
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	281529	94384	68116	168318.878	0.405	3612	18.85825	201	033-N30-000-007-00, 033-N30-000-007-01, 033-N30-000-007-02, 033-N30-000-007-03, 033-N30-000-007-04, 033-N30-000-007-05, 033-N30-000-007-06, 033-N30-000-007-07, 033-N30-000-007-08, 033-N30-000-007-09, 033-N30-000-007-10, 033-N30-000-007-11, 033-N30-000-007-12, 033-N30-000-007-13, 033-N30-000-007-14, 033-N30-000-007-15, 033-N30-000-007-16, 033-N30-000-007-17, 033-N30-000-007-18, 033-N30-000-007-19, 033-N30-000-007-20, 033-N30-000-007-21, 033-N30-000-007-22, 033-N30-000-007-23, 033-N30-000-007-24, 033-N30-000-007-25, 033-N30-000-007-26, 033-N30-000-007-27, 033-N30-000-007-28, 033-N30-000-007-29, 033-N30-000-007-30, 033-N30-000-007-31, 033-N30-000-007-32, 033-N30-000-007-33, 033-N30-000-007-34, 033-N30-000-007-35, 033-N30-000-007-36, 033-N30-000-007-37, 033-N30-000-007-38, 033-N30-000-007-39, 033-N30-000-007-40, 033-N30-000-007-41, 033-N30-000-007-42, 033-N30-000-007-43, 033-N30-000-007-44, 033-N30-000-007-45, 033-N30-000-007-46, 033-N30-000-007-47, 033-N30-000-007-48, 033-N30-000-007-49, 033-N30-000-007-50, 033-N30-000-007-51, 033-N30-000-007-52, 033-N30-000-007-53, 033-N30-000-007-54, 033-N30-000-007-55, 033-N30-000-007-56, 033-N30-000-007-57, 033-N30-000-007-58, 033-N30-000-007-59, 033-N30-000-007-60, 033-N30-000-007-61, 033-N30-000-007-62, 033-N30-000-007-63, 033-N30-000-007-64, 033-N30-000-007-65, 033-N30-000-007-66, 033-N30-000-007-67, 033-N30-000-007-68, 033-N30-000-007-69, 033-N30-000-007-70, 033-N30-000-007-71, 033-N30-000-007-72, 033-N30-000-007-73, 033-N30-000-007-74, 033-N30-000-007-75, 033-N30-000-007-76, 033-N30-000-007-77, 033-N30-000-007-78, 033-N30-000-007-79, 033-N30-000-007-80, 033-N30-000-007-81, 033-N30-000-007-82, 033-N30-000-007-83, 033-N30-000-007-84, 033-N30-000-007-85, 033-N30-000-007-86, 033-N30-000-007-87, 033-N30-000-007-88, 033-N30-000-007-89, 033-N30-000-007-90, 033-N30-000-007-91, 033-N30-000-007-92, 033-N30-000-007-93, 033-N30-000-007-94, 033-N30-000-007-95, 033-N30-000-007-96, 033-N30-000-007-97, 033-N30-000-007-98, 033-N30-000-007-99, 033-N30-000-008-00	COMM / IND	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	127750	82308	52554	100001.92	0.526	3630	14.47769	02300	064-W70-000-057-00, 064-W70-000-057-01, 064-W70-000-057-02, 064-W70-000-057-03, 064-W70-000-057-04, 064-W70-000-057-05, 064-W70-000-057-06, 064-W70-000-057-07, 064-W70-000-057-08, 064-W70-000-057-09, 064-W70-000-057-10, 064-W70-000-057-11, 064-W70-000-057-12, 064-W70-000-057-13, 064-W70-000-057-14, 064-W70-000-057-15, 064-W70-000-057-16, 064-W70-000-057-17, 064-W70-000-057-18, 064-W70-000-057-19, 064-W70-000-057-20, 064-W70-000-057-21, 064-W70-000-057-22, 064-W70-000-057-23, 064-W70-000-057-24, 064-W70-000-057-25, 064-W70-000-057-26, 064-W70-000-057-27, 064-W70-000-057-28, 064-W70-000-057-29, 064-W70-000-057-30, 064-W70-000-057-31, 064-W70-000-057-32, 064-W70-000-057-33, 064-W70-000-057-34, 064-W70-000-057-35, 064-W70-000-057-36, 064-W70-000-057-37, 064-W70-000-057-38, 064-W70-000-057-39, 064-W70-000-057-40, 064-W70-000-057-41, 064-W70-000-057-42, 064-W70-000-057-43, 064-W70-000-057-44, 064-W70-000-057-45, 064-W70-000-057-46, 064-W70-000-057-47, 064-W70-000-057-48, 064-W70-000-057-49, 064-W70-000-057-50, 064-W70-000-057-51, 064-W70-000-057-52, 064-W70-000-057-53, 064-W70-000-057-54, 064-W70-000-057-55, 064-W70-000-057-56, 064-W70-000-057-57, 064-W70-000-057-58, 064-W70-000-057-59, 064-W70-000-057-60, 064-W70-000-057-61, 064-W70-000-057-62, 064-W70-000-057-63, 064-W70-000-057-64, 064-W70-000-057-65, 064-W70-000-057-66, 064-W70-000-057-67, 064-W70-000-057-68, 064-W70-000-057-69, 064-W70-000-057-70, 064-W70-000-057-71, 064-W70-000-057-72, 