

Oscoda Township-2024 ECF Analysis Agricultural 01000 '91000 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 Parce Land Table	Property Class
064-S30-000-114-00	2098 BUCK ST	6/17/2022	30000	WD	03-ARM'S LENGTH	30000	17400	58	40428	13712	16288	37312.84766	0.437	400	40.72	04210	94200 RANGE 8	401
062-016-100-037-00	1284 HUTCHINSON RD	9/2/2021	55000	QC	21-NOT USED/OTHER	55000	27800	50.54545455	80892	8292	46708	101396.6484	0.461	980	47.66122	04210	94200 RANGE 8	401
064-J45-000-045-00	1941 NORTHLAND DR	4/5/2022	117800	WD	09-FAMILY	117800	65300	55.43293718	157016	32078	85722	174494.4063	0.491	1284	66.76168	04210	064-J30-000 94200 RANGE 8	401
062-020-100-026-01	731 BISSONETTE RD	5/20/2022	47000	WD	03-ARM'S LENGTH	46900	26000	55.43710021	64804	5712	41188	82530.72656	0.499	896	45.96875	04210	94200 RANGE 8	401
064-A10-000-001-00	880 BISSONETTE RD	7/23/2021	85000	WD	03-ARM'S LENGTH	85000	38600	45.41176471	107496	22402	62598	118846.3672	0.527	1040	60.19038	04210	94200 RANGE 8	401
062-016-400-011-00	6506 WENTWORTH RD	5/10/2021	84500	WD	03-ARM'S LENGTH	83500	33700	40.35928144	95894	14648	68852	113472.0663	0.607	1008	68.30556	04210	94200 RANGE 8	401
062-017-300-007-00	626 DUTCHER TR	9/9/2021	65000	QC	21-NOT USED/OTHER	65000	24800	38.15384615	71173	6870	58130	89808.65625	0.647	1038	56.00193	04210	94200 RANGE 8	401
062-020-100-006-00	806 BISSONETTE RD	6/25/2021	85900	WD	03-ARM'S LENGTH	85900	28400	33.06169965	78260	15889	70011	87110.33594	0.804	896	78.13728	04210	94200 RANGE 8	401
064-S30-000-100-00	2037 FERN AVE	9/23/2022	113000	WD	03-ARM'S LENGTH	113000	37000	32.74336283	90570	10389	102611	111984.6406	0.916	1196	85.79515	04210	94200 RANGE 8	401
062-016-400-003-00	6685 MERTON RD	8/3/2021	250100	WD	03-ARM'S LENGTH	250100	70800	28.30867653	202341	45589	204511	218927.375	0.934	2008	101.8481	04210	94200 RANGE 8	401
064-B30-000-005-01	6446 ZELMA ST	3/17/2023	95000	WD	03-ARM'S LENGTH	95000	600	0.631578947	67340	6865	88135	84462.28906	1.043	884	99.70023	04210	062-020-20X 94200 RANGE 8	401
062-016-100-040-00	6946 WENTWORTH RD	1/10/2022	185000	WD	25-PARTIAL CONSTRUCTION	185000	34800	18.81081081	128249	25255	159745	143846.375	1.111	1152	138.6675	04210	94200 RANGE 8	401
064-B30-000-001-00	6420 ZELMA ST	3/24/2023	149500	WD	03-ARM'S LENGTH	149500	31500	21.07023411	79971	7872	141628	100696.9297	1.406	990	143.0586	04210	94200 RANGE 8	401

0.760

For 01000, 2024, use 0.76

Oscoda Township-2024 ECF Analysis Commercial 02100 '92100 COMMERCIAL B1'

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 in Sale	Land Table	Property Class
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201
															0.605				
															For 2024, use 0.61 for General Commercial				
															0.61				
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401
															0.521				
															For 2024, use 0.521 for F-41 Commercial				
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201
															0.613				
															For 2024, use 0.613 for WAFB Commercial Area				
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201
															For 2024, use 0.97 for Lake Huron Commercial				

Oscoda Township-2024 ECF Analysis Commercial 02200 '92200 COMMERCIAL B2'

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 in Sale	Land Table	Property Class	
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	
064-560-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201	
														0.605						
For 2024, use 0.61 for General Commercial																				
														0.61						
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201	
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401	
														0.521						
For 2024, use 0.521 for F-41 Commercial																				
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201	
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201	
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201	
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201	
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201	
														0.613						
For 2024, use 0.613 for WAFB Commercial Area																				
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201	
														0.97						
For 2024, use 0.97 for Lake Huron Commercial																				

Oscoda Township-2024 ECF Analysis Commercial 02300 '92300 COMMERCIAL F-41'

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 in Sale	Land Table	Property Class		
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201		
													0.605								
													For 2024, use 0.61 for General Commercial								
													0.61								
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201		
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401		
													0.521								
													For 2024, use 0.521 for F-41 Commercial								
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201		
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201		
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201		
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201		
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201		
													0.613								
													For 2024, use 0.613 for WAFB Commercial Area								
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201		
													For 2024, use 0.97 for Lake Huron Commercial								

Oscoda Township-2024 ECF Analysis Commercial 02400 '92400 COMMERCIAL WAFB'

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 in Sale	Land Table	Property Class
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201
													0.605						
													For 2024, use 0.61 for General Commercial						
													0.61						
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401
													0.521						
													For 2024, use 0.521 for F-41 Commercial						
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201
													0.613						
													For 2024, use 0.613 for WAFB Commercial Area						
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201
													For 2024, use 0.97 for Lake Huron Commercial						

Oscoda Township-2024 ECF Analysis Commercial 02500 '92500 COMMERCIAL LAKE HURON'

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 in Sale	Land Table	Property Class		
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201		
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201		
													0.605								
																For 2024, use 0.61 for General Commercial					
																0.61					
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201		
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401		
													0.521								
																For 2024, use 0.521 for F-41 Commercial					
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201		
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201		
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201		
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201		
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201		
													0.613								
																For 2024, use 0.613 for WAFB Commercial Area					
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201		
																For 2024, use 0.97 for Lake Huron Commercial					

Oscoda Township-2024 ECF Analysis Commercial 02600 '92600 COMMERCIAL NORTH US 23'

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 in Sale	Land Table	Property Class
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201
													0.605						
													For 2024, use 0.61 for General Commercial						
													0.61						
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401
													0.521						
													For 2024, use 0.521 for F-41 Commercial						
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201
													0.613						
													For 2024, use 0.613 for WAFB Commercial Area						
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201
													For 2024, use 0.97 for Lake Huron Commercial						

Oscoda Township-2024 ECF Analysis Commercial 02700 '92700 COMMERCIAL OUTLINE RG 9'

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 in Sale	Land Table	Property Class			
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201			
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201			
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201			
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201			
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201			
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201			
													0.605									
													For 2024, use 0.61 for General Commercial									
													0.61									
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201			
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401			
													0.521									
													For 2024, use 0.521 for F-41 Commercial									
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201			
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201			
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201			
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201			
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201			
													0.613									
													For 2024, use 0.613 for WAFB Commercial Area									
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201			
													For 2024, use 0.97 for Lake Huron Commercial									

Oscoda Township-2024 ECF Analysis Commercial 02800 '92800 COMMERCIAL OUTLINE RG 6,7,8'

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 in Sale	Land Table	Property Class
064-V10-011-012-02	118 E RIVER RD	3/17/2022	67000	WD	31-SPLIT IMPROVED	67000	0	0	117696	11731	55269	185903.5156	0.297	2171	25.45785352	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	170690	325952.6312	0.524	1855	92.01617251	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	65546	106819.2983	0.614	3060	21.42026144	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	142363	200484.2105	0.710	4418	32.22340426	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	18297	24500	0.747	400	45.7425	02100	064-V10-010-008-20	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	413072	561271.9298	0.736	6904	59.83082271	02200		92200 COMMERCIAL B2	201
													0.605						
													For 2024, use 0.61 for General Commercial						
													0.61						
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	98621	243285.9649	0.405	8936	11.03636974	02300	064-A30-000-050-00	92300 COMMERCIAL F 41	201
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	39168	61466.66797	0.637	0	#DIV/0!	02300		92300 COMMERCIAL F 41	401
													0.521						
													For 2024, use 0.521 for F-41 Commercial						
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	382796	1803910.526	0.212	99614	3.842793182	02400	066-028-200-059-00	94600 FORMER WAFB	201
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	531540	961705.2632	0.553	44768	11.87321301	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	93798	127175.4386	0.738	2411	38.90418913	02400		94600 FORMER WAFB	201
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	15872	19249.12281	0.825	1236	12.84142395	02400		94600 FORMER WAFB	201
													0.613						
													For 2024, use 0.613 for WAFB Commercial Area						
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	162800	36.17777778	326240	149826	300174	309498.2445	0.970	6530	45.96845329	02500	063-011-200-007-00	94410 LAKE HURON	201
													0.970						
													For 2024, use 0.97 for Lake Huron Commercial						

Oscoda Township-2024 ECF Analysis Industrial 03100 '93100 INDUSTRIAL-CONSUMERS ENERGY'

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
064-A30-000-048-00	VAN ETTAN CREEK RD	8/18/2021	15000	QC	05-CORRECTING TITLE	15000	7500	50	16203	12116	\$ 2,884	\$ 7,170	0.402	1200	2.403333333	02300	92300 COMMERCIAL F 41	201
064-M10-000-020-00	5039 N US-23	8/16/2022	50000	WD	03-ARM'S LENGTH	50000	41800	83.6	86294	42967	\$ 7,033	\$ 76,012	0.093	3000	2.344333333	02200	92200 COMMERCIAL B2	201
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	\$ 15,872	\$ 19,249	0.825	1236	12.84142395	02400	94600 FORMER WAFB	201
064-V10-014-007-00	308 N STATE ST	9/7/2021	85000	WD	03-ARM'S LENGTH	85000	72100	84.82352941	176728	67581	\$ 17,419	\$ 191,486	0.091	1441	12.08813324	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	\$ 18,297	\$ 24,500	0.747	400	45.7425	02100	064-V10-01 92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	03-ARM'S LENGTH	45000	30000	66.66666667	69125	22599	\$ 22,401	\$ 81,625	0.274	2310	9.697402597	02300	92300 COMMERCIAL F 41	201
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	\$ 39,168	\$ 61,467	0.637	0	#DIV/0!	02300	92300 COMMERCIAL F 41	401
064-A30-000-038-00	5684 F 41	8/6/2021	60000	WD	03-ARM'S LENGTH	60000	42200	70.33333333	108504	16433	\$ 43,567	\$ 161,528	0.270	3402	12.80629042	02300	92300 COMMERCIAL F 41	201
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	03-ARM'S LENGTH	64650	13800	21.34570766	32668	18703	\$ 45,947	\$ 24,500	1.875	400	114.8675	02100	064-V10-01 92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	\$ 65,546	\$ 106,819	0.614	3060	21.42026144	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V55-000-003-30	E RIVER RD	6/1/2022	220000	WD	22-OUTLIER	145000	37200	25.65517241	98370	61465	\$ 83,535	\$ 64,746	1.290	1578	52.93726236	02100	064-V55-00 92100 COMMERCIAL B1 & OLD DOWNTOWN	202
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	\$ 93,798	\$ 127,175	0.738	2411	38.90418913	02400	94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	\$ 93,798	\$ 127,175	0.738	2411	38.90418913	02400	94600 FORMER WAFB	201
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	\$ 98,621	\$ 243,286	0.405	8936	11.03636974	02300	064-A30-00 92300 COMMERCIAL F 41	201
064-V10-010-008-30	205 S STATE ST	3/1/2022	142500	WD	03-ARM'S LENGTH	142500	32000	22.45614035	104792	17450	\$ 125,050	\$ 153,232	0.816	1526	81.94626474	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	\$ 142,363	\$ 200,484	0.710	4418	32.22340426	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	\$ 170,690	\$ 325,953	0.524	1855	92.01617251	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	\$ 382,796	\$ 1,803,911	0.212	99614	3.842793182	02400	066-028-20 94600 FORMER WAFB	201
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	\$ 413,072	\$ 561,272	0.736	6904	59.83082271	02200	92200 COMMERCIAL B2	201
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	\$ 531,540	\$ 961,705	0.553	44768	11.87321301	02400	94600 FORMER WAFB	201

0.667

2024, for Industrial, no industrial sales.
 Review larger commercial values starting at \$65,000+ building residual
 For 2024, use 0.66 for Industrial

Oscoda Township-2024 ECF Analysis Industrial 03300 '93300 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 Parce Land Table	Property Class
064-A30-000-048-00	VAN ETTAN CREEK RD	8/18/2021	15000	QC	05-CORRECTING TITLE	15000	7500	50	16203	12116	\$ 2,884	\$ 7,170	0.402	1200	2.403333333	02300	92300 COMMERCIAL F 41	201
064-M10-000-020-00	5039 N US-23	8/16/2022	50000	WD	03-ARM'S LENGTH	50000	41800	83.6	86294	42967	\$ 7,033	\$ 76,012	0.093	3000	2.344333333	02200	92200 COMMERCIAL B2	201
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	\$ 15,872	\$ 19,249	0.825	1236	12.84142395	02400	94600 FORMER WAFB	201
064-V10-014-007-00	308 N STATE ST	9/7/2021	85000	WD	03-ARM'S LENGTH	85000	72100	84.82352941	176728	67581	\$ 17,419	\$ 191,486	0.091	1441	12.08813324	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	\$ 18,297	\$ 24,500	0.747	400	45.7425	02100	064-V10-01 92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	03-ARM'S LENGTH	45000	30000	66.66666667	69125	22599	\$ 22,401	\$ 81,625	0.274	2310	9.697402597	02300	92300 COMMERCIAL F 41	201
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	\$ 39,168	\$ 61,467	0.637	0	#DIV/0!	02300	92300 COMMERCIAL F 41	401
064-A30-000-038-00	5684 F 41	8/6/2021	60000	WD	03-ARM'S LENGTH	60000	42200	70.33333333	108504	16433	\$ 43,567	\$ 161,528	0.270	3402	12.80629042	02300	92300 COMMERCIAL F 41	201
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	03-ARM'S LENGTH	64650	13800	21.34570766	32668	18703	\$ 45,947	\$ 24,500	1.875	400	114.8675	02100	064-V10-01 92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	\$ 65,546	\$ 106,819	0.614	3060	21.42026144	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V55-000-003-30	E RIVER RD	6/1/2022	220000	WD	22-OUTLIER	145000	37200	25.65517241	98370	61465	\$ 83,535	\$ 64,746	1.290	1578	52.93726236	02100	064-V55-00 92100 COMMERCIAL B1 & OLD DOWNTOWN	202
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	\$ 93,798	\$ 127,175	0.738	2411	38.90418913	02400	94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	\$ 93,798	\$ 127,175	0.738	2411	38.90418913	02400	94600 FORMER WAFB	201
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	\$ 98,621	\$ 243,286	0.405	8936	11.03636974	02300	064-A30-00 92300 COMMERCIAL F 41	201
064-V10-010-008-30	205 S STATE ST	3/1/2022	142500	WD	03-ARM'S LENGTH	142500	32000	22.45614035	104792	17450	\$ 125,050	\$ 153,232	0.816	1526	81.94626474	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	\$ 142,363	\$ 200,484	0.710	4418	32.22340426	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	\$ 170,690	\$ 325,953	0.524	1855	92.01617251	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	\$ 382,796	\$ 1,803,911	0.212	99614	3.842793182	02400	066-028-20 94600 FORMER WAFB	201
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	\$ 413,072	\$ 561,272	0.736	6904	59.83082271	02200	92200 COMMERCIAL B2	201
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	\$ 531,540	\$ 961,705	0.553	44768	11.87321301	02400	94600 FORMER WAFB	201

0.667

2024, for Industrial, no industrial sales.

Review larger commercial values starting at \$65,000+ building residual

For 2024, use 0.66 for Industrial

Oscoda Township-2024 ECF Analysis Industrial 03600 '93600 INDUSTRIAL-WAFB'

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
064-A30-000-048-00	VAN ETTAN CREEK RD	8/18/2021	15000	QC	05-CORRECTING TITLE	15000	7500	50	16203	12116	\$ 2,884	\$ 7,170	0.402	1200	2.403333333	02300	92300 COMMERCIAL F 41	201
064-M10-000-020-00	5039 N US-23	8/16/2022	50000	WD	03-ARM'S LENGTH	50000	41800	83.6	86294	42967	\$ 7,033	\$ 76,012	0.093	3000	2.344333333	02200	92200 COMMERCIAL B2	201
066-029-100-008-00	3751 PERIMETER RD	11/1/2021	50000	WD	03-ARM'S LENGTH	47000	18800	40	42100	31128	\$ 15,872	\$ 19,249	0.825	1236	12.84142395	02400	94600 FORMER WAFB	201
064-V10-014-007-00	308 N STATE ST	9/7/2021	85000	WD	03-ARM'S LENGTH	85000	72100	84.82352941	176728	67581	\$ 17,419	\$ 191,486	0.091	1441	12.08813324	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-010-008-10	106 E DWIGHT AVE	5/17/2022	37000	WD	16-LC PAYOFF	37000	13800	37.2972973	32668	18703	\$ 18,297	\$ 24,500	0.747	400	45.7425	02100	064-V10-01 92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-W70-000-056-00	4731 F 41	7/29/2022	45000	WD	03-ARM'S LENGTH	45000	30000	66.66666667	69125	22599	\$ 22,401	\$ 81,625	0.274	2310	9.697402597	02300	92300 COMMERCIAL F 41	201
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHER	60000	27700	46.16666667	55868	20832	\$ 39,168	\$ 61,467	0.637	0	#DIV/0!	02300	92300 COMMERCIAL F 41	401
064-A30-000-038-00	5684 F 41	8/6/2021	60000	WD	03-ARM'S LENGTH	60000	42200	70.33333333	108504	16433	\$ 43,567	\$ 161,528	0.270	3402	12.80629042	02300	92300 COMMERCIAL F 41	201
064-V10-010-008-10	106 E DWIGHT AVE	7/1/2022	64650	WD	03-ARM'S LENGTH	64650	13800	21.34570766	32668	18703	\$ 45,947	\$ 24,500	1.875	400	114.8675	02100	064-V10-01 92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHER	90000	32100	35.66666667	85341	24454	\$ 65,546	\$ 106,819	0.614	3060	21.42026144	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V55-000-003-30	E RIVER RD	6/1/2022	220000	WD	22-OUTLIER	145000	37200	25.65517241	98370	61465	\$ 83,535	\$ 64,746	1.290	1578	52.93726236	02100	064-V55-00 92100 COMMERCIAL B1 & OLD DOWNTOWN	202
066-028-200-040-00	4139 PERIMETER RD	7/16/2021	104900	LC	03-ARM'S LENGTH	104900	30200	28.78932316	83592	11102	\$ 93,798	\$ 127,175	0.738	2411	38.90418913	02400	94600 FORMER WAFB	201
066-028-200-040-00	4139 PERIMETER RD	9/16/2021	104900	WD	16-LC PAYOFF	104900	30200	28.78932316	83592	11102	\$ 93,798	\$ 127,175	0.738	2411	38.90418913	02400	94600 FORMER WAFB	201
064-A30-000-039-00	5680 F 41	5/24/2021	140000	WD	03-ARM'S LENGTH	140000	63200	45.14285714	180052	41379	\$ 98,621	\$ 243,286	0.405	8936	11.03636974	02300	064-A30-00 92300 COMMERCIAL F 41	201
064-V10-010-008-30	205 S STATE ST	3/1/2022	142500	WD	03-ARM'S LENGTH	142500	32000	22.45614035	104792	17450	\$ 125,050	\$ 153,232	0.816	1526	81.94626474	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-002-00	115 E DWIGHT AVE	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	56300	35.1875	131913	17637	\$ 142,363	\$ 200,484	0.710	4418	32.22340426	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-012-009-00	112 E MICHIGAN AVE	4/22/2021	200000	WD	13-GOVERNMENT	190000	0	0	205103	19310	\$ 170,690	\$ 325,953	0.524	1855	92.01617251	02100	92100 COMMERCIAL B1 & OLD DOWNTOWN	201
066-028-200-050-00	5671 N SKEEL AVE	6/3/2022	540000	QC	13-GOVERNMENT	540000	0	0	1185433	157204	\$ 382,796	\$ 1,803,911	0.212	99614	3.842793182	02400	066-028-20 94600 FORMER WAFB	201
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	241100	38.46135439	533716	213791	\$ 413,072	\$ 561,272	0.736	6904	59.83082271	02200	92200 COMMERCIAL B2	201
066-021-300-009-00	6111 PERIMETER RD	8/21/2021	750000	WD	03-ARM'S LENGTH	750000	304600	40.61333333	766632	218460	\$ 531,540	\$ 961,705	0.553	44768	11.87321301	02400	94600 FORMER WAFB	201

0.667

2024, for Industrial, no industrial sales.