064-W70-000-057-73, 064-W70-000-057-74, 064-W70-000-057-75, 064-W70-000-057-76, 064-W70-000-057-77, 064-W70-000-057-78, 064-W70-000-057-79, 064-W70-000-057-80, 064-W70-000-057-81, 064-W70-000-057-82, 064-W70-000-057-83, 064-W70-000-057-84, 064-W70-000-057-85, 064-W70-000-057-86, 064-W70-000-057-87, 064-W70-000-057-88, 064-W70-000-057-89, 064-W70-000-057-90, 064-W70-000-057-91, 064-W70-000-057-92, 064-W70-000-057-93, 064-W70-000-057-94, 064-W70-000-057-95, 064-W70-000-057-96, 064-W70-000-057-97, 064-W70-000-057-98, 064-W70-000-057-99, 064-W70-000-058-00	92300 COMMERCIAL F 41	201 losco
170-060-004-004-01	343 W CEDAR AVENUE	12/27/2023	115800	LC	115800	112365	21167	94633	175380.77	0.540	5772	16.39518	251		DOWNTOWN	201 losco
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	108941	20566	79434	144877.05	0.548	2992	26.5488	02100		92100 COMMERCIAL B1 & OLD D	201 losco
070-015-400-028-00	M65	6/15/2023	40000	WD	40000	38727	15896	24104	42915.414	0.562	1564	15.41176	201		COMMERCIAL HALE	201 losco
170-060-004-003-01	327 W CEDAR AVENUE	5/4/2023	100000	WD	100000	87112	8800	91200	150600	0.606	1452	62.80992	251		DOWNTOWN	201 losco
070-013-300-006-20	3692 TOWERLINE RD	2/23/2024	760000	MLC	760000	667843	60226	699774	1145578.9	0.611	6825	102.531	201	070-013-300-006-16	Residential	201 losco
073-L60-999-007-00	4973 N MAIN ST	9/28/2023	55000	WD	55000	45348	15416	39584	56263.158	0.704	2100	18.84952	201		COMMERCIAL HALE	201 losco
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	97645	21088	107912	127595	0.846	1587	67.99748	COMM		DOWNTOWN AREA	201 losco
121-N30-003-017-00	719 W BAY ST	8/17/2023	200000	WD	200000	192740	176400	23600	27233.333	0.867	1078	21.89239	COMM		COMMERCIAL	201 losco
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	287317	142925	207075	236708.19	0.875	5536	37.40517	02600		92600 COMMERCIAL NORTH TO I	201 losco
170-601-304-001-02	452 QUARTER STREET	8/1/2023	2795000	WD	3E+06	2E+06	112418	3E+06	3059706.9	0.877	####	107.5916	254	170-601-304-001-01	NON-TRUNKLINE COMM'L.	201 losco
170-602-401-001-10	220 S M-18	11/28/2023	108000	WD	108000	99294	87600	20400	22274.286	0.916	896	22.76786	252		HWY. M-18 (SOUTH)	201 losco
170-100-005-001-10	101 HILL STREET	9/29/2023	2082158	WD	2E+06	1E+06	230798	2E+06	1944055.2	0.952	####	154.796	252	170-100-006-001-00	M-61, EAST/WEST	201 losco
070-014-200-005-10	3890 M65	5/8/2023	400000	WD	400000	257046	77998	322002	336556.39	0.957	6400	50.31281	201		COMMERCIAL HALE	201 losco
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	175330	92612	132388	135603.28	0.976	4200	31.52095	02200		92200 COMMERCIAL B2	201 losco
170-601-200-010-10	1234 W CEDAR AVENUE	10/4/2023	525000	WD	525000	315986	79489	445511	450470.48	0.989	6800	65.51632	252		M-61, EAST/WEST	201 losco
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	275916	79843	195157	196073	0.995	5190	37.6025	DT		DOWNTOWN AREA	201 losco
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	137485	49622	150278	144037.7	1.043	1163	129.2158	02100		92100 COMMERCIAL B1 & OLD D	201 losco
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	64589	32880	67120	60861.804	1.103	1200	55.93333	02300		92300 COMMERCIAL F 41	201 losco
031-022-200-007-00	1500 N US23	2/28/2025	338000	WD	338000	276456	125598	212402	192420.919	1.104	4296	49.44181	201		COMM / IND	201
033-N30-000-014-50	1730 US23	4/26/2024	500000	WD	500000	329993	71391	428609	329849.49	1.299	7945	53.94701	201		COMM / IND	201
120-021-300-010-00	1230 E US-23	6/30/2023	700000	WD	700000	342467	70138	629862	453881.67	1.388	8800	71.57523	COMM		COMMERCIAL	201 losco
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	254154	138263	271737	189985.25	1.430	6852	39.65806	02200		92200 COMMERCIAL B2	201 losco

0.784

For 2026, use 0.784 for Baldwin Twp Commercial

Baldwin Township-2026 ECF Analysis Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
033-W40-000-002-00	2599 N HURON	1/24/2025	20000	WD	20000	61994	16685	3315	44420.58984	0.075	924	3.58766	401		SUBS NO LAKE INF	401
033-D10-000-003-50	1792 PINE	1/22/2025	31740	SD	31740	130980	20031	11709	108773.5313	0.108	1376	8.50945	401		SUBS NO LAKE INF	401
033-D10-000-024-00	1856 E PINE	11/29/2023	120000	WD	120000	340681	59086	60914	276073.5361	0.221	1784	34.1446	401		SUBS NO LAKE INF	401
033-D10-000-003-75	1794 US23	4/1/2024	60000	WD	60000	170867	15393	44607	152425.4844	0.293	2368	18.8374	401		SUBS NO LAKE INF	401
033-L40-009-001-00	1551 N US23	2/23/2024	58500	WD	58500	109075	31855	26645	75705.88281	0.352	1168	22.8125	401	033-L40-009-020-00	SUBS NO LAKE INF	401
033-B40-000-078-00	1137 WINTERGREEN	3/25/2025	93000	WD	93000	113593	22703	70297	89107.84375	0.789	1456	48.2809	401		LAKE HURON INFL 0003	401
030-013-200-001-00	984 BISCHOFF	6/19/2024	165000	WD	165000	199058	16023	148977	179446.0781	0.830	2052	72.6009	401		Residential	401
033-B40-000-088-00	1157 WINTERGREEN	3/28/2025	230000	WD	230000	253710	43799	186201	202438.2344	0.920	1640	113.537	401	033-B40-000-086-10	LAKE HURON INFL 0003	401
030-012-300-001-50	296 OLD STATE	7/18/2023	35000	WD	35000	36122	24655	10345	11242.15686	0.920	0	#DIV/0!	401		Residential	401
033-B40-000-071-00	1144 WINTERGREEN	10/6/2023	169000	WD	169000	177289	21941	147059	152301.9645	0.966	1416	103.855	401		LAKE HURON INFL 0003	401
030-012-100-003-00	256 OLD STATE	4/16/2024	95000	WD	95000	96465	19220	75780	75730.39063	1.001	1104	68.6413	401		Residential	401
031-005-300-001-00	1721 N GRENKE LN	12/4/2023	320000	WD	320000	310653	85320	234680	220914.7031	1.062	2432	96.4967	401		Residential	401
030-012-200-011-00	430 OLD STATE	8/23/2023	135000	WD	135000	128869	45161	89839	82066.66406	1.095	1152	77.9852	401		Residential	401
033-W40-000-008-00	2645 N US23	6/14/2023	95000	WD	95000	88510	20498	74502	66678.42969	1.117	936	79.5962	401		SUBS NO LAKE INF	401
031-014-200-003-00	2110 E LINCOLN	8/22/2023	360000	WD	360000	330158	36460	323540	287939.2188	1.124	2196	147.332	401		Residential	401
033-L30-000-007-00	833 US23	12/29/2023	159500	WD	159500	143129	36592	122908	104448.0391	1.177	728	168.83	401		SUBS NO LAKE INF	401
030-003-400-002-00	1046 ANDERSON	10/17/2023	150000	WD	150000	131742	37258	112742	92631.375	1.217	864	130.488	401		Residential	401
030-013-100-005-00	733 MONUMENT	8/21/2023	165000	WD	165000	140380	29954	135046	108260.7813	1.247	1584	85.2563	401		Residential	401
033-W30-000-020-00	2765 HURON	7/17/2023	185000	WD	185000	153199	36288	148712	114618.625	1.297	1680	88.519	401	031-013-400-006-00	SUBS NO LAKE INF	401