Review larger commercial values starting at \$65,000+ building residual

For 2024, use 0.66 for Industrial

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640	For 2024, use 0.64 for 04220				
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891	For 2024, use 0.891 for 04302				
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222	For 2024, hold at 0.41. Review in 2025.				
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063	For 2024, use 1.063 for area 04303				

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

2022

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

2022

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.89898989	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

1 of 2

Oscoda Township-2024 ECF Analysis Residential 04220 '94220 FOOTE SITE'

Table with columns: 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 Parcel Land Table, Property Class.

For 2024, use 0.804 for area 04010

For 2024, use 0.962 for area 04030

For 2024, use 0.577 for area 04110

For 2024, use 0.605 for area 04120

For 04210 and 04230, 2024, use 0.76

2 of 2

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.89898989	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

20F2

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
												0.640						
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
												0.891						
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
												0.746	For 2024, use 0.746 for area 04301					
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
												0.222						
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
												1.063						
For 2024, use 1.063 for area 04303																		

2 of 2

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401
												0.640					
For 2024, use 0.64 for 04220																	
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401
												0.891					
For 2024, use 0.891 for 04302																	
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401
												0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401
												0.222					
For 2024, hold at 0.41. Review in 2025.																	
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401
												1.063					
For 2024, use 1.063 for area 04303																	

Oscoda Township-2024 ECF Analysis Residential 04304 '94304 MH DISTRICT N50 AND N60'

Table with columns: 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. Contains multiple rows of property data with various sale details and appraisals.

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

2022

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-00(94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.89898989	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

064-F10-008-012-00	1995 BEAR	8/17/2022	66500 SD	10-FORECLOSURE	66500	39600	59.54887218	91795	15704	50796	116525.2656	0.436	1108	45.84477	04220	94200 RANGE 8	401	
064-F10-006-010-00	5020 ROY RD	4/7/2022	50000 LC	03-ARM'S LENGTH	50000	27100	54.2	62620	6559	43441	85851.45313	0.506	1288	33.72748	04220	94200 RANGE 8	401	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800 WD	03-ARM'S LENGTH	74800	27100	36.22994652	62413	4109	70691	89286.36719	0.792	839	84.25626	04220	94200 RANGE 8	401	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000 WD	03-ARM'S LENGTH	41000	11000	26.82926829	33404	4671	36329	44001.53125	0.826	560	64.87321	04220	94200 RANGE 8	401	
													0.640					
For 2024, use 0.64 for 04220																		
063-006-200-001-00	3096 KINGS CORNER RD	2/4/2022	100000 WD	03-ARM'S LENGTH	100000	52400	52.4	133023	72996	27004	88145.375	0.306	720	37.50556	04302	94300 R9E	401	
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000 WD	03-ARM'S LENGTH	140000	48300	34.5	147080	21777	118223	183998.5313	0.643	1556	75.97879	04302	94300 R9E	401	
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000 WD	03-ARM'S LENGTH	112000	40300	35.98214286	101268	13559	98441	128794.4219	0.764	1016	96.89075	04302	94300 R9E	401	
063-005-200-003-00	3612 KINGS CORNER RD	5/6/2021	400000 WD	03-ARM'S LENGTH	400000	93100	23.275	273085	85116	314884	276019.0969	1.141	2604	120.9232	04302	94300 R9E	401	
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000 WD	03-ARM'S LENGTH	75000	21500	28.66666667	45388	23422	51578	32255.50586	1.599	780	66.12564	04302	94300 R9E	401	
													0.891					
For 2024, use 0.891 for 04302																		
064-P20-000-003-00	3517 E RIVER RD	6/4/2021	47000 QC	03-ARM'S LENGTH	47000	22700	48.29787234	68391	11694	35306	83255.50781	0.424	1054	33.49715	04301	064-P20-000 94300 R9E	401	
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900 WD	03-ARM'S LENGTH	129900	40900	31.48575828	122787	17447	112453	154684.2813	0.727	1484	75.77695	04301	94300 R9E	401	
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000 WD	03-ARM'S LENGTH	175000	47200	26.97142857	117585	20959	154041	141888.4063	1.086	1448	106.3819	04301	94300 R9E	401	
													0.746	For 2024, use 0.746 for area 04301				
064-N60-000-019-00	7286 JEANETTE DR	8/18/2022	60000 WD	03-ARM'S LENGTH	60000	39700	66.16666667	82180	20164	39836	151258.5313	0.263	1542	25.83398	04304	94300 R9E	401	
064-C10-000-003-00	3273 COLBATH RD	9/22/2022	35000 WD	03-ARM'S LENGTH	35000	33800	96.57142857	68725	13484	21516	134734.1406	0.160	1152	18.67708	04305	94300 R9E	401	
064-C10-000-019-00	7036 INDIAN TR	4/28/2021	40000 LC	03-ARM'S LENGTH	40000	29300	73.25	64039	5055	34945	143863.4219	0.243	1400	24.96071	04305	94300 R9E	401	
													0.222					
For 2024, hold at 0.41. Review in 2025.																		
064-A14-000-002-00	6391 CEDAR LAKE RD	6/16/2021	70000 WD	03-ARM'S LENGTH	70000	32700	46.71428571	73107	9481	60519	93430.25	0.648	1190	50.8563	04303	94303 R9 EAST OF VAN ETTAN LK	401	
064-N20-000-057-00	7352 PINE RIDGE TR	11/30/2021	121850 LC	21-NOT USED/OTHER	121850	48100	39.47476405	108087	10880	110970	142741.5625	0.777	1344	82.56696	04303	94303 R9 EAST OF VAN ETTAN LK	401	
063-022-200-017-00	6296 LOUD DR	8/8/2022	99000 LC	03-ARM'S LENGTH	99000	19700	19.8989899	43188	8134	90866	51474.30078	1.765	624	145.6186	04303	94303 R9 EAST OF VAN ETTAN LK	401	
													1.063					
For 2024, use 1.063 for area 04303																		

Oscoda Township-2024 ECF Analysis Residential 04310 '94310 OLD TOWN'

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 Parcel:	Land Table	Property Class
064-V60-024-001-00	400 W DWIGHT AVE	7/29/2022	75000	WD	03-ARM'S LENGTH	74500	35700	47.91946309	101314	2721	71779	138863.375	0.517	1234	58.16775	04310		94310 OLD TOWN	401
064-V10-016-036-00	510 W MICHIGAN AVE	6/7/2021	74000	WD	03-ARM'S LENGTH	74000	28700	38.78378378	92175	8854	65146	117353.5234	0.555	1140	57.14561	04310		94310 OLD TOWN	401
064-V10-018-007-00	117 W RIVER RD	2/13/2023	185000	WD	03-ARM'S LENGTH	185000	77400	41.83783784	220983	32477	152523	265501.4063	0.574	2877	53.0146	04310		94310 OLD TOWN	401
064-V10-002-001-00	416 N LAKE ST	11/5/2021	99000	MLC	03-ARM'S LENGTH	99000	40400	40.80808081	109063	31027	67973	109909.8594	0.618	1152	59.00434	04310		94310 OLD TOWN	401
064-V10-023-001-00	300 W DWIGHT AVE	6/30/2021	287000	WD	03-ARM'S LENGTH	287000	88800	30.94076655	323553	17705	269295	430771.8438	0.625	4623	58.25114	04310		94310 OLD TOWN	401
064-V60-002-012-00	500 W RIVER RD	7/13/2022	70000	WD	03-ARM'S LENGTH	70000	25700	36.71428571	71467	6910	63090	90925.35156	0.694	864	73.02083	04310		94310 OLD TOWN	401
064-V10-020-011-00	100 S PEARL ST	7/21/2022	159900	WD	03-ARM'S LENGTH	159900	55400	34.64665416	157100	4886	155014	214385.9219	0.723	1946	79.65776	04310		94310 OLD TOWN	401
064-V10-016-026-00	308 W MICHIGAN AVE	7/26/2021	165500	WD	03-ARM'S LENGTH	165500	52800	31.90332326	161706	9680	155820	214121.125	0.728	2002	77.83217	04310		94310 OLD TOWN	401
064-V60-002-006-00	107 N MORTON ST	6/24/2021	60000	WD	03-ARM'S LENGTH	60000	19500	32.5	58385	6554	53446	73001.40625	0.732	776	68.87371	04310		94310 OLD TOWN	401
064-V10-016-030-00	390 W MICHIGAN AVE	12/28/2022	90000	WD	21-NOT USED/OTHER	90000	30700	34.11111111	84551	9057	80943	106329.5781	0.761	1032	78.43314	04310		94310 OLD TOWN	401
064-V10-003-002-00	215 E BANK ST	10/3/2022	79000	WD	03-ARM'S LENGTH	79000	26100	33.03797468	73230	5541	73459	95336.61719	0.771	1008	72.87599	04310		94310 OLD TOWN	401
064-V10-023-003-00	308 W DWIGHT AVE	8/6/2021	155000	WD	03-ARM'S LENGTH	155000	45200	29.16129032	140527	5142	149858	190683.0938	0.786	2259	66.3382	04310		94310 OLD TOWN	401
064-V10-007-001-00	211 S LAKE ST	9/23/2022	50000	MLC	09-FAMILY	49500	15000	30.3030303	41288	3740	45760	52884.50781	0.865	750	61.01333	04310		94310 OLD TOWN	401
064-V10-023-008-00	315 W RIVER RD	9/15/2021	166300	WD	03-ARM'S LENGTH	166300	46300	27.84125075	135957	10744	155556	176356.3438	0.882	1902	81.78549	04310		94310 OLD TOWN	401
064-V10-006-001-00	115 S LAKE ST	6/17/2021	85000	WD	03-ARM'S LENGTH	85000	23500	27.64705882	68417	3806	81194	91001.40625	0.892	962	84.40125	04310		94310 OLD TOWN	401
064-V60-001-001-00	118 N MORTON ST	11/9/2021	73000	WD	09-FAMILY	73000	21300	29.17808219	59845	8645	64355	72112.67969	0.892	644	99.93012	04310		94310 OLD TOWN	401
064-V10-016-027-00	314 W MICHIGAN AVE	3/1/2022	132500	WD	03-ARM'S LENGTH	129500	35500	27.41312741	104050	7534	121966	135938.0313	0.897	1102	110.677	04310		94310 OLD TOWN	401
064-V10-007-010-30	203 S LAKE ST	6/8/2022	69900	LC	03-ARM'S LENGTH	69900	17300	24.74964235	47741	4918	64982	60314.08594	1.077	1035	62.78454	04310		94310 OLD TOWN	401
064-V10-005-004-00	227 E RIVER RD	4/13/2021	145000	WD	13-GOVERNMENT	145000	25200	17.37931034	61707	28098	116902	47336.62109	2.470	552	211.779	04310		94310 OLD TOWN	1

0.845

For 2024, use 0.845 for area 04310

Oscoda Township-2024 ECF Analysis Residential 04311 '94311 EAST LAKE CONDOMINIUM'

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
064-V10-003-001-09	202 E WATER ST	2/25/2022	68000	WD	03-ARM'S LENGTH	68000	21200	31.17647059	80300	0	68000	47655.78516	1.427	504	134.9206	04311		94310 OLD TOWN	407
064-V10-003-001-08	202 E WATER ST	8/25/2021	115200	WD	03-ARM'S LENGTH	114200	31200	27.32049037	118398	0	114200	70265.875	1.625	828	137.9227	04311		94310 OLD TOWN	407
064-V10-003-001-05	200 E WATER ST	7/27/2021	80000	WD	03-ARM'S LENGTH	80000	21700	27.125	81479	1179	78821	47655.78516	1.654	504	156.3909	04311		94310 OLD TOWN	407
064-V10-003-001-04	200 E WATER ST	10/27/2022	73000	WD	03-ARM'S LENGTH	73000	24100	33.01369863	66387	0	73000	39398.8125	1.853	504	144.8413	04311		94310 OLD TOWN	407

1.640

For 2024, use 1.64 for East Lake Condo

Oscoda Township-2024 ECF Analysis Residential 04315 '94315 HULL ISLAND AND N TO F-41'

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
064-H80-000-033-00	5293 HUGHES ST	3/31/2023	50000	WD	03-ARM'S LENGTH	50000	35800	71.6	92615	9262	40738	120278.5	0.339	1275	31.951373	04315		94315 HULL ISLAND & N TO F-41	401
064-H50-000-029-00	329 OTTAWA DR	12/27/2021	68000	WD	16-LC PAYOFF	68000	37200	54.70588235	113653	13129	54871	145056.2813	0.378	1523	36.028234	04315		94315 HULL ISLAND & N TO F-41	401
064-H60-000-044-00	409 OJIBWAY ST	8/19/2021	69000	WD	03-ARM'S LENGTH	69000	36700	53.1884058	112938	10708	58292	147518.0313	0.395	1604	36.341646	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-006-00	5175 HUGHES ST	5/27/2022	75000	QC	21-NOT USED/OTHER	75000	44300	59.06666667	113870	16901	58099	139926.4063	0.415	1872	31.035791	04315	063-034-3C	94315 HULL ISLAND & N TO F-41	401
064-H80-000-020-00	5245 HUGHES ST	8/19/2021	65000	WD	16-LC PAYOFF	65000	31400	48.30769231	95447	15835	49165	114880.2344	0.428	1192	41.245805	04315		94315 HULL ISLAND & N TO F-41	401
064-H50-000-024-00	400 OTTAWA DR	12/27/2021	100000	LC	03-ARM'S LENGTH	100000	41600	41.6	127475	14285	85715	163333.3281	0.525	1920	44.643229	04315		94315 HULL ISLAND & N TO F-41	401
064-W10-000-002-00	5234 CEDAR LAKE RD	9/29/2022	76000	WD	03-ARM'S LENGTH	75925	33900	44.64932499	88028	7614	68311	116037.5156	0.589	1242	55.000805	04315		94315 HULL ISLAND & N TO F-41	401
064-H40-000-004-00	212 OTTAWA CT	5/15/2022	72000	CD	16-LC PAYOFF	72000	32600	45.27777778	82308	12616	59384	100565.6563	0.590	960	61.858333	04315		94315 HULL ISLAND & N TO F-41	401
064-H90-000-002-25	4670 LINDHOLM DR	8/9/2021	151900	WD	03-ARM'S LENGTH	151900	45900	30.21724819	140667	12445	139455	185024.5313	0.754	1560	89.394231	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-006-00	5175 HUGHES ST	7/1/2022	125000	LC	09-FAMILY	125000	44300	35.44	113870	16901	108099	139926.4063	0.773	1872	57.745192	04315	063-034-3C	94315 HULL ISLAND & N TO F-41	401
064-H50-000-040-00	413 OTSEGO ST	3/23/2023	125000	WD	03-ARM'S LENGTH	125000	43600	34.88	111646	13153	111847	142125.5469	0.787	1262	88.626783	04315		94315 HULL ISLAND & N TO F-41	401
064-H50-000-029-00	329 OTTAWA DR	12/27/2021	129900	WD	03-ARM'S LENGTH	129900	37200	28.63741339	113653	13129	116771	145056.2813	0.805	1523	76.671701	04315		94315 HULL ISLAND & N TO F-41	401
064-M50-000-016-00	4562 F 41	3/23/2023	108000	OTH	03-ARM'S LENGTH	108000	36000	33.33333333	92988	9330	98670	120718.6172	0.817	1088	90.689338	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-063-00	5217 CEDAR LAKE RD	10/7/2022	109000	WD	03-ARM'S LENGTH	109000	35000	32.11009174	90378	10658	98342	115036.0781	0.855	1040	94.559615	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-036-00	5202 HUGHES ST	12/23/2021	104000	WD	03-ARM'S LENGTH	104000	27700	26.63461538	84964	11455	92545	106073.5938	0.872	988	93.669028	04315		94315 HULL ISLAND & N TO F-41	401
064-W10-000-022-00	5320 N PINE ST	9/20/2022	113000	WD	03-ARM'S LENGTH	113000	35000	30.97345133	90922	7452	105548	120447.3281	0.876	1225	86.161633	04315		94315 HULL ISLAND & N TO F-41	401
064-H80-000-038-00	5321 HUGHES ST	6/23/2022	150000	WD	03-ARM'S LENGTH	149000	43900	29.46308725	117188	14187	134813	148630.5938	0.907	1556	86.640746	04315		94315 HULL ISLAND & N TO F-41	401
064-W10-000-010-00	5300 CEDAR LAKE RD	6/10/2022	127500	WD	03-ARM'S LENGTH	127500	32300	25.33333333	82561	14540	112960	98154.39844	1.151	916	123.31878	04315		94315 HULL ISLAND & N TO F-41	401