033-H30-006-009-00	1049 N US23	6/27/2023	205000	WD	205000	164698	27859	177141	134155.875	1.320	1541	114.952	401		SUBS NO LAKE INF	401
031-023-400-012-00	25 N BALDWIN RESORT	10/23/2024	159000	WD	159000	128272	33578	125422	92837.25781	1.351	1052	119.222	401		Residential	401
032-007-100-033-75	1285 WINTERGREEN	9/14/2023	300000	WD	300000	229936	15601	284399	210132.3474	1.353	1848	153.896	401		Residential	401
033-B40-000-002-00	1131 N US23	7/30/2024	150000	WD	150000	112064	21172	128828	89109.80469	1.446	1460	88.2384	401		LAKE HURON INFL 0003	401
032-005-100-005-00	1820 ASTER	7/1/2024	152000	WD	152000	107986	12111	139889	93995.10156	1.488	1646	84.9872	401		Residential	401
033-L20-000-051-00	1493 N US23	4/7/2023	124000	WD	124000	105218	66240	57760	38213.72656	1.511	943	61.2513	401		LAKE HURON 0003A	401
031-016-200-001-50	CRANBERRY PIKE	8/16/2023	265000	WD	265000	213448	54126	210874	138302.7195	1.525	1674	125.97	401	033-H20-004-012-00	Residential	401
031-023-400-007-00	225 BALDWIN RESORT	1/29/2025	210000	WD	210000	137957	16026	193974	119540.1953	1.623	1406	137.962	401		Residential	401
033-W30-000-005-00	2699 N US23	8/17/2023	248000	WD	248000	172210	47101	200899	122655.8828	1.638	2428	82.7426	401	031-013-300-001-10	SUBS NO LAKE INF	401
033-H10-000-004-00	575 WILBER	11/25/2024	164000	WD	164000	107493	18558	145442	87191.17969	1.668	1172	124.097	401		SUBS NO LAKE INF	401
033-N20-000-024-00	597 JANET	6/6/2024	190000	WD	190000	114327	16219	173781	96184.3125	1.807	1248	139.248	401		SUBS NO LAKE INF	401
032-007-300-002-00	2970 E SCOTT	7/3/2024	275000	WD	259000	171727	60465	198535	109080.3906	1.820	1365	145.447	401		Residential	401
033-N20-000-017-00	608 JANET	4/7/2023	250000	WD	250000	141145	26386	223614	112508.8203	<u>1.988</u>	1328	168.384	401		SUBS NO LAKE INF	401

1.136

For 2026, use 1.136 for Baldwin Twp Residential Parcels

Baldwin Township-2026 ECF Analysis Condo1-Huron Breeze

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
033-A10-004-001-09	973 HURON ST	7/3/2023	96000	WD	96000	71253	21307	74693	33297.33203	2.243	475	157.2484211	CNDO1		CONDO	407
033-F10-000-008-00	2600 E US23	5/6/2024	134500	WD	134500	118032	0	134500	50226.38281	2.678	480	280.2083333	CNDO2		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	11/30/2023	40000	WD	40000	66888	3560	36440	42218.66797	0.863	688	52.96511628	CNDO3		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	3/29/2024	45000	WD	41000	66888	3560	37440	42218.66797	0.887	688	54.41860465	CNDO3		CONDO	407
033-H70-000-011-00	675 LAKEVIEW	10/31/2024	560000	WD	560000	527924	6317	553683	359728.9688	1.539	2059	268.9086935	CNDO4		CONDO	407