0.681

For 2024 use 0.681 for area 04315

Oscoda Township-2024 ECF Analysis Residential 04320 '94320 VE CREEK AND B20-25 V15-25 W41'

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
064-V15-000-011-00	4581 HILLCREST AVE	1/21/2022	125000	WD	03-ARM'S LENGTH	125000	59500	47.6	176101	14036	110964	226032.0781	0.491	2496	44.4567	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B25-000-082-01	4747 SPRUCE RD	10/27/2021	120000	WD	03-ARM'S LENGTH	120000	57600	48	158082	10895	109105	205281.7344	0.531	1544	70.6639	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-046-00	6071 NORWAY RD	10/15/2021	120000	WD	03-ARM'S LENGTH	120000	55200	46	154252	19939	100061	187326.3594	0.534	1782	56.151	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-007-00	4601 HILLCREST AVE	6/8/2021	72500	WD	03-ARM'S LENGTH	72500	30500	42.06896552	88870	15379	57121	102497.9063	0.557	988	57.8148	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B25-000-084-00	6121 STEWART CT	12/24/2022	123000	CD	08-ESTATE	123000	57300	46.58536585	138538	13087	109913	174966.5313	0.628	1712	64.2015	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-W41-000-075-00	5558 WEST WEIR RD	5/11/2021	193000	WD	03-ARM'S LENGTH	193000	59800	30.98445596	208951	15274	177726	270121.3438	0.658	2432	73.0781	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-038-00	6151 NORWAY RD	2/21/2023	98000	WD	03-ARM'S LENGTH	98000	43700	44.59183673	105099	11859	86141	130041.8438	0.662	1200	71.7842	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-009-00	4735 ARBUTUS TR	6/26/2021	165000	WD	03-ARM'S LENGTH	165000	54900	33.27272727	172192	15718	149282	218234.3125	0.684	2108	70.8169	04320		94320 VE CREEK & B20-25 V15-25 W41	401
063-022-400-005-00	4770 ARBUTUS TR	4/8/2021	171500	WD	03-ARM'S LENGTH	171500	55900	32.59475219	177729	24793	146707	213299.8594	0.688	2108	69.5954	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-038-00	5551 WEST WEIR RD	5/10/2021	125000	WD	03-ARM'S LENGTH	125000	43500	34.8	123082	10781	114219	156626.2188	0.729	1536	74.3613	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-C60-000-001-00	5755 CHALET CT	6/9/2021	164900	WD	03-ARM'S LENGTH	164900	56000	33.95997574	160509	17406	147494	199585.7813	0.739	1400	105.353	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V25-000-001-00	4563 HILLCREST AVE	6/18/2021	280000	WD	03-ARM'S LENGTH	280000	74100	26.46428571	270983	25610	254390	342221.75	0.743	2006	126.815	04320		94320 VE CREEK & B20-25 V15-25 W41	401
063-034-200-004-00	5381 WEST WEIR RD	10/28/2022	155000	WD	03-ARM'S LENGTH	155000	61400	39.61290323	147109	18354	136646	179574.6094	0.761	1952	70.0031	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V25-000-023-00	5520 MELANIE LN	3/22/2022	144900	WD	03-ARM'S LENGTH	144900	46300	31.95307108	132336	12112	132788	167676.4219	0.792	1952	68.0266	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B25-000-089-00	6090 STEWART CT	11/30/2021	145000	WD	03-ARM'S LENGTH	145000	46200	31.86206897	130976	17894	127106	157715.4844	0.806	1618	78.5575	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-022-00	6106 NORWAY RD	5/10/2022	180000	WD	03-ARM'S LENGTH	180000	67100	37.27777778	161679	20585	159415	196783.8281	0.810	1880	84.7952	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-M40-000-012-00	5483 WEST WEIR RD	4/23/2021	120750	WD	03-ARM'S LENGTH	120750	33500	27.74327122	102842	9767	110983	129811.7188	0.855	1456	76.2246	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-C60-000-013-00	5760 CHALET CT	7/30/2021	136000	WD	03-ARM'S LENGTH	136000	41400	30.44117647	117039	22353	113647	132058.5781	0.861	1092	104.072	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-029-00	6182 NORWAY RD	8/29/2022	216900	WD	03-ARM'S LENGTH	216900	71000	32.73397879	179237	19860	197040	222283.125	0.886	2244	87.8075	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-024-00	6126 NORWAY RD	3/15/2023	134000	WD	03-ARM'S LENGTH	134000	44200	32.98507463	106598	15561	118439	126969.3203	0.933	1090	108.66	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-019-00	6026 NORWAY RD	12/16/2022	245000	WD	03-ARM'S LENGTH	245000	77700	31.71428571	186061	23577	221423	226616.4531	0.977	1886	117.403	04320	064-B20-00	94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-025-00	5520 HEATHER AVE	5/16/2022	141000	WD	03-ARM'S LENGTH	141000	43700	30.9929078	104485	4351	136649	139656.9063	0.978	1092	125.136	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V25-000-014-00	5559 MELANIE LN	12/9/2021	249900	WD	03-ARM'S LENGTH	249900	52100	20.84833934	144455	15831	234069	179391.9063	1.305	1610	145.384	04320		94320 VE CREEK & B20-25 V15-25 W41	401

0.766

For 2024, use 0.766 for area 04320

Oscoda Township-2024 ECF Analysis Residential 04326 '94326 JAN MANOR CONDOMINIUM'

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
064-V25-000-019-18	4501 F 41	3/7/2023	75000	WD	03-ARM'S LENGTH	75000	29600	39.46666667	76450	648	74352	95588.90625	0.778	1132	65.68198	04326	94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-04	4499 F 41	2/1/2022	55000	WD	03-ARM'S LENGTH	55000	17000	30.90909091	47157	0	55000	59466.58203	0.925	744	73.92473	04326	94325 US 23 & CEDAR LK RD & F 41	407
													0.851					

For 2024, use 0.851 for Jan Manor Condo

Oscoda Township-2024 ECF Analysis Residential 04327 '94327 SILVER OAKS CONDOMINIUM'

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
064-V25-000-019-18	4501 F 41	3/7/2023	75000	WD	03-ARM'S LENGTH	75000	29600	39.46666667	76450	648	74352	95588.90625	0.778	1132	65.68198	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-04	4499 F 41	2/1/2022	55000	WD	03-ARM'S LENGTH	55000	17000	30.90909091	47157	0	55000	59466.58203	0.925	744	73.92473	04326		94325 US 23 & CEDAR LK RD & F 41	407

0.851

For 2024, use 0.851 for Silver Oaks Condominium

Oscoda Township-2024 ECF Analysis Residential 04328 '94328 HEATHER HILLS ESTATE CONDOS'

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
064-P31-000-032-01	4689 WILD FLOWER CT	10/21/2021	148000	WD	03-ARM'S LENGTH	148000	49500	33.44594595	159307	8564	139436	180099.1563	0.774	1390	100.3136691	04328		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-08	4690 WILD FLOWER CT	4/29/2021	145000	WD	03-ARM'S LENGTH	145000	47200	32.55172414	152707	5623	139377	175727.5938	0.793	1390	100.271223	04328		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-032-03	4701 WILD FLOWER CT	10/28/2022	169000	WD	14-INTO/OUT OF TRUST	169000	63600	37.63313609	160320	5793	163207	184620.0781	0.884	1390	117.4151079	04328		94325 US 23 & CEDAR LK RD & F 41	407

0.817

For 2024, use 0.817 for Heather Hills Condo

Oscoda Township-2024 ECF Analysis Residential 04331 '94331 MH DISTRICT J50 AND J60'

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
064-J60-000-048-00	4736 WENONA AVE	3/28/2022	32500	QC	21-NOT USED/OTHER	32500	26100	80.30769231	54886	4041	28459	124012.1953	0.229	1456	19.546	04331		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-028-00	6455 POTOMAC ST	4/6/2022	30000	LC	09-FAMILY	30000	19100	63.66666667	38798	16018	13982	55560.97656	0.252	1388	10.0735	04331		94330 J50/60 & L15 L16 L17 L18	401
064-J60-000-029-01	6274 POTOMAC ST	6/14/2021	39900	WD	03-ARM'S LENGTH	39900	14800	37.09273183	33432	5202	34698	68853.65625	0.504	1056	32.858	04331		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-026-00	6475 POTOMAC ST	6/9/2022	95000	WD	03-ARM'S LENGTH	95000	33700	35.47368421	67965	13196	81804	133582.9219	0.612	1540	53.1195	04331		94330 J50/60 & L15 L16 L17 L18	401

0.399

For 2024, use 0.399 for area 04331

Oscoda Township-2024 ECF Analysis Residential 04341 '94341 LWS GOLF AND COUNTRY 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 Parc Land Table	Property Class
064-L25-000-673-00	7430 WINDIMEIR WAY	5/14/2021	90000	WD	19-MULTI PARCEL AI	90000	48500	53.88888889	126131	10232	79768	140313.5625	0.568	1222	65.2766	04341	064-L25-00 94341 LWS GOLF & COUNTRY CLUB	1
064-L20-000-080-01	7473 WESTWOOD DR	7/30/2021	162000	WD	03-ARM'S LENGTH	162000	78000	48.14814815	206747	12807	149193	234794.1875	0.635	2010	74.22537	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-542-00	7209 WESTWOOD DR	8/30/2022	185000	WD	03-ARM'S LENGTH	185000	85700	46.32432432	203332	4510	180490	240704.5938	0.750	1766	102.2027	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L26-000-797-00	7878 E GOLFVIEW CIRCLE	1/13/2022	220000	WD	03-ARM'S LENGTH	220000	89900	40.86363636	233523	11069	208931	269314.7813	0.776	2066	101.1283	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L42-001-067-00	4574 GREENBRIAR RD	7/7/2021	155000	WD	03-ARM'S LENGTH	155000	57600	37.16129032	153531	10955	144045	172610.1719	0.835	1320	109.125	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-550-00	7349 CEDAR LAKE RD	4/1/2022	175000	WD	03-ARM'S LENGTH	175000	68200	38.97142857	161127	19596	155404	171345.0313	0.907	1400	111.0029	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-539-00	7221 WESTWOOD DR	10/15/2021	155000	WD	03-ARM'S LENGTH	155000	53100	34.25806452	141483	6856	148144	162986.6875	0.909	1408	105.2159	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L42-001-174-00	7099 CEDAR LAKE RD	10/15/2021	257500	WD	09-FAMILY	257500	2500	0.970873786	225786	18773	238727	250621.0625	0.953	1652	144.5079	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L25-000-711-00	7383 MAPLEHURST WAY	4/27/2022	171000	WD	03-ARM'S LENGTH	171000	60100	35.14619883	143955	7003	163997	165801.4531	0.989	1329	123.3988	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L42-001-069-00	4552 GREENBRIAR RD	9/13/2021	174000	WD	03-ARM'S LENGTH	174000	55200	31.72413793	143581	3797	170203	169230.0313	1.006	1411	120.6258	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L25-000-708-00	7411 MAPLEHURST WAY	2/24/2022	185000	WD	03-ARM'S LENGTH	185000	56300	30.43243243	149467	10176	174824	168633.1719	1.037	1512	115.6243	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-562-00	7229 CEDAR LAKE RD	6/30/2022	389900	WD	03-ARM'S LENGTH	387900	122900	31.68342356	304463	39105	348795	321256.6563	1.086	2499	139.5738	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L20-000-102-00	7412 WESTWOOD DR	9/23/2021	239900	WD	03-ARM'S LENGTH	238900	67500	28.25449979	178080	15823	223077	196437.0469	1.136	1746	127.7646	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L23-000-464-00	7149 CEDAR LAKE RD	8/2/2021	319000	WD	03-ARM'S LENGTH	319000	85100	26.67711599	218134	20481	298519	239289.3438	1.248	1903	156.8676	04341	064-L23-00 94341 LWS GOLF & COUNTRY CLUB	1
064-L42-001-156-00	4534 OAKRIDGE DR	7/11/2022	285000	WD	03-ARM'S LENGTH	285000	80300	28.1754386	192107	10888	274112	219393.4688	1.249	1862	147.2137	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L23-000-451-01	7149 CEDAR LAKE RD	8/2/2021	319000	WD	03-ARM'S LENGTH	319000	0	0	217353	19700	299300	239289.3438	1.251	1903	157.278	04341	064-L23-00 94341 LWS GOLF & COUNTRY CLUB	401
064-L26-000-813-00	7839 E GOLFVIEW CIRCLE	6/30/2022	233000	WD	08-ESTATE	233000	60000	25.75107296	143789	9058	223942	163112.5938	1.373	1894	118.2376	04341	94341 LWS GOLF & COUNTRY CLUB	401
064-L20-000-102-00	7412 WESTWOOD DR	7/22/2022	289900	WD	03-ARM'S LENGTH	289900	74500	25.69851673	178080	15823	274077	196437.0469	1.395	1746	156.9742	04341	94341 LWS GOLF & COUNTRY CLUB	401

1.006

For 2024, use 1.006 for LWS Golf

Oscoda Township-2024 ECF Analysis Residential 04342 '94342 LAKEWOOD SHORES VILLAS'

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
064-L70-000-002-00	7829 CEDAR LAKE RD	8/4/2021	102000	WD	03-ARM'S LENGTH	97000	38900	40.10309278	123880	12700	84300	114382.7188	0.737	1006	83.79722	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-005-50	7853 CEDAR LAKE RD	8/9/2021	119000	WD	03-ARM'S LENGTH	114000	38300	33.59649123	122450	11270	102730	114382.7188	0.898	1006	102.1173	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-001-00	7817 CEDAR LAKE RD	6/6/2022	120000	WD	03-ARM'S LENGTH	120000	42700	35.58333333	123256	11368	108632	115111.1094	0.944	1006	107.9841	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-005-50	7853 CEDAR LAKE RD	2/14/2023	132000	WD	03-ARM'S LENGTH	132000	42400	32.12121212	122450	11270	120730	114382.7188	1.055	1006	120.0099	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-008-00	7873 CEDAR LAKE RD	12/3/2021	154250	WD	03-ARM'S LENGTH	134250	38900	28.97579143	124159	11781	122469	115615.2266	1.059	1006	121.7386	04342		94341 LWS GOLF & COUNTRY CLUB	401

0.939

For 2024, use 0.939 for Lakewood Shores Villa

Oscoda Township-2024 ECF Analysis Residential 04350 '94350 LK HURON BACKLOTS AND 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 Parce Land Table	Property Class
064-L11-000-259-00	6371 N US-23	5/21/2021	80000	WD	03-ARM'S LENGTH	80000	44600	55.75	124834	8608	71392	166512.8906	0.429	1573	45.3859	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-084-00	7551 N US-23	9/17/2021	110000	WD	09-FAMILY	110000	53400	48.54545455	150223	32306	77694	168935.5313	0.460	1792	43.356	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-190-00	4830 OSCODA ST	7/16/2021	50000	WD	03-ARM'S LENGTH	49800	24700	49.59839357	68854	11380	38420	82340.97656	0.467	696	55.2011	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
063-011-200-003-00	7433 N US-23	1/14/2022	429000	WD	08-ESTATE	429000	191500	44.63869464	519473	150037	278963	528229.5472	0.528	7551	36.9438	04350	063-011-20(94350 LK HURON BACKLOTS & INFLUENCE	201
063-011-200-017-00	7375 N US-23	8/16/2021	96250	WD	03-ARM'S LENGTH	96250	39500	41.03896104	112190	12460	83790	142879.6563	0.586	1336	62.7171	04350	064-L15-00(94350 LK HURON BACKLOTS & INFLUENCE	401
064-L11-000-248-00	6293 N US-23	1/21/2022	92000	WD	03-ARM'S LENGTH	92000	26400	28.69565217	95644	11538	80462	120495.7031	0.668	828	97.1763	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-209-00	4777 AUSABLE ST	11/18/2021	85900	WD	03-ARM'S LENGTH	85900	27200	31.66472643	76608	12364	73536	92040.11719	0.799	1088	67.5882	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-074-00	7469 N US-23	9/27/2021	350000	WD	19-MULTI PARCEL A	350000	92100	26.31428571	273990	44571	305429	328680.5313	0.929	2376	128.548	04350	064-L10-00(94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-094-00	7739 N US-23	3/4/2022	139900	WD	03-ARM'S LENGTH	139900	36300	25.94710508	103571	13402	126498	129181.9512	0.979	1356	93.2876	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-078-00	7495 N US-23	4/8/2022	305000	WD	03-ARM'S LENGTH	305000	68900	22.59016393	155656	14851	290149	201726.3594	1.438	1788	162.276	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
													0.728					
For 2024, use 0.728 for area 04350																		
064-L12-000-391-03	7261 N US-23	10/3/2022	97000	WD	03-ARM'S LENGTH	97000	77900	80.30927835	146499	24286	72714	190957.8125	0.381	2526	28.7862	04351	064-L12-00(94350 LK HURON BACKLOTS & INFLUENCE	407
064-L12-000-388-00	7255 N US-23	8/23/2022	140000	WD	08-ESTATE	140000	72100	51.5	135962	33874	106126	159512.5	0.665	1588	66.83	04351	064-L15-00(94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-342-00	7015 N US-23	5/17/2022	66000	WD	09-FAMILY	66000	27900	42.27272727	51431	9583	56417	65387.5	0.863	842	67.0036	04351	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-316-00	6885 N US-23	7/15/2022	340000	WD	03-ARM'S LENGTH	338000	93400	27.63313609	182665	35973	302027	229206.25	1.318	1824	165.585	04351	94350 LK HURON BACKLOTS & INFLUENCE	401
													0.807					
For 2024, use 0.807 for area 04351																		

Oscoda Township-2024 ECF Analysis Residential 04351 '94351 LAKE HURON VIEW ACROSS FROM PARKS'

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
064-L11-000-259-00	6371 N US-23	5/21/2021	80000	WD	03-ARM'S LENGTH	80000	44600	55.75	124834	8608	71392	166512.8906	0.429	1573	45.3859	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-084-00	7551 N US-23	9/17/2021	110000	WD	09-FAMILY	110000	53400	48.54545455	150223	32306	77694	168935.5313	0.460	1792	43.356	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-190-00	4830 OSCODA ST	7/16/2021	50000	WD	03-ARM'S LENGTH	49800	24700	49.59839357	68854	11380	38420	82340.97656	0.467	696	55.2011	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
063-011-200-003-00	7433 N US-23	1/14/2022	429000	WD	08-ESTATE	429000	191500	44.63869464	519473	150037	278963	528229.5472	0.528	7551	36.9438	04350	063-011-20(94350 LK HURON BACKLOTS & INFLUENCE	201
063-011-200-017-00	7375 N US-23	8/16/2021	96250	WD	03-ARM'S LENGTH	96250	39500	41.03896104	112190	12460	83790	142879.6563	0.586	1336	62.7171	04350	064-L15-00(94350 LK HURON BACKLOTS & INFLUENCE	401
064-L11-000-248-00	6293 N US-23	1/21/2022	92000	WD	03-ARM'S LENGTH	92000	26400	28.69565217	95644	11538	80462	120495.7031	0.668	828	97.1763	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-209-00	4777 AUSABLE ST	11/18/2021	85900	WD	03-ARM'S LENGTH	85900	27200	31.66472643	76608	12364	73536	92040.11719	0.799	1088	67.5882	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-074-00	7469 N US-23	9/27/2021	350000	WD	19-MULTI PARCEL A	350000	92100	26.31428571	273990	44571	305429	328680.5313	0.929	2376	128.548	04350	064-L10-00(94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-094-00	7739 N US-23	3/4/2022	139900	WD	03-ARM'S LENGTH	139900	36300	25.94710508	103571	13402	126498	129181.9512	0.979	1356	93.2876	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L10-000-078-00	7495 N US-23	4/8/2022	305000	WD	03-ARM'S LENGTH	305000	68900	22.59016393	155656	14851	290149	201726.3594	1.438	1788	162.276	04350	94350 LK HURON BACKLOTS & INFLUENCE	401
													0.728					
For 2024, use 0.728 for area 04350																		
064-L12-000-391-03	7261 N US-23	10/3/2022	97000	WD	03-ARM'S LENGTH	97000	77900	80.30927835	146499	24286	72714	190957.8125	0.381	2526	28.7862	04351	064-L12-00(94350 LK HURON BACKLOTS & INFLUENCE	407
064-L12-000-388-00	7255 N US-23	8/23/2022	140000	WD	08-ESTATE	140000	72100	51.5	135962	33874	106126	159512.5	0.665	1588	66.83	04351	064-L15-00(94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-342-00	7015 N US-23	5/17/2022	66000	WD	09-FAMILY	66000	27900	42.27272727	51431	9583	56417	65387.5	0.863	842	67.0036	04351	94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-316-00	6885 N US-23	7/15/2022	340000	WD	03-ARM'S LENGTH	338000	93400	27.63313609	182665	35973	302027	229206.25	1.318	1824	165.585	04351	94350 LK HURON BACKLOTS & INFLUENCE	401
													0.807					
For 2024, use 0.807 for area 04351																		

Oscoda Township-2024 ECF Analysis Residential 04370 '94370 CEDAR LAKE 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 Parc	Land Table	Property Class
064-L10-000-108-00	7798 CEDAR LAKE DR	9/22/2021	97000	WD	03-ARM'S LENGTH	96000	44500	46.35416667	122060	21205	74795	129135.7266	0.579	1056	70.8286	04370		94370 CEDAR LAKE INFLUENCE	401
064-S21-000-051-00	7545 TEAL ST	9/2/2021	153581	OTH	10-FORECLOSURE	153581	66200	43.10429024	183880	15162	138419	216028.1719	0.641	1848	74.90206	04370		94370 CEDAR LAKE INFLUENCE	401
064-L10-000-180-00	7924 CEDAR LAKE DR	9/23/2021	74000	WD	03-ARM'S LENGTH	72000	29900	41.52777778	84985	6338	65662	100700.3828	0.652	1024	64.12305	04370		94370 CEDAR LAKE INFLUENCE	401
064-S21-000-051-00	7545 TEAL ST	3/24/2022	168000	OTH	12-FROM LENDING IN	168000	66200	39.4047619	183880	15162	152838	216028.1719	0.707	1848	82.70455	04370		94370 CEDAR LAKE INFLUENCE	401
064-L10-000-114-00	7788 E CEDAR LAKE DR	12/28/2021	114800	WD	03-ARM'S LENGTH	114800	40900	35.6271777	116957	15663	99137	129697.8203	0.764	1260	78.68016	04370		94370 CEDAR LAKE INFLUENCE	401
064-L14-000-520-00	7482 CEDAR LAKE DR	6/21/2021	85000	WD	30-SHORT SALE	85000	24400	28.70588235	73125	18130	66870	70416.13281	0.950	672	99.50893	04370		94370 CEDAR LAKE INFLUENCE	401
064-L10-000-173-00	7948 CEDAR LAKE DR	9/2/2022	123000	WD	03-ARM'S LENGTH	123000	37200	30.24390244	90039	7071	115929	106233.0313	1.091	1196	96.9306	04370		94370 CEDAR LAKE INFLUENCE	401
064-L14-000-534-01	7570 CEDAR LAKE DR	5/20/2022	229000	WD	03-ARM'S LENGTH	228000	69100	30.30701754	161690	41710	186290	153623.5625	1.213	1364	136.5762	04370	064-L14-00	94370 CEDAR LAKE INFLUENCE	401

0.825

For 2024, use 0.825 for Cedar Lake Influence

Oscoda Township-2024 ECF Analysis Residential 04375 '94375 ALPINE CONDOMINIUM'

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
064-L10-000-181-09	7900 CEDAR LAKE DR	5/20/2021	40000	WD	03-ARM'S LENGTH	40000	18300	45.75	54907	0	40000	55856.5625	0.716	660	60.60606061	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-04	7900 CEDAR LAKE DR	7/29/2021	65500	WD	03-ARM'S LENGTH	65500	23200	35.41984733	69403	0	65500	70603.25781	0.928	819	79.97557998	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-08	7900 CEDAR LAKE DR	8/4/2022	66500	WD	03-ARM'S LENGTH	66500	24200	36.39097744	63650	0	66500	64750.76172	1.027	724	91.85082873	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-03	7900 CEDAR LAKE DR	3/8/2022	63500	WD	03-ARM'S LENGTH	60750	19300	31.76954733	57913	0	60750	58914.54688	1.031	660	92.04545455	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-15	7900 CEDAR LAKE DR	12/2/2021	64000	WD	03-ARM'S LENGTH	63000	19700	31.26984127	58963	0	63000	59982.70703	1.050	664	94.87951807	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-10	7900 CEDAR LAKE DR	7/22/2022	65000	WD	03-ARM'S LENGTH	62500	21900	35.04	57741	0	62500	58739.57422	1.064	700	89.28571429	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-08	7900 CEDAR LAKE DR	4/6/2022	72500	WD	03-ARM'S LENGTH	71500	24200	33.84615385	63650	0	71500	64750.76172	1.104	724	98.75690608	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-02	7900 CEDAR LAKE DR	5/2/2022	65000	WD	03-ARM'S LENGTH	65000	21600	33.23076923	56963	0	65000	57948.11719	1.122	688	94.47674419	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-05	7900 CEDAR LAKE DR	2/4/2022	64500	WD	03-ARM'S LENGTH	64500	18600	28.8372093	55537	0	64500	56497.45703	1.142	656	98.32317073	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-13	7900 CEDAR LAKE DR	7/8/2022	69900	WD	03-ARM'S LENGTH	65900	21400	32.47344461	56275	0	65900	57248.21875	1.151	670	98.35820896	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-11	7900 CEDAR LAKE DR	6/3/2022	72000	WD	03-ARM'S LENGTH	72000	22100	30.69444444	58113	0	72000	59118.00781	1.218	665	108.2706767	04375		94370 CEDAR LAKE INFLUENCE	407

1.050

For 2024, use 1.05 for Alpine Condo

Oscoda Township-2024 ECF Analysis Residential 04410 '94410 LAKE HURON R1'

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
064-L11-000-237-00	6370 N US-23	7/15/2021	115000	WD	03-ARM'S LENGTH	115000	50200	43.65217391	173891	103740	11260	72770.75	0.155	1684	6.686460808	04410		94410 LAKE HURON	401
064-E10-000-016-00	6096 RIDGE RD	4/30/2021	324000	WD	03-ARM'S LENGTH	324000	178900	55.21604938	392885	293856	30144	102727.1797	0.293	1175	25.65446809	04410		94410 LAKE HURON	408
064-L10-000-024-00	7756 N US-23	3/3/2022	469000	WD	03-ARM'S LENGTH	469000	212700	45.35181237	486714	274754	194246	219875.5156	0.883	2164	89.76247689	04410		94410 LAKE HURON	408
064-L11-000-227-00	6396 N US-23	9/2/2022	195000	WD	09-FAMILY	193500	81800	42.27390181	172924	101917	91583	73658.71094	1.243	738	124.096206	04410		94410 LAKE HURON	408
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	03-ARM'S LENGTH	360303	133400	37.02439336	282341	158423	201880	128545.6406	1.570	1416	142.5706215	04410		94410 LAKE HURON	408
064-L10-000-046-00	7718 N US-23	11/30/2021	208000	WD	03-ARM'S LENGTH	208000	108700	52.25961538	145297	133150	74850	12600.62207	5.940	0	#DIV/0!	04410		94410 LAKE HURON	408
													1.681 Avg of All						
													1.232 Avg of BOX						
													For 2024, use 1.232 for area 04410, Lake Huron						
064-S40-000-010-00	5624 N US-23	6/16/2021	225000	WD	03-ARM'S LENGTH	225000	138400	61.51111111	302775	210966	14034	95237.55469	0.147	906	15.49006623	04411		94410 LAKE HURON	408
064-S60-000-022-00	5198 BACHMAN I	8/4/2021	589500	WD	03-ARM'S LENGTH	589500	115800	19.6437659	466950	153256	436244	325408.7188	1.341	2004	217.6866267	04411		94410 LAKE HURON	408
064-A20-000-008-00	5820 LAKE ST	8/26/2022	305000	WD	03-ARM'S LENGTH	305000	102400	33.57377049	215508	160352	144648	57215.76953	2.528	768	188.34375	04411		94410 LAKE HURON	408
													1.339						
													For 2024, use 1.339 for Lake Huron area 04411						
064-L10-000-066-00	7456 N US-23	7/13/2021	269000	WD	03-ARM'S LENGTH	269000	113600	42.23048327	261539	114102	154898	152942.9533	1.013	1280	121.0140625	04412		94410 LAKE HURON	408
064-L10-000-052-00	7562 N US-23	6/1/2021	376000	WD	03-ARM'S LENGTH	376000	108100	28.75	309198	120515	255485	195729.2461	1.305	2210	115.6040724	04412		94410 LAKE HURON	201
													1.159						
													For 2024, use 1.159 for Lake Huron area 04412						

Oscoda Township-2024 ECF Analysis Residential 04411 '94411 LAKE HURON R3, R4, & RT'

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		
064-L11-000-237-00	6370 N US-23	7/15/2021	115000	WD	03-ARM'S LENGTH	115000	50200	43.65217391	173891	103740	11260	72770.75	0.155	1684	6.686460808	04410		94410 LAKE HURON	401		
064-E10-000-016-00	6096 RIDGE RD	4/30/2021	324000	WD	03-ARM'S LENGTH	324000	178900	55.21604938	392885	293856	30144	102727.1797	0.293	1175	25.65446809	04410		94410 LAKE HURON	408		
064-L10-000-024-00	7756 N US-23	3/3/2022	469000	WD	03-ARM'S LENGTH	469000	212700	45.35181237	486714	274754	194246	219875.5156	0.883	2164	89.76247689	04410		94410 LAKE HURON	408		
064-L11-000-227-00	6396 N US-23	9/2/2022	195000	WD	09-FAMILY	193500	81800	42.27390181	172924	101917	91583	73658.71094	1.243	738	124.096206	04410		94410 LAKE HURON	408		
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	03-ARM'S LENGTH	360303	133400	37.02439336	282341	158423	201880	128545.6406	1.570	1416	142.5706215	04410		94410 LAKE HURON	408		
064-L10-000-046-00	7718 N US-23	11/30/2021	208000	WD	03-ARM'S LENGTH	208000	108700	52.25961538	145297	133150	74850	12600.62207	5.940	0	#DIV/0!	04410		94410 LAKE HURON	408		
													1.681 Avg of All								
													1.232 Avg of BOX								
															For 2024, use 1.232 for area 04410, Lake Huron						
064-S40-000-010-00	5624 N US-23	6/16/2021	225000	WD	03-ARM'S LENGTH	225000	138400	61.51111111	302775	210966	14034	95237.55469	0.147	906	15.49006623	04411		94410 LAKE HURON	408		
064-S60-000-022-00	5198 BACHMAN I	8/4/2021	589500	WD	03-ARM'S LENGTH	589500	115800	19.6437659	466950	153256	436244	325408.7188	1.341	2004	217.6866267	04411		94410 LAKE HURON	408		
064-A20-000-008-00	5820 LAKE ST	8/26/2022	305000	WD	03-ARM'S LENGTH	305000	102400	33.57377049	215508	160352	144648	57215.76953	2.528	768	188.34375	04411		94410 LAKE HURON	408		
													1.339								
															For 2024, use 1.339 for Lake Huron area 04411						
064-L10-000-066-00	7456 N US-23	7/13/2021	269000	WD	03-ARM'S LENGTH	269000	113600	42.23048327	261539	114102	154898	152942.9533	1.013	1280	121.0140625	04412		94410 LAKE HURON	408		
064-L10-000-052-00	7562 N US-23	6/1/2021	376000	WD	03-ARM'S LENGTH	376000	108100	28.75	309198	120515	255485	195729.2461	1.305	2210	115.6040724	04412		94410 LAKE HURON	201		
													1.159								
															For 2024, use 1.159 for Lake Huron area 04412						

Oscoda Township-2024 ECF Analysis Residential 04412 '94412 LAKE HURON SHALLOW LOTS/OFF'

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
064-L11-000-237-00	6370 N US-23	7/15/2021	115000	WD	03-ARM'S LENGTH	115000	50200	43.65217391	173891	103740	11260	72770.75	0.155	1684	6.686460808	04410		94410 LAKE HURON	401
064-E10-000-016-00	6096 RIDGE RD	4/30/2021	324000	WD	03-ARM'S LENGTH	324000	178900	55.21604938	392885	293856	30144	102727.1797	0.293	1175	25.65446809	04410		94410 LAKE HURON	408
064-L10-000-024-00	7756 N US-23	3/3/2022	469000	WD	03-ARM'S LENGTH	469000	212700	45.35181237	486714	274754	194246	219875.5156	0.883	2164	89.76247689	04410		94410 LAKE HURON	408
064-L11-000-227-00	6396 N US-23	9/2/2022	195000	WD	09-FAMILY	193500	81800	42.27390181	172924	101917	91583	73658.71094	1.243	738	124.096206	04410		94410 LAKE HURON	408
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	03-ARM'S LENGTH	360303	133400	37.02439336	282341	158423	201880	128545.6406	1.570	1416	142.5706215	04410		94410 LAKE HURON	408
064-L10-000-046-00	7718 N US-23	11/30/2021	208000	WD	03-ARM'S LENGTH	208000	108700	52.25961538	145297	133150	74850	12600.62207	5.940	0	#DIV/0!	04410		94410 LAKE HURON	408
													1.681 Avg of All						
													1.232 Avg of BOX						
													For 2024, use 1.232 for area 04410, Lake Huron						
064-S40-000-010-00	5624 N US-23	6/16/2021	225000	WD	03-ARM'S LENGTH	225000	138400	61.51111111	302775	210966	14034	95237.55469	0.147	906	15.49006623	04411		94410 LAKE HURON	408
064-S60-000-022-00	5198 BACHMAN I	8/4/2021	589500	WD	03-ARM'S LENGTH	589500	115800	19.6437659	466950	153256	436244	325408.7188	1.341	2004	217.6866267	04411		94410 LAKE HURON	408
064-A20-000-008-00	5820 LAKE ST	8/26/2022	305000	WD	03-ARM'S LENGTH	305000	102400	33.57377049	215508	160352	144648	57215.76953	2.528	768	188.34375	04411		94410 LAKE HURON	408
													1.339						
													For 2024, use 1.339 for Lake Huron area 04411						
064-L10-000-066-00	7456 N US-23	7/13/2021	269000	WD	03-ARM'S LENGTH	269000	113600	42.23048327	261539	114102	154898	152942.9533	1.013	1280	121.0140625	04412		94410 LAKE HURON	408
064-L10-000-052-00	7562 N US-23	6/1/2021	376000	WD	03-ARM'S LENGTH	376000	108100	28.75	309198	120515	255485	195729.2461	1.305	2210	115.6040724	04412		94410 LAKE HURON	201
													1.159						
													For 2024, use 1.159 for Lake Huron area 04412						

Oscoda Township-2024 ECF Analysis Residential 04415 '94415 SURFSIDE I CONDOMINIUMS'