For 2026:

Condo 1, use 2.2

Condo 2, use 2.5

Condo 3, use 0.87

Condo 4, use 1.5

Baldwin Township-2026 ECF Analysis Condo2-Freshwater

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
033-A10-004-001-09	973 HURON ST	7/3/2023	96000	WD	96000	71253	21307	74693	33297.33203	2.243	475	157.2484211	CNDO1		CONDO	407
033-F10-000-008-00	2600 E US23	5/6/2024	134500	WD	134500	118032	0	134500	50226.38281	2.678	480	280.2083333	CNDO2		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	11/30/2023	40000	WD	40000	66888	3560	36440	42218.66797	0.863	688	52.96511628	CNDO3		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	3/29/2024	45000	WD	41000	66888	3560	37440	42218.66797	0.887	688	54.41860465	CNDO3		CONDO	407
033-H70-000-011-00	675 LAKEVIEW	10/31/2024	560000	WD	560000	527924	6317	553683	359728.9688	1.539	2059	268.9086935	CNDO4		CONDO	407

For 2026:
 Condo 1, use 2.2
 Condo 2, use 2.5
 Condo 3, use 0.87
 Condo 4, use 1.5

Baldwin Township-2026 ECF Analysis Condo3-Front Row Beach

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
033-A10-004-001-09	973 HURON ST	7/3/2023	96000	WD	96000	71253	21307	74693	33297.33203	2.243	475	157.2484211	CNDO1		CONDO	407
033-F10-000-008-00	2600 E US23	5/6/2024	134500	WD	134500	118032	0	134500	50226.38281	2.678	480	280.2083333	CNDO2		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	11/30/2023	40000	WD	40000	66888	3560	36440	42218.66797	0.863	688	52.96511628	CNDO3		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	3/29/2024	45000	WD	41000	66888	3560	37440	42218.66797	0.887	688	54.41860465	CNDO3		CONDO	407
033-H70-000-011-00	675 LAKEVIEW	10/31/2024	560000	WD	560000	527924	6317	553683	359728.9688	1.539	2059	268.9086935	CNDO4		CONDO	407

For 2026:

Condo 1, use 2.2

Condo 2, use 2.5

Condo 3, use 0.87

Condo 4, use 1.5

Baldwin Township-2026 ECF Analysis Condo4-Cottages at Tawas Point

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
033-A10-004-001-09	973 HURON ST	7/3/2023	96000	WD	96000	71253	21307	74693	33297.33203	2.243	475	157.2484211	CNDO1		CONDO	407
033-F10-000-008-00	2600 E US23	5/6/2024	134500	WD	134500	118032	0	134500	50226.38281	2.678	480	280.2083333	CNDO2		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	11/30/2023	40000	WD	40000	66888	3560	36440	42218.66797	0.863	688	52.96511628	CNDO3		CONDO	407
033-F20-000-001-00	96 BALDWIN RESORT	3/29/2024	45000	WD	41000	66888	3560	37440	42218.66797	0.887	688	54.41860465	CNDO3		CONDO	407
033-H70-000-011-00	675 LAKEVIEW	10/31/2024	560000	WD	560000	527924	6317	553683	359728.9688	1.539	2059	268.9086935	CNDO4		CONDO	407

For 2026:

Condo 1, use 2.2

Condo 2, use 2.5

Condo 3, use 0.87

Condo 4, use 1.5

Baldwin Township-2026 ECF Analysis Tawas Lake Influence

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
033-R10-000-003-00	1260 SCHILL RD	12/8/2023	152000	WD	152000	125963	28876	123124	83695.6875	1.471	1152	106.8784722	TAWAS		TAWAS LAKE INFL	401
033-H20-004-012-00	1176 CRANBERRY PIKE	8/16/2023	265000	WD	265000	213448	54126	210874	138302.7195	1.525	1674	125.9701314	TAWAS	031-016-200-001-50	TAWAS LAKE INFL	401
										1.498						

For 2026, use 1.498 for Tawas Lake influence parcels