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 Parcel	Land Table	Property Class
064-L11-000-220-13	6504 N US-23	5/13/2021	51000	WD	03-ARM'S LENGTH	51000	20200	39.60784314	61118	17753	33247	41457.93359	0.802	540	61.56851852	04415		94410 LAKE HURON	407
064-L11-000-220-06	6504 N US-23	2/15/2022	79000	WD	03-ARM'S LENGTH	79000	30600	38.73417722	92988	26471	52529	63591.77734	0.826	698	75.25644699	04415		94410 LAKE HURON	407
064-L11-000-220-04	6504 N US-23	3/18/2022	176000	WD	03-ARM'S LENGTH	166000	41700	25.12048193	139649	26083	139917	108571.7031	1.289	1152	121.4557292	04415		94410 LAKE HURON	407
064-L11-000-220-16	6504 N US-23	1/14/2022	199000	WD	03-ARM'S LENGTH	198500	33600	16.92695214	104273	26083	172417	74751.4375	2.307	981	175.756371	04415		94410 LAKE HURON	407
													1.306			SurfSide I Condo			
For 2024, use 1.306 for Surfside 1 Condo																			
063-022-100-005-07	6522 N US-23	10/28/2021	127000	WD	03-ARM'S LENGTH	122000	61000	50	145499	19287	102713	85451.59375	1.202	840	122.277381	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	03-ARM'S LENGTH	198668	87800	44.19433427	191271	19287	179381	116441.4375	1.541	1320	135.894697	04416		94410 LAKE HURON	407
063-022-100-001-27	6520 N US-23	8/27/2021	210000	WD	03-ARM'S LENGTH	210000	79000	37.61904762	192491	18899	191101	117530.125	1.626	1276	149.765674	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	03-ARM'S LENGTH	210000	68000	32.38095238	147856	19190	190810	87113.07031	2.190	936	203.8568376	04416		94410 LAKE HURON	407
													1.640			Surfside II Condo			
For 2024, use 1.64 for Sureside II Condo																			
064-V10-002-001-52	209 E WATER ST	3/15/2022	74500	WD	03-ARM'S LENGTH	74500	33100	44.4295302	88015	15031	59469	42581.09766	1.397	546	108.9175824	04418		94410 LAKE HURON	407
064-V10-002-001-55	209 E WATER ST	7/2/2021	87000	WD	03-ARM'S LENGTH	87000	34800	40	92624	15031	71969	45270.12915	1.590	546	131.8113553	04418	064-V10-002-001-55	94410 LAKE HURON	407
064-V10-002-001-66	205 E WATER ST	6/28/2021	94900	WD	03-ARM'S LENGTH	91900	33400	36.34385201	88942	15031	76869	43121.9375	1.783	750	102.492	04418		94410 LAKE HURON	407
													1.590			Gas Lite Square Condo			
For 2024, use 1.59 for Gas Lite Square Condo																			
064-S60-000-023-12	5226 WASHINGT	9/23/2022	70000	WD	03-ARM'S LENGTH	70000	57900	82.71428571	117871	27894	42106	66748.51563	0.631	770	54.68311688	04419		94410 LAKE HURON	407
064-S60-000-023-17	5226 WASHINGT	5/14/2021	80000	WD	03-ARM'S LENGTH	80000	55600	69.5	118185	27894	52106	66981.45313	0.778	770	67.67012987	04419		94410 LAKE HURON	407
064-S60-000-023-14	5226 WASHINGT	8/17/2021	135000	WD	03-ARM'S LENGTH	135000	55700	41.25925926	118563	27894	107106	67261.86719	1.592	775	138.2012903	04419		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGT	9/29/2022	150000	WD	03-ARM'S LENGTH	150000	57900	38.6	117871	27894	122106	66748.51563	1.829	770	158.5792208	04419		94410 LAKE HURON	407
													1.208			Beachwalk Condo			
For 2024, use 1.208 for Beachwalk Condo																			
064-S40-000-005-20	5676 N US-23	11/11/2021	238000	WD	03-ARM'S LENGTH	238000	106600	44.78991597	264407	20717	217283	150705.0156	1.442	1385	156.8830325	04420		94410 LAKE HURON	407
064-S40-000-005-09	5678 N US-23	9/28/2021	230000	WD	03-ARM'S LENGTH	229500	99400	43.31154684	246162	20717	208783	139421.7656	1.497	1372	152.1741983	04420		94410 LAKE HURON	407
064-S40-000-005-14	5678 N US-23	10/20/2021	265000	WD	03-ARM'S LENGTH	265000	106600	40.22641509	264386	20717	244283	150692.0156	1.621	1491	163.8383635	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	03-ARM'S LENGTH	265000	103100	38.90566038	244670	20717	244283	138499.0781	1.764	1372	178.0488338	04420		94410 LAKE HURON	407
													1.581			Pineridge Condo			
For 2024, use 1.581 for Pineridge Condo																			
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	03-ARM'S LENGTH	131000	34300	26.18320611	78141	23536	107464	47073.27734	2.283	496	216.6612903	04421		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	03-ARM'S LENGTH	118900	31500	26.49285114	71410	23536	95364	41270.69141	2.311	480	198.675	04421		94410 LAKE HURON	407
													2.297			Lake Huron Small Condo			
For 2024, use average condo rate for Lake Huron Small Condo of 1.50																			

Oscoda Township-2024 ECF Analysis Residential 04416 '94416 SURFSIDE II CONDOMINIUMS'

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 Parcel	Land Table	Property Class
064-L11-000-220-13	6504 N US-23	5/13/2021	51000	WD	03-ARM'S LENGTH	51000	20200	39.60784314	61118	17753	33247	41457.93359	0.802	540	61.56851852	04415		94410 LAKE HURON	407
064-L11-000-220-06	6504 N US-23	2/15/2022	79000	WD	03-ARM'S LENGTH	79000	30600	38.73417722	92988	26471	52529	63591.77734	0.826	698	75.25644699	04415		94410 LAKE HURON	407
064-L11-000-220-04	6504 N US-23	3/18/2022	176000	WD	03-ARM'S LENGTH	166000	41700	25.12048193	139649	26083	139917	108571.7031	1.289	1152	121.4557292	04415		94410 LAKE HURON	407
064-L11-000-220-16	6504 N US-23	1/14/2022	199000	WD	03-ARM'S LENGTH	198500	33600	16.92695214	104273	26083	172417	74751.4375	2.307	981	175.756371	04415		94410 LAKE HURON	407
													1.306					SurfSide I Condo	
																			For 2024, use 1.306 for Surfside 1 Condo
063-022-100-005-07	6522 N US-23	10/28/2021	127000	WD	03-ARM'S LENGTH	122000	61000	50	145499	19287	102713	85451.59375	1.202	840	122.277381	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	03-ARM'S LENGTH	198668	87800	44.19433427	191271	19287	179381	116441.4375	1.541	1320	135.894697	04416		94410 LAKE HURON	407
063-022-100-001-27	6520 N US-23	8/27/2021	210000	WD	03-ARM'S LENGTH	210000	79000	37.61904762	192491	18899	191101	117530.125	1.626	1276	149.765674	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	03-ARM'S LENGTH	210000	68000	32.38095238	147856	19190	190810	87113.07031	2.190	936	203.8568376	04416		94410 LAKE HURON	407
													1.640					Surfside II Condo	
																			For 2024, use 1.64 for Surfside II Condo
064-V10-002-001-52	209 E WATER ST	3/15/2022	74500	WD	03-ARM'S LENGTH	74500	33100	44.4295302	88015	15031	59469	42581.09766	1.397	546	108.9175824	04418		94410 LAKE HURON	407
064-V10-002-001-55	209 E WATER ST	7/2/2021	87000	WD	03-ARM'S LENGTH	87000	34800	40	92624	15031	71969	45270.12915	1.590	546	131.8113553	04418	064-V10-002-001-55	94410 LAKE HURON	407
064-V10-002-001-66	205 E WATER ST	6/28/2021	94900	WD	03-ARM'S LENGTH	91900	33400	36.34385201	88942	15031	76869	43121.9375	1.783	750	102.492	04418		94410 LAKE HURON	407
													1.590					Gas Lite Square Condo	
																			For 2024, use 1.59 for Gas Lite Square Condo
064-S60-000-023-12	5226 WASHINGTON	9/23/2022	70000	WD	03-ARM'S LENGTH	70000	57900	82.71428571	117871	27894	42106	66748.51563	0.631	770	54.68311688	04419		94410 LAKE HURON	407
064-S60-000-023-17	5226 WASHINGTON	5/14/2021	80000	WD	03-ARM'S LENGTH	80000	55600	69.5	118185	27894	52106	66981.45313	0.778	770	67.67012987	04419		94410 LAKE HURON	407
064-S60-000-023-14	5226 WASHINGTON	8/17/2021	135000	WD	03-ARM'S LENGTH	135000	55700	41.25925926	118563	27894	107106	67261.86719	1.592	775	138.2012903	04419		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGTON	9/29/2022	150000	WD	03-ARM'S LENGTH	150000	57900	38.6	117871	27894	122106	66748.51563	1.829	770	158.5792208	04419		94410 LAKE HURON	407
													1.208					Beachwalk Condo	
																			For 2024, use 1.208 for Beachwalk Condo
064-S40-000-005-20	5676 N US-23	11/11/2021	238000	WD	03-ARM'S LENGTH	238000	106600	44.78991597	264407	20717	217283	150705.0156	1.442	1385	156.8830325	04420		94410 LAKE HURON	407
064-S40-000-005-09	5678 N US-23	9/28/2021	230000	WD	03-ARM'S LENGTH	229500	99400	43.31154684	246162	20717	208783	139421.7656	1.497	1372	152.1741983	04420		94410 LAKE HURON	407
064-S40-000-005-14	5678 N US-23	10/20/2021	265000	WD	03-ARM'S LENGTH	265000	106600	40.22641509	264386	20717	244283	150692.0156	1.621	1491	163.8383635	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	03-ARM'S LENGTH	265000	103100	38.90566038	244670	20717	244283	138499.0781	1.764	1372	178.0488338	04420		94410 LAKE HURON	407
													1.581					Pineridge Condo	
																			For 2024, use 1.581 for Pineridge Condo
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	03-ARM'S LENGTH	131000	34300	26.18320611	78141	23536	107464	47073.27734	2.283	496	216.6612903	04421		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	03-ARM'S LENGTH	118900	31500	26.49285114	71410	23536	95364	41270.69141	2.311	480	198.675	04421		94410 LAKE HURON	407
													2.297					Lake Huron Small Condo	
																			For 2024, use average condo rate for Lake Huron Small Condo of 1.50

Oscoda Township-2024 ECF Analysis Residential 04418 '94418 GAS LITE SQUARES CONDOMINIUMS'

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 Parcel	Land Table	Property Class
064-L11-000-220-13	6504 N US-23	5/13/2021	51000	WD	03-ARM'S LENGTH	51000	20200	39.60784314	61118	17753	33247	41457.93359	0.802	540	61.56851852	04415		94410 LAKE HURON	407
064-L11-000-220-06	6504 N US-23	2/15/2022	79000	WD	03-ARM'S LENGTH	79000	30600	38.73417722	92988	26471	52529	63591.77734	0.826	698	75.25644699	04415		94410 LAKE HURON	407
064-L11-000-220-04	6504 N US-23	3/18/2022	176000	WD	03-ARM'S LENGTH	166000	41700	25.12048193	139649	26083	139917	108571.7031	1.289	1152	121.4557292	04415		94410 LAKE HURON	407
064-L11-000-220-16	6504 N US-23	1/14/2022	199000	WD	03-ARM'S LENGTH	198500	33600	16.92695214	104273	26083	172417	74751.4375	2.307	981	175.756371	04415		94410 LAKE HURON	407
													1.306					SurfSide I Condo	
																			For 2024, use 1.306 for Surfside 1 Condo
063-022-100-005-07	6522 N US-23	10/28/2021	127000	WD	03-ARM'S LENGTH	122000	61000	50	145499	19287	102713	85451.59375	1.202	840	122.277381	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	03-ARM'S LENGTH	198668	87800	44.19433427	191271	19287	179381	116441.4375	1.541	1320	135.894697	04416		94410 LAKE HURON	407
063-022-100-001-27	6520 N US-23	8/27/2021	210000	WD	03-ARM'S LENGTH	210000	79000	37.61904762	192491	18899	191101	117530.125	1.626	1276	149.765674	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	03-ARM'S LENGTH	210000	68000	32.38095238	147856	19190	190810	87113.07031	2.190	936	203.8568376	04416		94410 LAKE HURON	407
													1.640					Surfside II Condo	
																			For 2024, use 1.64 for Surfside II Condo
064-V10-002-001-52	209 E WATER ST	3/15/2022	74500	WD	03-ARM'S LENGTH	74500	33100	44.4295302	88015	15031	59469	42581.09766	1.397	546	108.9175824	04418		94410 LAKE HURON	407
064-V10-002-001-55	209 E WATER ST	7/2/2021	87000	WD	03-ARM'S LENGTH	87000	34800	40	92624	15031	71969	45270.12915	1.590	546	131.8113553	04418	064-V10-00	94410 LAKE HURON	407
064-V10-002-001-66	205 E WATER ST	6/28/2021	94900	WD	03-ARM'S LENGTH	91900	33400	36.34385201	88942	15031	76869	43121.9375	1.783	750	102.492	04418		94410 LAKE HURON	407
													1.590					Gas Lite Square Condo	
																			For 2024, use 1.59 for Gas Lite Square Condo
064-S60-000-023-12	5226 WASHINGT	9/23/2022	70000	WD	03-ARM'S LENGTH	70000	57900	82.71428571	117871	27894	42106	66748.51563	0.631	770	54.68311688	04419		94410 LAKE HURON	407
064-S60-000-023-17	5226 WASHINGT	5/14/2021	80000	WD	03-ARM'S LENGTH	80000	55600	69.5	118185	27894	52106	66981.45313	0.778	770	67.67012987	04419		94410 LAKE HURON	407
064-S60-000-023-14	5226 WASHINGT	8/17/2021	135000	WD	03-ARM'S LENGTH	135000	55700	41.25925926	118563	27894	107106	67261.86719	1.592	775	138.2012903	04419		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGT	9/29/2022	150000	WD	03-ARM'S LENGTH	150000	57900	38.6	117871	27894	122106	66748.51563	1.829	770	158.5792208	04419		94410 LAKE HURON	407
													1.208					Beachwalk Condo	
																			For 2024, use 1.208 for Beachwalk Condo
064-S40-000-005-20	5676 N US-23	11/11/2021	238000	WD	03-ARM'S LENGTH	238000	106600	44.78991597	264407	20717	217283	150705.0156	1.442	1385	156.8830325	04420		94410 LAKE HURON	407
064-S40-000-005-09	5678 N US-23	9/28/2021	230000	WD	03-ARM'S LENGTH	229500	99400	43.31154684	246162	20717	208783	139421.7656	1.497	1372	152.1741983	04420		94410 LAKE HURON	407
064-S40-000-005-14	5678 N US-23	10/20/2021	265000	WD	03-ARM'S LENGTH	265000	106600	40.22641509	264386	20717	244283	150692.0156	1.621	1491	163.8383635	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	03-ARM'S LENGTH	265000	103100	38.90566038	244670	20717	244283	138499.0781	1.764	1372	178.0488338	04420		94410 LAKE HURON	407
													1.581					Pineridge Condo	
																			For 2024, use 1.581 for Pineridge Condo
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	03-ARM'S LENGTH	131000	34300	26.18320611	78141	23536	107464	47073.27734	2.283	496	216.6612903	04421		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	03-ARM'S LENGTH	118900	31500	26.49285114	71410	23536	95364	41270.69141	2.311	480	198.675	04421		94410 LAKE HURON	407
													2.297					Lake Huron Small Condo	
																			For 2024, use average condo rate for Lake Huron Small Condo of 1.50

Oscoda Township-2024 ECF Analysis Residential 04419 '94419 BEACHWALK CONDOMINIUM'

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 Parcel	Land Table	Property Class
064-L11-000-220-13	6504 N US-23	5/13/2021	51000	WD	03-ARM'S LENGTH	51000	20200	39.60784314	61118	17753	33247	41457.93359	0.802	540	61.56851852	04415		94410 LAKE HURON	407
064-L11-000-220-06	6504 N US-23	2/15/2022	79000	WD	03-ARM'S LENGTH	79000	30600	38.73417722	92988	26471	52529	63591.77734	0.826	698	75.25644699	04415		94410 LAKE HURON	407
064-L11-000-220-04	6504 N US-23	3/18/2022	176000	WD	03-ARM'S LENGTH	166000	41700	25.12048193	139649	26083	139917	108571.7031	1.289	1152	121.4557292	04415		94410 LAKE HURON	407
064-L11-000-220-16	6504 N US-23	1/14/2022	199000	WD	03-ARM'S LENGTH	198500	33600	16.92695214	104273	26083	172417	74751.4375	2.307	981	175.756371	04415		94410 LAKE HURON	407
1.306																		SurfSide I Condo	
For 2024, use 1.306 for Surfside 1 Condo																			
063-022-100-005-07	6522 N US-23	10/28/2021	127000	WD	03-ARM'S LENGTH	122000	61000	50	145499	19287	102713	85451.59375	1.202	840	122.277381	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	03-ARM'S LENGTH	198668	87800	44.19433427	191271	19287	179381	116441.4375	1.541	1320	135.894697	04416		94410 LAKE HURON	407
063-022-100-001-27	6520 N US-23	8/27/2021	210000	WD	03-ARM'S LENGTH	210000	79000	37.61904762	192491	18899	191101	117530.125	1.626	1276	149.765674	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	03-ARM'S LENGTH	210000	68000	32.38095238	147856	19190	190810	87113.07031	2.190	936	203.8568376	04416		94410 LAKE HURON	407
1.640																		Surfside II Condo	
For 2024, use 1.64 for Surfside II Condo																			
064-V10-002-001-52	209 E WATER ST	3/15/2022	74500	WD	03-ARM'S LENGTH	74500	33100	44.4295302	88015	15031	59469	42581.09766	1.397	546	108.9175824	04418		94410 LAKE HURON	407
064-V10-002-001-55	209 E WATER ST	7/2/2021	87000	WD	03-ARM'S LENGTH	87000	34800	40	92624	15031	71969	45270.12915	1.590	546	131.8113553	04418	064-V10-002	94410 LAKE HURON	407
064-V10-002-001-66	205 E WATER ST	6/28/2021	94900	WD	03-ARM'S LENGTH	91900	33400	36.34385201	88942	15031	76869	43121.9375	1.783	750	102.492	04418		94410 LAKE HURON	407
1.590																		Gas Lite Square Condo	
For 2024, use 1.59 for Gas Lite Square Condo																			
064-S60-000-023-12	5226 WASHINGTON	9/23/2022	70000	WD	03-ARM'S LENGTH	70000	57900	82.71428571	117871	27894	42106	66748.51563	0.631	770	54.68311688	04419		94410 LAKE HURON	407
064-S60-000-023-17	5226 WASHINGTON	5/14/2021	80000	WD	03-ARM'S LENGTH	80000	55600	69.5	118185	27894	52106	66981.45313	0.778	770	67.67012987	04419		94410 LAKE HURON	407
064-S60-000-023-14	5226 WASHINGTON	8/17/2021	135000	WD	03-ARM'S LENGTH	135000	55700	41.25925926	118563	27894	107106	67261.86719	1.592	775	138.2012903	04419		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGTON	9/29/2022	150000	WD	03-ARM'S LENGTH	150000	57900	38.6	117871	27894	122106	66748.51563	1.829	770	158.5792208	04419		94410 LAKE HURON	407
1.208																		Beachwalk Condo	
For 2024, use 1.208 for Beachwalk Condo																			
064-S40-000-005-20	5676 N US-23	11/11/2021	238000	WD	03-ARM'S LENGTH	238000	106600	44.78991597	264407	20717	217283	150705.0156	1.442	1385	156.8830325	04420		94410 LAKE HURON	407
064-S40-000-005-09	5678 N US-23	9/28/2021	230000	WD	03-ARM'S LENGTH	229500	99400	43.31154684	246162	20717	208783	139421.7656	1.497	1372	152.1741983	04420		94410 LAKE HURON	407
064-S40-000-005-14	5678 N US-23	10/20/2021	265000	WD	03-ARM'S LENGTH	265000	106600	40.22641509	264386	20717	244283	150692.0156	1.621	1491	163.8383635	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	03-ARM'S LENGTH	265000	103100	38.90566038	244670	20717	244283	138499.0781	1.764	1372	178.0488338	04420		94410 LAKE HURON	407
1.581																		Pineridge Condo	
For 2024, use 1.581 for Pineridge Condo																			
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	03-ARM'S LENGTH	131000	34300	26.18320611	78141	23536	107464	47073.27734	2.283	496	216.6612903	04421		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	03-ARM'S LENGTH	118900	31500	26.49285114	71410	23536	95364	41270.69141	2.311	480	198.675	04421		94410 LAKE HURON	407
2.297																		Lake Huron Small Condo	
For 2024, use average condo rate for Lake Huron Small Condo of 1.50																			

Oscoda Township-2024 ECF Analysis Residential 04420 '94420 PINERIDGE CONDOMINIUM'

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 Parcl	Land Table	Property Class	
064-L11-000-220-13	6504 N US-23	5/13/2021	51000	WD	03-ARM'S LENGTH	51000	20200	39.60784314	61118	17753	33247	41457.93359	0.802	540	61.56851852	04415		94410 LAKE HURON	407	
064-L11-000-220-06	6504 N US-23	2/15/2022	79000	WD	03-ARM'S LENGTH	79000	30600	38.73417722	92988	26471	52529	63591.77734	0.826	698	75.25644699	04415		94410 LAKE HURON	407	
064-L11-000-220-04	6504 N US-23	3/18/2022	176000	WD	03-ARM'S LENGTH	166000	41700	25.12048193	139649	26083	139917	108571.7031	1.289	1152	121.4557292	04415		94410 LAKE HURON	407	
064-L11-000-220-16	6504 N US-23	1/14/2022	199000	WD	03-ARM'S LENGTH	198500	33600	16.92695214	104273	26083	172417	74751.4375	2.307	981	175.756371	04415		94410 LAKE HURON	407	
																	1.306			
For 2024, use 1.306 for Surfside 1 Condo																				
063-022-100-005-07	6522 N US-23	10/28/2021	127000	WD	03-ARM'S LENGTH	122000	61000	50	145499	19287	102713	85451.59375	1.202	840	122.277381	04416		94410 LAKE HURON	407	
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	03-ARM'S LENGTH	198668	87800	44.19433427	191271	19287	179381	116441.4375	1.541	1320	135.894697	04416		94410 LAKE HURON	407	
063-022-100-001-27	6520 N US-23	8/27/2021	210000	WD	03-ARM'S LENGTH	210000	79000	37.61904762	192491	18899	191101	117530.125	1.626	1276	149.765674	04416		94410 LAKE HURON	407	
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	03-ARM'S LENGTH	210000	68000	32.38095238	147856	19190	190810	87113.07031	2.190	936	203.8568376	04416		94410 LAKE HURON	407	
																	1.640			
For 2024, use 1.64 for Surfside II Condo																				
064-V10-002-001-52	209 E WATER ST	3/15/2022	74500	WD	03-ARM'S LENGTH	74500	33100	44.4295302	88015	15031	59469	42581.09766	1.397	546	108.9175824	04418		94410 LAKE HURON	407	
064-V10-002-001-55	209 E WATER ST	7/2/2021	87000	WD	03-ARM'S LENGTH	87000	34800	40	92624	15031	71969	45270.12915	1.590	546	131.8113553	04418	064-V10-00	94410 LAKE HURON	407	
064-V10-002-001-66	205 E WATER ST	6/28/2021	94900	WD	03-ARM'S LENGTH	91900	33400	36.34385201	88942	15031	76869	43121.9375	1.783	750	102.492	04418		94410 LAKE HURON	407	
																	1.590			
For 2024, use 1.59 for Gas Lite Square Condo																				
064-S60-000-023-12	5226 WASHINGTON	9/23/2022	70000	WD	03-ARM'S LENGTH	70000	57900	82.71428571	117871	27894	42106	66748.51563	0.631	770	54.68311688	04419		94410 LAKE HURON	407	
064-S60-000-023-17	5226 WASHINGTON	5/14/2021	80000	WD	03-ARM'S LENGTH	80000	55600	69.5	118185	27894	52106	66981.45313	0.778	770	67.67012987	04419		94410 LAKE HURON	407	
064-S60-000-023-14	5226 WASHINGTON	8/17/2021	135000	WD	03-ARM'S LENGTH	135000	55700	41.25925926	118563	27894	107106	67261.86719	1.592	775	138.2012903	04419		94410 LAKE HURON	407	
064-S60-000-023-06	5226 WASHINGTON	9/29/2022	150000	WD	03-ARM'S LENGTH	150000	57900	38.6	117871	27894	122106	66748.51563	1.829	770	158.5792208	04419		94410 LAKE HURON	407	
																	1.208			
For 2024, use 1.208 for Beachwalk Condo																				
064-S40-000-005-20	5676 N US-23	11/11/2021	238000	WD	03-ARM'S LENGTH	238000	106600	44.78991597	264407	20717	217283	150705.0156	1.442	1385	156.8830325	04420		94410 LAKE HURON	407	
064-S40-000-005-09	5678 N US-23	9/28/2021	230000	WD	03-ARM'S LENGTH	229500	99400	43.31154684	246162	20717	208783	139421.7656	1.497	1372	152.1741983	04420		94410 LAKE HURON	407	
064-S40-000-005-14	5678 N US-23	10/20/2021	265000	WD	03-ARM'S LENGTH	265000	106600	40.22641509	264386	20717	244283	150692.0156	1.621	1491	163.8383635	04420		94410 LAKE HURON	407	
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	03-ARM'S LENGTH	265000	103100	38.90566038	244670	20717	244283	138499.0781	1.764	1372	178.0488338	04420		94410 LAKE HURON	407	
																	1.581			
For 2024, use 1.581 for Pineridge Condo																				
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	03-ARM'S LENGTH	131000	34300	26.18320611	78141	23536	107464	47073.27734	2.283	496	216.6612903	04421		94410 LAKE HURON	407	
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	03-ARM'S LENGTH	118900	31500	26.49285114	71410	23536	95364	41270.69141	2.311	480	198.675	04421		94410 LAKE HURON	407	
																	2.297			
For 2024, use average condo rate for Lake Huron Small Condo of 1.50																				

Oscoda Township-2024 ECF Analysis Residential 04421 '94421 LAKE HURON SMALL CONDO DEVELOPMENTS'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
064-L11-000-220-13	6504 N US-23	5/13/2021	51000	WD	03-ARM'S LENGTH	51000	20200	39.60784314	61118	17753	33247	41457.93359	0.802	540	61.56851852	04415		94410 LAKE HURON	407
064-L11-000-220-06	6504 N US-23	2/15/2022	79000	WD	03-ARM'S LENGTH	79000	30600	38.73417722	92988	26471	52529	63591.77734	0.826	698	75.25644699	04415		94410 LAKE HURON	407
064-L11-000-220-04	6504 N US-23	3/18/2022	176000	WD	03-ARM'S LENGTH	166000	41700	25.12048193	139649	26083	139917	108571.7031	1.289	1152	121.4557292	04415		94410 LAKE HURON	407
064-L11-000-220-16	6504 N US-23	1/14/2022	199000	WD	03-ARM'S LENGTH	198500	33600	16.92695214	104273	26083	172417	74751.4375	2.307	981	175.756371	04415		94410 LAKE HURON	407
													1.306					SurfSide I Condo	
For 2024, use 1.306 for Surfside 1 Condo																			
063-022-100-005-07	6522 N US-23	10/28/2021	127000	WD	03-ARM'S LENGTH	122000	61000	50	145499	19287	102713	85451.59375	1.202	840	122.277381	04416		94410 LAKE HURON	407
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	03-ARM'S LENGTH	198668	87800	44.19433427	191271	19287	179381	116441.4375	1.541	1320	135.894697	04416		94410 LAKE HURON	407
063-022-100-001-27	6520 N US-23	8/27/2021	210000	WD	03-ARM'S LENGTH	210000	79000	37.61904762	192491	18899	191101	117530.125	1.626	1276	149.765674	04416		94410 LAKE HURON	407
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	03-ARM'S LENGTH	210000	68000	32.38095238	147856	19190	190810	87113.07031	2.190	936	203.8568376	04416		94410 LAKE HURON	407
													1.640					Surfside II Condo	
For 2024, use 1.64 for Surfside II Condo																			
064-V10-002-001-52	209 E WATER ST	3/15/2022	74500	WD	03-ARM'S LENGTH	74500	33100	44.4295302	88015	15031	59469	42581.09766	1.397	546	108.9175824	04418		94410 LAKE HURON	407
064-V10-002-001-55	209 E WATER ST	7/2/2021	87000	WD	03-ARM'S LENGTH	87000	34800	40	92624	15031	71969	45270.12915	1.590	546	131.8113553	04418	064-V10-002-001-55	94410 LAKE HURON	407
064-V10-002-001-66	205 E WATER ST	6/28/2021	94900	WD	03-ARM'S LENGTH	91900	33400	36.34385201	88942	15031	76869	43121.9375	1.783	750	102.492	04418		94410 LAKE HURON	407
													1.590					Gas Lite Square Condo	
For 2024, use 1.59 for Gas Lite Square Condo																			
064-S60-000-023-12	5226 WASHINGT	9/23/2022	70000	WD	03-ARM'S LENGTH	70000	57900	82.71428571	117871	27894	42106	66748.51563	0.631	770	54.68311688	04419		94410 LAKE HURON	407
064-S60-000-023-17	5226 WASHINGT	5/14/2021	80000	WD	03-ARM'S LENGTH	80000	55600	69.5	118185	27894	52106	66981.45313	0.778	770	67.67012987	04419		94410 LAKE HURON	407
064-S60-000-023-14	5226 WASHINGT	8/17/2021	135000	WD	03-ARM'S LENGTH	135000	55700	41.25925926	118563	27894	107106	67261.86719	1.592	775	138.2012903	04419		94410 LAKE HURON	407
064-S60-000-023-06	5226 WASHINGT	9/29/2022	150000	WD	03-ARM'S LENGTH	150000	57900	38.6	117871	27894	122106	66748.51563	1.829	770	158.5792208	04419		94410 LAKE HURON	407
													1.208					Beachwalk Condo	
For 2024, use 1.208 for Beachwalk Condo																			
064-S40-000-005-20	5676 N US-23	11/11/2021	238000	WD	03-ARM'S LENGTH	238000	106600	44.78991597	264407	20717	217283	150705.0156	1.442	1385	156.8830325	04420		94410 LAKE HURON	407
064-S40-000-005-09	5678 N US-23	9/28/2021	230000	WD	03-ARM'S LENGTH	229500	99400	43.31154684	246162	20717	208783	139421.7656	1.497	1372	152.1741983	04420		94410 LAKE HURON	407
064-S40-000-005-14	5678 N US-23	10/20/2021	265000	WD	03-ARM'S LENGTH	265000	106600	40.22641509	264386	20717	244283	150692.0156	1.621	1491	163.8383635	04420		94410 LAKE HURON	407
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	03-ARM'S LENGTH	265000	103100	38.90566038	244670	20717	244283	138499.0781	1.764	1372	178.0488338	04420		94410 LAKE HURON	407
													1.581					Pineridge Condo	
For 2024, use 1.581 for Pineridge Condo																			
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	03-ARM'S LENGTH	131000	34300	26.18320611	78141	23536	107464	47073.27734	2.283	496	216.6612903	04421		94410 LAKE HURON	407
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	03-ARM'S LENGTH	118900	31500	26.49285114	71410	23536	95364	41270.69141	2.311	480	198.675	04421		94410 LAKE HURON	407
													2.297					Lake Huron Small Condo	
For 2024, use average condo rate for Lake Huron Small Condo of 1.50																			

Oscoda Township-2024 ECF Analysis Residential 04450 '94450 CEDAR 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 Parc	Land Table	Property Class
064-C20-000-022-00	7958 CEDAR LAKE RD	5/17/2021	348000	WD	03-ARM'S LENGTH	348000	3700	1.063218391	494082	108239	239761	339053.5938	0.707	2339	102.5057717	04450	064-C20-000-022-00	94450 CEDAR LAKE	408
064-C20-000-017-00	7938 CEDAR LAKE RD	9/26/2022	150000	WD	03-ARM'S LENGTH	150000	80600	53.73333333	193875	31121	118879	143017.5742	0.831	1461	81.36824093	04450		94450 CEDAR LAKE	408
064-L10-000-124-00	7771 CEDAR LAKE DR	5/4/2021	237500	WD	03-ARM'S LENGTH	231800	98500	42.4935289	256458	51475	180325	180125.6563	1.001	1855	97.21024259	04450		94450 CEDAR LAKE	408
064-L13-000-401-00	7935 CEDAR LAKE DR	7/23/2021	110000	WD	16-LC PAYOFF	110000	50300	45.72727273	116333	35002	74998	71468.36719	1.049	864	86.80324074	04450		94450 CEDAR LAKE	408
064-C20-000-021-00	7948 CEDAR LAKE RD	9/29/2022	232500	WD	03-ARM'S LENGTH	212500	86600	40.75294118	209022	40782	171718	147838.3125	1.162	1294	132.7032457	04450		94450 CEDAR LAKE	408
064-L10-000-151-00	7969 CEDAR LAKE DR	8/20/2021	369000	WD	03-ARM'S LENGTH	369000	119400	32.35772358	335950	50821	318179	250552.7188	1.270	2036	156.2765226	04450		94450 CEDAR LAKE	408
064-C20-000-011-00	7910 CEDAR LAKE RD	7/23/2021	200000	WD	03-ARM'S LENGTH	200000	68600	34.3	171570	41032	158968	114708.2578	1.386	1152	137.9930556	04450		94450 CEDAR LAKE	408
064-S20-000-010-00	7430 CEDAR LAKE RD	8/8/2022	229900	WD	03-ARM'S LENGTH	209900	70900	33.77798952	173444	45335	164565	112573.8125	1.462	1088	151.2545956	04450		94450 CEDAR LAKE	408
064-L14-000-444-00	7481 CEDAR LAKE DR	8/24/2021	240000	WD	03-ARM'S LENGTH	240000	79500	33.125	200555	68868	171132	115717.9287	1.479	918	186.4183007	04450	064-L14-000-444-00	94450 CEDAR LAKE	408
064-C20-000-010-00	7906 CEDAR LAKE RD	11/2/2021	225000	WD	03-ARM'S LENGTH	225000	71600	31.82222222	179494	40631	184369	122023.7266	1.511	1000	184.369	04450		94450 CEDAR LAKE	408
064-L13-000-401-00	7935 CEDAR LAKE DR	7/21/2021	150000	WD	03-ARM'S LENGTH	150000	50300	33.53333333	116333	35002	114998	71468.36719	1.609	864	133.099537	04450		94450 CEDAR LAKE	408
064-C30-000-004-00	7846 CEDAR LAKE RD	7/8/2022	399900	WD	03-ARM'S LENGTH	399900	111600	27.90697674	266644	51687	348213	188890.1563	1.843	1560	223.2134615	04450		94450 CEDAR LAKE	408
064-S21-000-024-00	7520 CEDAR LAKE RD	6/27/2022	239000	WD	03-ARM'S LENGTH	229000	65000	28.38427948	155732	47875	181125	94777.67969	1.911	816	221.9669118	04450		94450 CEDAR LAKE	408
For 2024, use 1.325 for area 04450																			
064-L60-000-012-00	7076 CEDAR LAKE RD	1/18/2023	400000	WD	03-ARM'S LENGTH	400000	180200	45.05	459171	112702	287298	334429.5313	0.859	3366	85.35294118	04451		94450 CEDAR LAKE	408
064-L18-000-998-00	6960 CEDAR LAKE RD	6/29/2021	285000	WD	19-MULTI PARCEL AI	285000	100200	35.15789474	274656	59686	225314	207500	1.086	1680	134.1154762	04451	064-L60-000-012-00	94450 CEDAR LAKE	408
064-L33-000-183-01	7267 LAKEWOOD DR	4/16/2021	447900	WD	03-ARM'S LENGTH	447900	147400	32.9091315	399650	136507	311393	253999.0313	1.226	1648	188.9520631	04451		94450 CEDAR LAKE	408
064-L33-000-206-00	7059 LAKEWOOD DR	9/21/2022	360000	WD	03-ARM'S LENGTH	360000	116600	32.38888889	292246	65645	294355	218726.8281	1.346	1992	147.7685743	04451		94450 CEDAR LAKE	408
064-L33-000-200-00	7131 LAKEWOOD DR	5/31/2022	500000	WD	05-CORRECTING TIT	500000	136000	27.2	359526	61436	438564	287731.6563	1.524	2714	161.5932203	04451		94450 CEDAR LAKE	408
064-L33-000-200-00	7131 LAKEWOOD DR	4/28/2022	500000	WD	03-ARM'S LENGTH	500000	136000	27.2	359526	61436	438564	287731.6563	1.524	2714	161.5932203	04451		94450 CEDAR LAKE	408
064-L33-000-196-00	7147 LAKEWOOD DR	8/23/2021	385000	WD	03-ARM'S LENGTH	385000	100300	26.05194805	262229	71905	313095	183710.4219	1.704	1688	185.4828199	04451		94450 CEDAR LAKE	408
064-L33-000-220-00	6937 LAKEWOOD DR	3/8/2023	298900	WD	03-ARM'S LENGTH	298900	78400	26.2295082	199147	47099	251801	146764.4844	1.716	1164	216.3238832	04451		94450 CEDAR LAKE	408
For 2024, use 1.373 for area 04451																			
064-G30-000-003-00	7276 SHOREVIEW	2/4/2022	40000	WD	21-NOT USED/OTHE	40000	9600	24	266090	27358	12642	265257.7813	0.048	2293	5.513301352	04452		94450 CEDAR LAKE	408
064-G30-000-011-01	7251 SHOREVIEW	7/7/2022	803000	WD	03-ARM'S LENGTH	803000	401900	50.0498132	856064	183915	619085	746832.25	0.829	4516	137.0870239	04452		94450 CEDAR LAKE	408
For 2024, use 0.829 for area 04452, St Georges Point Condo																			

Oscoda Township-2024 ECF Analysis Residential 04451 '94451 CEDAR LAKE LWS'

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
064-C20-000-022-00	7958 CEDAR LAKE RD	5/17/2021	348000	WD	03-ARM'S LENGTH	348000	3700	1.063218391	494082	108239	239761	339053.5938	0.707	2339	102.5057717	04450	064-C20-000-022-00	94450 CEDAR LAKE	408
064-C20-000-017-00	7938 CEDAR LAKE RD	9/26/2022	150000	WD	03-ARM'S LENGTH	150000	80600	53.73333333	193875	31121	118879	143017.5742	0.831	1461	81.36824093	04450		94450 CEDAR LAKE	408
064-L10-000-124-00	7771 CEDAR LAKE DR	5/4/2021	237500	WD	03-ARM'S LENGTH	231800	98500	42.4935289	256458	51475	180325	180125.6563	1.001	1855	97.21024259	04450		94450 CEDAR LAKE	408
064-L13-000-401-00	7935 CEDAR LAKE DR	7/23/2021	110000	WD	16-LC PAYOFF	110000	50300	45.72727273	116333	35002	74998	71468.36719	1.049	864	86.80324074	04450		94450 CEDAR LAKE	408
064-C20-000-021-00	7948 CEDAR LAKE RD	9/29/2022	232500	WD	03-ARM'S LENGTH	212500	86600	40.75294118	209022	40782	171718	147838.3125	1.162	1294	132.7032457	04450		94450 CEDAR LAKE	408
064-L10-000-151-00	7969 CEDAR LAKE DR	8/20/2021	369000	WD	03-ARM'S LENGTH	369000	119400	32.35772358	335950	50821	318179	250552.7188	1.270	2036	156.2765226	04450		94450 CEDAR LAKE	408
064-C20-000-011-00	7910 CEDAR LAKE RD	7/23/2021	200000	WD	03-ARM'S LENGTH	200000	68600	34.3	171570	41032	158968	114708.2578	1.386	1152	137.9930556	04450		94450 CEDAR LAKE	408
064-S20-000-010-00	7430 CEDAR LAKE RD	8/8/2022	229900	WD	03-ARM'S LENGTH	209900	70900	33.77798952	173444	45335	164565	112573.8125	1.462	1088	151.2545956	04450		94450 CEDAR LAKE	408
064-L14-000-444-00	7481 CEDAR LAKE DR	8/24/2021	240000	WD	03-ARM'S LENGTH	240000	79500	33.125	200555	68868	171132	115717.9287	1.479	918	186.4183007	04450	064-L14-000-444-00	94450 CEDAR LAKE	408
064-C20-000-010-00	7906 CEDAR LAKE RD	11/2/2021	225000	WD	03-ARM'S LENGTH	225000	71600	31.82222222	179494	40631	184369	122023.7266	1.511	1000	184.369	04450		94450 CEDAR LAKE	408
064-L13-000-401-00	7935 CEDAR LAKE DR	7/21/2021	150000	WD	03-ARM'S LENGTH	150000	50300	33.53333333	116333	35002	114998	71468.36719	1.609	864	133.099537	04450		94450 CEDAR LAKE	408
064-C30-000-004-00	7846 CEDAR LAKE RD	7/8/2022	399900	WD	03-ARM'S LENGTH	399900	111600	27.90697674	266644	51687	348213	188890.1563	1.843	1560	223.2134615	04450		94450 CEDAR LAKE	408
064-S21-000-024-00	7520 CEDAR LAKE RD	6/27/2022	239000	WD	03-ARM'S LENGTH	229000	65000	28.38427948	155732	47875	181125	94777.67969	1.911	816	221.9669118	04450		94450 CEDAR LAKE	408
1.325																			
For 2024, use 1.325 for area 04450																			
064-L60-000-012-00	7076 CEDAR LAKE RD	1/18/2023	400000	WD	03-ARM'S LENGTH	400000	180200	45.05	459171	112702	287298	334429.5313	0.859	3366	85.35294118	04451		94450 CEDAR LAKE	408
064-L18-000-998-00	6960 CEDAR LAKE RD	6/29/2021	285000	WD	19-MULTI PARCEL AI	285000	100200	35.15789474	274656	59686	225314	207500	1.086	1680	134.1154762	04451	064-L60-000-012-00	94450 CEDAR LAKE	408
064-L33-000-183-01	7267 LAKEWOOD DR	4/16/2021	447900	WD	03-ARM'S LENGTH	447900	147400	32.9091315	399650	136507	311393	253999.0313	1.226	1648	188.9520631	04451		94450 CEDAR LAKE	408
064-L33-000-206-00	7059 LAKEWOOD DR	9/21/2022	360000	WD	03-ARM'S LENGTH	360000	116600	32.38888889	292246	65645	294355	218726.8281	1.346	1992	147.7685743	04451		94450 CEDAR LAKE	408
064-L33-000-200-00	7131 LAKEWOOD DR	5/31/2022	500000	WD	05-CORRECTING TIT	500000	136000	27.2	359526	61436	438564	287731.6563	1.524	2714	161.5932203	04451		94450 CEDAR LAKE	408
064-L33-000-200-00	7131 LAKEWOOD DR	4/28/2022	500000	WD	03-ARM'S LENGTH	500000	136000	27.2	359526	61436	438564	287731.6563	1.524	2714	161.5932203	04451		94450 CEDAR LAKE	408
064-L33-000-196-00	7147 LAKEWOOD DR	8/23/2021	385000	WD	03-ARM'S LENGTH	385000	100300	26.05194805	262229	71905	313095	183710.4219	1.704	1688	185.4828199	04451		94450 CEDAR LAKE	408
064-L33-000-220-00	6937 LAKEWOOD DR	3/8/2023	298900	WD	03-ARM'S LENGTH	298900	78400	26.2295082	199147	47099	251801	146764.4844	1.716	1164	216.3238832	04451		94450 CEDAR LAKE	408
1.373																			
For 2024, use 1.373 for area 04451																			
064-G30-000-003-00	7276 SHOREVIEW	2/4/2022	40000	WD	21-NOT USED/OTHE	40000	9600	24	266090	27358	12642	265257.7813	0.048	2293	5.513301352	04452		94450 CEDAR LAKE	408
064-G30-000-011-01	7251 SHOREVIEW	7/7/2022	803000	WD	03-ARM'S LENGTH	803000	401900	50.0498132	856064	183915	619085	746832.25	0.829	4516	137.0870239	04452		94450 CEDAR LAKE	408
For 2024, use 0.829 for area 04452, St Georges Point Condo																			

Oscoda Township-2024 ECF Analysis Residential 04481 '94481 RIVER BEND POINTE'

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
064-R10-000-041-00	4364 POINTE PLACE	4/20/2022	360000	WD	03-ARM'S LENGTH	360000	159400	44.27777778	484743	67661	292339	412952.4688	0.708	2674	109.3264772	04481		94480 AUSABLE RIVER R9E	408
064-R10-000-012-00	5102 RIVERBEND CT	2/16/2022	430000	WD	03-ARM'S LENGTH	430000	129900	30.20930233	407532	91762	338238	312643.5625	1.082	2252	150.1944938	04481	064-R10-01	94480 AUSABLE RIVER R9E	408
														0.895					
For 2024, use 0.895 for River Bend Pointe																			
064-V55-000-003-42	319 W DWIGHT AVE	10/1/2021	320000	WD	03-ARM'S LENGTH	320000	91800	28.6875	249839	49578	270422	227569.3125	1.188	1663	162.6109441	04482		94480 AUSABLE RIVER R9E	408
														For 2024, use 1.188 for Ausable River Town Area, 04482					
062-027-400-006-00	5595 RIVERVIEW DR	10/4/2021	625500	MLC	03-ARM'S LENGTH	625500	162800	26.02717826	397112	177619	447881	281401.2973	1.592	2701	165.8204369	04485		94485 AUSABLE RIVER R6 R7 I	408
														For 2024, blend area 04481 and 04482 for 1.0415 for area 04485, Ausable River Overview					

Oscoda Township-2024 ECF Analysis Residential 04482 '94482 AUSABLE RIVER TOWN AREA V10 V55'

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
064-R10-000-041-00	4364 POINTE PLACE	4/20/2022	360000	WD	03-ARM'S LENGTH	360000	159400	44.27777778	484743	67661	292339	412952.4688	0.708	2674	109.3264772	04481	94480 AUSABLE RIVER R9E	408
064-R10-000-012-00	5102 RIVERBEND CT	2/16/2022	430000	WD	03-ARM'S LENGTH	430000	129900	30.20930233	407532	91762	338238	312643.5625	1.082	2252	150.1944938	04481	064-R10-01 94480 AUSABLE RIVER R9E	408
													0.895	For 2024, use 0.895 for River Bend Pointe				
064-V55-000-003-42	319 W DWIGHT AVE	10/1/2021	320000	WD	03-ARM'S LENGTH	320000	91800	28.6875	249839	49578	270422	227569.3125	1.188	1663	162.6109441	04482	94480 AUSABLE RIVER R9E	408
													For 2024, use 1.188 for Ausable River Town Area, 04482					
062-027-400-006-00	5595 RIVERVIEW DR	10/4/2021	625500	MLC	03-ARM'S LENGTH	625500	162800	26.02717826	397112	177619	447881	281401.2973	1.592	2701	165.8204369	04485	94485 AUSABLE RIVER R6 R7 F	408
													For 2024, blend area 04481 and 04482 for 1.0415 for area 04485, Ausable River Overview					

Oscoda Township-2024 ECF Analysis Residential 04485 '94485 AUSABLE RIVER OVERVIEW'

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
064-R10-000-041-00	4364 POINTE PLACE	4/20/2022	360000	WD	03-ARM'S LENGTH	360000	159400	44.27777778	484743	67661	292339	412952.4688	0.708	2674	109.3264772	04481	94480 AUSABLE RIVER R9E	408
064-R10-000-012-00	5102 RIVERBEND CT	2/16/2022	430000	WD	03-ARM'S LENGTH	430000	129900	30.20930233	407532	91762	338238	312643.5625	1.082	2252	150.1944938	04481	064-R10-000-012-00 94480 AUSABLE RIVER R9E	408
														0.895				
For 2024, use 0.895 for River Bend Pointe																		
064-V55-000-003-42	319 W DWIGHT AVE	10/1/2021	320000	WD	03-ARM'S LENGTH	320000	91800	28.6875	249839	49578	270422	227569.3125	1.188	1663	162.6109441	04482	94480 AUSABLE RIVER R9E	408
														For 2024, use 1.188 for Ausable River Town Area, 04482				
062-027-400-006-00	5595 RIVERVIEW DR	10/4/2021	625500	MLC	03-ARM'S LENGTH	625500	162800	26.02717826	397112	177619	447881	281401.2973	1.592	2701	165.8204369	04485	94485 AUSABLE RIVER R6 R7 F	408
														For 2024, blend area 04481 and 04482 for 1.0415 for area 04485, Ausable River Overview				

066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	03-ARM'S LENGTH	84000	24900	29.64285714	76510	2837	81163	127904.5156	0.635	1255	64.67171315	04650	94600 FORMER WAFB	401
066-070-000-317-00	8021 2ND ST	6/11/2021	82000 WD	03-ARM'S LENGTH	81100	21300	26.26387176	72853	2148	78952	122751.7344	0.643	1255	62.90996016	04650	94600 FORMER WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	03-ARM'S LENGTH	90000	26000	28.88888889	80217	2332	87668	135217.0156	0.648	1255	69.85498008	04650	94600 FORMER WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	03-ARM'S LENGTH	89000	25700	28.87640449	79256	2350	86650	133517.3594	0.649	1404	61.71652422	04650	94600 FORMER WAFB	401
066-070-000-124-00	8205 FLORIDA ST	5/31/2022	93000 WD	08-ESTATE	92000	26500	28.80434783	81185	4037	87963	133937.5	0.657	1404	62.6517094	04650	94600 FORMER WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	03-ARM'S LENGTH	85000	23700	27.88235294	73246	1711	83289	124192.7109	0.671	1255	66.36573705	04650	94600 FORMER WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	03-ARM'S LENGTH	89900	25100	27.91991101	77440	2408	87492	130263.8906	0.672	1404	62.31623932	04650	94600 FORMER WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	03-ARM'S LENGTH	89000	25100	28.20224719	76698	3424	85576	127211.8047	0.673	1255	68.18804781	04650	94600 FORMER WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	03-ARM'S LENGTH	87500	23300	26.62857143	71942	1904	85596	121593.75	0.704	1255	68.20398406	04650	94600 FORMER WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	03-ARM'S LENGTH	90000	23800	26.44444444	73593	1933	88067	124409.7188	0.708	1255	70.17290837	04650	94600 FORMER WAFB	401
066-070-000-401-00	8111 COLORADO ST	3/18/2022	95000 WD	03-ARM'S LENGTH	95000	23000	24.21052632	77462	3767	91233	127942.7109	0.713	1255	72.69561753	04650	94600 FORMER WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	03-ARM'S LENGTH	93000	24500	26.34408602	75464	2605	90395	126491.3203	0.715	1255	72.02788845	04650	94600 FORMER WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	03-ARM'S LENGTH	97000	25800	26.59793814	78670	5130	91870	127673.6094	0.720	1255	73.20318725	04650	94600 FORMER WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	03-ARM'S LENGTH	95000	24200	25.47368421	74555	2678	92322	124786.4609	0.740	1255	73.56334661	04650	94600 FORMER WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	03-ARM'S LENGTH	95000	23600	24.84210526	73082	1661	93339	123994.7891	0.753	1255	74.37370518	04650	94600 FORMER WAFB	401

For 2024, use 0.589 for area 04650, Townhouse

066-080-000-021-00	5951 N SKEEL AVE	6/28/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/10/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-034-00	5951 N SKEEL AVE	6/25/2021	27000 WD	03-ARM'S LENGTH	27000	11700	43.33333333	34332	0	27000	55107.54297	0.490	540	50	04660	94600 FORMER WAFB	407
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	03-ARM'S LENGTH	32000	11500	35.9375	35565	0	32000	57086.67578	0.561	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-010-00	5951 N SKEEL AVE	11/12/2021	32000 WD	03-ARM'S LENGTH	32000	12000	37.5	35228	0	32000	56545.74609	0.566	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-025-00	5951 N SKEEL AVE	8/19/2021	39000 WD	03-ARM'S LENGTH	39000	13700	35.12820513	40003	471	38529	63454.25195	0.607	540	71.35	04660	066-080-01 94600 FORMER WAFB	407
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	03-ARM'S LENGTH	70000	21300	30.42857143	66234	0	70000	106314.6094	0.658	1080	64.81481481	04660	94600 FORMER WAFB	407
066-080-000-060-00	5951 N SKEEL AVE	10/1/2021	59000 WD	03-ARM'S LENGTH	59000	18000	30.50847458	53131	0	59000	85282.50781	0.692	836	70.57416268	04660	94600 FORMER WAFB	407
066-080-001-025-00	5951 N SKEEL AVE	11/30/2022	45000 WD	03-ARM'S LENGTH	45000	13000	28.88888889	40250	471	44529	63850.72217	0.697	540	82.46111111	04660	066-080-01 94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	03-ARM'S LENGTH	60000	17100	28.5	53131	0	60000	85282.50781	0.704	836	71.77033493	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	03-ARM'S LENGTH	44700	11100	24.83221477	34332	0	44700	55107.54297	0.811	540	82.77777778	04660	94600 FORMER WAFB	407

For 2024, use 0.612 for area 04660, Oscoda Senior Condo

Oscoda Township-2024 ECF Analysis Residential 04630 '94630 VILLAGE OF OSCODA-1ST DUPLEX'

Table with 21 columns: 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. The table contains 100 rows of property data, including details like '066-070-000-043-00' and '8413 POWER DR'. It includes several 'For 2024' annotations such as 'For 2024, use 0.861 for area 04610, Single Family' and 'For 2024, use 0.775 for area 04620, Modular'.

066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	03-ARM'S LENGTH	84000	24900	29.64285714	76510	2837	81163	127904.5156	0.635	1255	64.67171315	04650	94600 FORMER WAFB	401
066-070-000-317-00	8021 2ND ST	6/11/2021	82000 WD	03-ARM'S LENGTH	81100	21300	26.26387176	72853	2148	78952	122751.7344	0.643	1255	62.90996016	04650	94600 FORMER WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	03-ARM'S LENGTH	90000	26000	28.88888889	80217	2332	87668	135217.0156	0.648	1255	69.85498008	04650	94600 FORMER WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	03-ARM'S LENGTH	89000	25700	28.87640449	79256	2350	86650	133517.3594	0.649	1404	61.71652422	04650	94600 FORMER WAFB	401
066-070-000-124-00	8205 FLORIDA ST	5/31/2022	93000 WD	08-ESTATE	92000	26500	28.80434783	81185	4037	87963	133937.5	0.657	1404	62.6517094	04650	94600 FORMER WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	03-ARM'S LENGTH	85000	23700	27.88235294	73246	1711	83289	124192.7109	0.671	1255	66.36573705	04650	94600 FORMER WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	03-ARM'S LENGTH	89900	25100	27.91991101	77440	2408	87492	130263.8906	0.672	1404	62.31623932	04650	94600 FORMER WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	03-ARM'S LENGTH	89000	25100	28.20224719	76698	3424	85576	127211.8047	0.673	1255	68.18804781	04650	94600 FORMER WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	03-ARM'S LENGTH	87500	23300	26.62857143	71942	1904	85596	121593.75	0.704	1255	68.20398406	04650	94600 FORMER WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	03-ARM'S LENGTH	90000	23800	26.44444444	73593	1933	88067	124409.7188	0.708	1255	70.17290837	04650	94600 FORMER WAFB	401
066-070-000-401-00	8111 COLORADO ST	3/18/2022	95000 WD	03-ARM'S LENGTH	95000	23000	24.21052632	77462	3767	91233	127942.7109	0.713	1255	72.69561753	04650	94600 FORMER WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	03-ARM'S LENGTH	93000	24500	26.34408602	75464	2605	90395	126491.3203	0.715	1255	72.02788845	04650	94600 FORMER WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	03-ARM'S LENGTH	97000	25800	26.59793814	78670	5130	91870	127673.6094	0.720	1255	73.20318725	04650	94600 FORMER WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	03-ARM'S LENGTH	95000	24200	25.47368421	74555	2678	92322	124786.4609	0.740	1255	73.56334661	04650	94600 FORMER WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	03-ARM'S LENGTH	95000	23600	24.84210526	73082	1661	93339	123994.7891	0.753	1255	74.37370518	04650	94600 FORMER WAFB	401

For 2024, use 0.589 for area 04650, Townhouse

066-080-000-021-00	5951 N SKEEL AVE	6/28/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/10/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-034-00	5951 N SKEEL AVE	6/25/2021	27000 WD	03-ARM'S LENGTH	27000	11700	43.33333333	34332	0	27000	55107.54297	0.490	540	50	04660	94600 FORMER WAFB	407
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	03-ARM'S LENGTH	32000	11500	35.9375	35565	0	32000	57086.67578	0.561	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-010-00	5951 N SKEEL AVE	11/12/2021	32000 WD	03-ARM'S LENGTH	32000	12000	37.5	35228	0	32000	56545.74609	0.566	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-025-00	5951 N SKEEL AVE	8/19/2021	39000 WD	03-ARM'S LENGTH	39000	13700	35.12820513	40003	471	38529	63454.25195	0.607	540	71.35	04660	066-080-01 94600 FORMER WAFB	407
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	03-ARM'S LENGTH	70000	21300	30.42857143	66234	0	70000	106314.6094	0.658	1080	64.81481481	04660	94600 FORMER WAFB	407
066-080-000-060-00	5951 N SKEEL AVE	10/1/2021	59000 WD	03-ARM'S LENGTH	59000	18000	30.50847458	53131	0	59000	85282.50781	0.692	836	70.57416268	04660	94600 FORMER WAFB	407
066-080-001-025-00	5951 N SKEEL AVE	11/30/2022	45000 WD	03-ARM'S LENGTH	45000	13000	28.88888889	40250	471	44529	63850.72217	0.697	540	82.46111111	04660	066-080-01 94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	03-ARM'S LENGTH	60000	17100	28.5	53131	0	60000	85282.50781	0.704	836	71.77033493	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	03-ARM'S LENGTH	44700	11100	24.83221477	34332	0	44700	55107.54297	0.811	540	82.77777778	04660	94600 FORMER WAFB	407

For 2024, use 0.612 for area 04660, Oscoda Senior Condo

066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	03-ARM'S LENGTH	84000	24900	29.64285714	76510	2837	81163	127904.5156	0.635	1255	64.67171315	04650	94600 FORMER WAFB	401
066-070-000-317-00	8021 2ND ST	6/11/2021	82000 WD	03-ARM'S LENGTH	81100	21300	26.26387176	72853	2148	78952	122751.7344	0.643	1255	62.90996016	04650	94600 FORMER WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	03-ARM'S LENGTH	90000	26000	28.88888889	80217	2332	87668	135217.0156	0.648	1255	69.85498008	04650	94600 FORMER WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	03-ARM'S LENGTH	89000	25700	28.87640449	79256	2350	86650	133517.3594	0.649	1404	61.71652422	04650	94600 FORMER WAFB	401
066-070-000-124-00	8205 FLORIDA ST	5/31/2022	93000 WD	08-ESTATE	92000	26500	28.80434783	81185	4037	87963	133937.5	0.657	1404	62.6517094	04650	94600 FORMER WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	03-ARM'S LENGTH	85000	23700	27.88235294	73246	1711	83289	124192.7109	0.671	1255	66.36573705	04650	94600 FORMER WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	03-ARM'S LENGTH	89900	25100	27.91991101	77440	2408	87492	130263.8906	0.672	1404	62.31623932	04650	94600 FORMER WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	03-ARM'S LENGTH	89000	25100	28.20224719	76698	3424	85576	127211.8047	0.673	1255	68.18804781	04650	94600 FORMER WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	03-ARM'S LENGTH	87500	23300	26.62857143	71942	1904	85596	121593.75	0.704	1255	68.20398406	04650	94600 FORMER WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	03-ARM'S LENGTH	90000	23800	26.44444444	73593	1933	88067	124409.7188	0.708	1255	70.17290837	04650	94600 FORMER WAFB	401
066-070-000-401-00	8111 COLORADO ST	3/18/2022	95000 WD	03-ARM'S LENGTH	95000	23000	24.21052632	77462	3767	91233	127942.7109	0.713	1255	72.69561753	04650	94600 FORMER WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	03-ARM'S LENGTH	93000	24500	26.34408602	75464	2605	90395	126491.3203	0.715	1255	72.02788845	04650	94600 FORMER WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	03-ARM'S LENGTH	97000	25800	26.59793814	78670	5130	91870	127673.6094	0.720	1255	73.20318725	04650	94600 FORMER WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	03-ARM'S LENGTH	95000	24200	25.47368421	74555	2678	92322	124786.4609	0.740	1255	73.56334661	04650	94600 FORMER WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	03-ARM'S LENGTH	95000	23600	24.84210526	73082	1661	93339	123994.7891	0.753	1255	74.37370518	04650	94600 FORMER WAFB	401

0.589
For 2024, use 0.589 for area 04650, Townhouse

066-080-000-021-00	5951 N SKEEL AVE	6/28/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/10/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-034-00	5951 N SKEEL AVE	6/25/2021	27000 WD	03-ARM'S LENGTH	27000	11700	43.33333333	34332	0	27000	55107.54297	0.490	540	50	04660	94600 FORMER WAFB	407
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	03-ARM'S LENGTH	32000	11500	35.9375	35565	0	32000	57086.67578	0.561	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-010-00	5951 N SKEEL AVE	11/12/2021	32000 WD	03-ARM'S LENGTH	32000	12000	37.5	35228	0	32000	56545.74609	0.566	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-025-00	5951 N SKEEL AVE	8/19/2021	39000 WD	03-ARM'S LENGTH	39000	13700	35.12820513	40003	471	38529	63454.25195	0.607	540	71.35	04660	066-080-01 94600 FORMER WAFB	407
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	03-ARM'S LENGTH	70000	21300	30.42857143	66234	0	70000	106314.6094	0.658	1080	64.81481481	04660	94600 FORMER WAFB	407
066-080-000-060-00	5951 N SKEEL AVE	10/1/2021	59000 WD	03-ARM'S LENGTH	59000	18000	30.50847458	53131	0	59000	85282.50781	0.692	836	70.57416268	04660	94600 FORMER WAFB	407
066-080-001-025-00	5951 N SKEEL AVE	11/30/2022	45000 WD	03-ARM'S LENGTH	45000	13000	28.88888889	40250	471	44529	63850.72217	0.697	540	82.46111111	04660	066-080-01 94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	03-ARM'S LENGTH	60000	17100	28.5	53131	0	60000	85282.50781	0.704	836	71.77033493	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	03-ARM'S LENGTH	44700	11100	24.83221477	34332	0	44700	55107.54297	0.811	540	82.77777778	04660	94600 FORMER WAFB	407

0.612
For 2024, use 0.612 for area 04660, Oscoda Senior Condo

066-070-000-316-00	8021 2ND ST	10/25/2022	84000	WD	03-ARM'S LENGTH	84000	24900	29.64285714	76510	2837	81163	127904.5156	0.635	1255	64.67171315	04650	94600	FORMER	WAFB	401
066-070-000-317-00	8021 2ND ST	6/11/2021	82000	WD	03-ARM'S LENGTH	81100	21300	26.26387176	72853	2148	78952	122751.7344	0.643	1255	62.90996016	04650	94600	FORMER	WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000	WD	03-ARM'S LENGTH	90000	26000	28.88888889	80217	2332	87668	135217.0156	0.648	1255	69.85498008	04650	94600	FORMER	WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000	WD	03-ARM'S LENGTH	89000	25700	28.87640449	79256	2350	86650	133517.3594	0.649	1404	61.71652422	04650	94600	FORMER	WAFB	401
066-070-000-124-00	8205 FLORIDA ST	5/31/2022	93000	WD	08-ESTATE	92000	26500	28.80434783	81185	4037	87963	133937.5	0.657	1404	62.6517094	04650	94600	FORMER	WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000	WD	03-ARM'S LENGTH	85000	23700	27.88235294	73246	1711	83289	124192.7109	0.671	1255	66.36573705	04650	94600	FORMER	WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900	WD	03-ARM'S LENGTH	89900	25100	27.91991101	77440	2408	87492	130263.8906	0.672	1404	62.31623932	04650	94600	FORMER	WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000	WD	03-ARM'S LENGTH	89000	25100	28.20224719	76698	3424	85576	127211.8047	0.673	1255	68.18804781	04650	94600	FORMER	WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500	WD	03-ARM'S LENGTH	87500	23300	26.62857143	71942	1904	85596	121593.75	0.704	1255	68.20398406	04650	94600	FORMER	WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000	WD	03-ARM'S LENGTH	90000	23800	26.44444444	73593	1933	88067	124409.7188	0.708	1255	70.17290837	04650	94600	FORMER	WAFB	401
066-070-000-401-00	8111 COLORADO ST	3/18/2022	95000	WD	03-ARM'S LENGTH	95000	23000	24.21052632	77462	3767	91233	127942.7109	0.713	1255	72.69561753	04650	94600	FORMER	WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500	WD	03-ARM'S LENGTH	93000	24500	26.34408602	75464	2605	90395	126491.3203	0.715	1255	72.02788845	04650	94600	FORMER	WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000	WD	03-ARM'S LENGTH	97000	25800	26.59793814	78670	5130	91870	127673.6094	0.720	1255	73.20318725	04650	94600	FORMER	WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000	WD	03-ARM'S LENGTH	95000	24200	25.47368421	74555	2678	92322	124786.4609	0.740	1255	73.56334661	04650	94600	FORMER	WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000	WD	03-ARM'S LENGTH	95000	23600	24.84210526	73082	1661	93339	123994.7891	0.753	1255	74.37370518	04650	94600	FORMER	WAFB	401

0.589
For 2024, use 0.589 for area 04650, Townhouse

066-080-000-021-00	5951 N SKEEL AVE	6/28/2021	26000	WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600	FORMER	WAFB	407	
066-080-000-031-00	5951 N SKEEL AVE	12/10/2021	26000	WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600	FORMER	WAFB	407	
066-080-000-034-00	5951 N SKEEL AVE	6/25/2021	27000	WD	03-ARM'S LENGTH	27000	11700	43.33333333	34332	0	27000	55107.54297	0.490	540	50	04660	94600	FORMER	WAFB	407	
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000	WD	03-ARM'S LENGTH	32000	11500	35.9375	35565	0	32000	57086.67578	0.561	540	59.25925926	04660	94600	FORMER	WAFB	407	
066-080-000-010-00	5951 N SKEEL AVE	11/12/2021	32000	WD	03-ARM'S LENGTH	32000	12000	37.5	35228	0	32000	56545.74609	0.566	540	59.25925926	04660	94600	FORMER	WAFB	407	
066-080-000-025-00	5951 N SKEEL AVE	8/19/2021	39000	WD	03-ARM'S LENGTH	39000	13700	35.12820513	40003	471	38529	63454.25195	0.607	540	71.35	04660	066-080-01	94600	FORMER	WAFB	407
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000	WD	03-ARM'S LENGTH	70000	21300	30.42857143	66234	0	70000	106314.6094	0.658	1080	64.81481481	04660	94600	FORMER	WAFB	407	
066-080-000-060-00	5951 N SKEEL AVE	10/1/2021	59000	WD	03-ARM'S LENGTH	59000	18000	30.50847458	53131	0	59000	85282.50781	0.692	836	70.57416268	04660	94600	FORMER	WAFB	407	
066-080-001-025-00	5951 N SKEEL AVE	11/30/2022	45000	WD	03-ARM'S LENGTH	45000	13000	28.88888889	40250	471	44529	63850.72217	0.697	540	82.46111111	04660	066-080-01	94600	FORMER	WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000	MLC	03-ARM'S LENGTH	60000	17100	28.5	53131	0	60000	85282.50781	0.704	836	71.77033493	04660	94600	FORMER	WAFB	407	
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700	WD	03-ARM'S LENGTH	44700	11100	24.83221477	34332	0	44700	55107.54297	0.811	540	82.77777778	04660	94600	FORMER	WAFB	407	

0.612
For 2024, use 0.612 for area 04660, Oscoda Senior Condo

3 of 3

066-070-000-316-00	8021 2ND ST	10/25/2022	84000 WD	03-ARM'S LENGTH	84000	24900	29.64285714	76510	2837	81163	127904.5156	0.635	1255	64.67171315	04650	94600 FORMER WAFB	401
066-070-000-317-00	8021 2ND ST	6/11/2021	82000 WD	03-ARM'S LENGTH	81100	21300	26.26387176	72853	2148	78952	122751.7344	0.643	1255	62.90996016	04650	94600 FORMER WAFB	401
066-070-000-287-00	8018 SOUTH ALASKA ST	3/27/2023	90000 WD	03-ARM'S LENGTH	90000	26000	28.88888889	80217	2332	87668	135217.0156	0.648	1255	69.85498008	04650	94600 FORMER WAFB	401
066-070-000-159-00	8012 SOUTH ALASKA ST	11/21/2022	89000 WD	03-ARM'S LENGTH	89000	25700	28.87640449	79256	2350	86650	133517.3594	0.649	1404	61.71652422	04650	94600 FORMER WAFB	401
066-070-000-124-00	8205 FLORIDA ST	5/31/2022	93000 WD	08-ESTATE	92000	26500	28.80434783	81185	4037	87963	133937.5	0.657	1404	62.6517094	04650	94600 FORMER WAFB	401
066-070-000-294-00	8019 SOUTH ALASKA ST	11/28/2022	85000 WD	03-ARM'S LENGTH	85000	23700	27.88235294	73246	1711	83289	124192.7109	0.671	1255	66.36573705	04650	94600 FORMER WAFB	401
066-070-000-333-00	8121 COLORADO ST	4/29/2022	89900 WD	03-ARM'S LENGTH	89900	25100	27.91991101	77440	2408	87492	130263.8906	0.672	1404	62.31623932	04650	94600 FORMER WAFB	401
066-070-000-311-00	8212 FLORIDA ST	1/26/2023	89000 WD	03-ARM'S LENGTH	89000	25100	28.20224719	76698	3424	85576	127211.8047	0.673	1255	68.18804781	04650	94600 FORMER WAFB	401
066-070-000-383-00	8112 COLORADO ST	2/17/2023	87500 WD	03-ARM'S LENGTH	87500	23300	26.62857143	71942	1904	85596	121593.75	0.704	1255	68.20398406	04650	94600 FORMER WAFB	401
066-070-000-293-00	8019 SOUTH ALASKA ST	6/30/2022	90000 WD	03-ARM'S LENGTH	90000	23800	26.44444444	73593	1933	88067	124409.7188	0.708	1255	70.17290837	04650	94600 FORMER WAFB	401
066-070-000-401-00	8111 COLORADO ST	3/18/2022	95000 WD	03-ARM'S LENGTH	95000	23000	24.21052632	77462	3767	91233	127942.7109	0.713	1255	72.69561753	04650	94600 FORMER WAFB	401
066-070-000-281-00	8020 SOUTH ALASKA ST	6/3/2022	94500 WD	03-ARM'S LENGTH	93000	24500	26.34408602	75464	2605	90395	126491.3203	0.715	1255	72.02788845	04650	94600 FORMER WAFB	401
066-070-000-324-00	8027 1ST ST	12/13/2022	97000 WD	03-ARM'S LENGTH	97000	25800	26.59793814	78670	5130	91870	127673.6094	0.720	1255	73.20318725	04650	94600 FORMER WAFB	401
066-070-000-134-00	8206 FLORIDA ST	7/8/2022	95000 WD	03-ARM'S LENGTH	95000	24200	25.47368421	74555	2678	92322	124786.4609	0.740	1255	73.56334661	04650	94600 FORMER WAFB	401
066-070-000-137-00	8204 FLORIDA ST	9/28/2022	95000 WD	03-ARM'S LENGTH	95000	23600	24.84210526	73082	1661	93339	123994.7891	0.753	1255	74.37370518	04650	94600 FORMER WAFB	401

0.589

For 2024, use 0.589 for area 04650, Townhouse

066-080-000-021-00	5951 N SKEEL AVE	6/28/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/10/2021	26000 WD	03-ARM'S LENGTH	26000	11700	45	34332	0	26000	55107.54297	0.472	540	48.14814815	04660	94600 FORMER WAFB	407
066-080-000-034-00	5951 N SKEEL AVE	6/25/2021	27000 WD	03-ARM'S LENGTH	27000	11700	43.33333333	34332	0	27000	55107.54297	0.490	540	50	04660	94600 FORMER WAFB	407
066-080-000-008-00	5951 N SKEEL AVE	5/11/2022	32000 WD	03-ARM'S LENGTH	32000	11500	35.9375	35565	0	32000	57086.67578	0.561	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-010-00	5951 N SKEEL AVE	11/12/2021	32000 WD	03-ARM'S LENGTH	32000	12000	37.5	35228	0	32000	56545.74609	0.566	540	59.25925926	04660	94600 FORMER WAFB	407
066-080-000-025-00	5951 N SKEEL AVE	8/19/2021	39000 WD	03-ARM'S LENGTH	39000	13700	35.12820513	40003	471	38529	63454.25195	0.607	540	71.35	04660	066-080-0 94600 FORMER WAFB	407
066-080-000-067-00	5951 N SKEEL AVE	4/6/2022	70000 WD	03-ARM'S LENGTH	70000	21300	30.42857143	66234	0	70000	106314.6094	0.658	1080	64.81481481	04660	94600 FORMER WAFB	407
066-080-000-060-00	5951 N SKEEL AVE	10/1/2021	59000 WD	03-ARM'S LENGTH	59000	18000	30.50847458	53131	0	59000	85282.50781	0.692	836	70.57416268	04660	94600 FORMER WAFB	407
066-080-001-025-00	5951 N SKEEL AVE	11/30/2022	45000 WD	03-ARM'S LENGTH	45000	13000	28.88888889	40250	471	44529	63850.72217	0.697	540	82.46111111	04660	066-080-0 94600 FORMER WAFB	407
066-080-000-062-00	5951 N SKEEL AVE	7/14/2022	60000 MLC	03-ARM'S LENGTH	60000	17100	28.5	53131	0	60000	85282.50781	0.704	836	71.77033493	04660	94600 FORMER WAFB	407
066-080-000-031-00	5951 N SKEEL AVE	12/17/2022	44700 WD	03-ARM'S LENGTH	44700	11100	24.83221477	34332	0	44700	55107.54297	0.811	540	82.77777778	04660	94600 FORMER WAFB	407

0.612

For 2024, use 0.612 for area 04660, Oscoda Senior Condo