

Oscoda Township-2026 ECF Analysis 91000 Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
062-027-400-013-00	1893 DUFFERN AVE	3/8/2024	12000	QC	12000	11629	10301	1699	1495.495483	1.136	0	04210		94200 RANGE 8	401
064-S80-004-001-00	5928 TAMARACK ST/TOWERLINE	3/28/2025	39000	WD	39000	59159	7241	31759	60440.04688	0.525	525	04110		94100 RANGE 7	401
064-B30-000-017-00	6457 ZELMA ST	10/31/2023	63000	WD	63000	47917	4510	58490	48881.75781	1.197	650	04210		94200 RANGE 8	401
062-020-200-013-00	ZELMA ST	6/28/2023	106000	WD	106000	92067	17730	88270	83712.83594	1.054	672	04210	064-B30-000-008-00	94200 RANGE 8	402
064-B30-000-008-00	6460 ZELMA ST	6/28/2023	106000	WD	106000	92067	17730	88270	83712.83594	1.054	672	04210	062-020-200-013-00	94200 RANGE 8	401
062-020-200-008-00	638 BISSONETTE RD	12/18/2024	40000	WD	40000	61012	10111	29889	57320.94531	0.521	720	04210		94200 RANGE 8	401
064-S31-000-183-00	1990 FERN RD	3/4/2025	75000	WD	75000	77454	20016	54984	64682.43359	0.850	720	04210		94200 RANGE 8	401
062-020-200-006-00	636 BISSONETTE RD	7/13/2023	80000	WD	80000	98687	10481	69519	99331.07813	0.700	888	04210		94200 RANGE 8	401
062-020-200-006-00	636 BISSONETTE RD	1/26/2024	166900	WD	166900	98687	10481	156419	99331.07813	1.575	888	04210		94200 RANGE 8	401
064-T40-000-010-00	794 BISSONETTE RD	8/24/2023	89000	WD	89000	90424	8435	80565	92329.95313	0.873	916	04210		94200 RANGE 8	401
064-S30-000-112-00	2117 FERN AVE	5/8/2024	164900	WD	164900	166683	31441	133459	152299.5469	0.876	962	04210		94200 RANGE 8	401
062-026-400-009-01	2280 HARVEY TR	4/3/2024	131000	WD	129300	123026	27667	101633	107386.2578	0.946	976	04210		94200 RANGE 8	401
062-016-100-016-00	1570 PASTERZ TR	2/28/2024	70000	WD	70000	94463	8931	61069	96319.82031	0.634	1040	04210		94200 RANGE 8	401
064-W31-000-101-00	5283 WELLS RD	1/3/2025	42000	WD	42000	94748	7894	34106	97808.55469	0.349	1056	04210		94200 RANGE 8	401
062-009-400-001-00	7050 WENTWORTH RD	2/20/2025	110000	WD	110000	118224	25620	84380	104283.7813	0.809	1076	04210		94200 RANGE 8	401
061-013-200-012-00	493 BISSONETTE RD	9/20/2023	139900	WD	139900	100822	11617	128283	103847.5	1.235	1102	04110		94100 RANGE 7	401
062-031-300-001-00	625 N WILBER RD	1/22/2024	187900	WD	187900	201004	110762	77138	101623.8704	0.759	1126	04210		94200 RANGE 8	401
064-C50-000-011-00	1485 ARTHUR ST	9/6/2024	172250	WD	157250	116774	7581	149669	127116.4141	1.177	1144	04110		94100 RANGE 7	401
064-S31-000-171-00	1997 DUFFERN AVE	7/19/2023	130000	WD	130000	109272	21569	108431	98764.64063	1.098	1168	04210		94200 RANGE 8	401
064-H10-999-001-30	662 BISSONETTE RD	2/26/2025	137000	WD	137000	129860	15826	121174	128416.6641	0.944	1200	04210		94200 RANGE 8	401
062-026-400-004-00	2425 HARVEY TR	5/22/2023	118630	WD	114630	152084	27644	86986	140135.1406	0.621	1250	04210		94200 RANGE 8	401
064-S30-000-111-00	2101 FERN AVE	7/26/2024	105000	WD	105000	140580	25265	79735	129859.2344	0.614	1312	04210		94200 RANGE 8	401
064-W30-000-015-00	5360 WELLS RD	8/30/2024	169000	WD	169000	160078	15414	153586	162909.9063	0.943	1560	04210		94200 RANGE 8	401
064-W30-000-073-00	1130 BEAVER ST	8/16/2024	100000	CD	100000	132456	10096	89904	137792.7969	0.652	1573	04210		94200 RANGE 8	401
064-S31-000-156-00	1994 RIVER AVE	3/28/2025	235000	WD	235000	141015	10241	224759	147268.0156	1.526	1664	04210		94485 AUSAGE R	401
062-016-100-012-00	6875 MERTON RD	4/15/2024	142000	WD	142000	153506	9482	132518	162189.1875	0.817	1728	04210		94200 RANGE 8	401
062-016-400-020-50	6524 WENTWORTH RD	1/24/2025	275000	WD	275000	235849	21814	253186	241030.4063	1.050	1764	04210		94200 RANGE 8	401
064-S30-000-077-00	2075 RIVER AVE	8/30/2024	299000	WD	299000	224143	54594	244406	190933.5521	1.280	1764	04210		94200 RANGE 8	401
061-013-200-004-00	380 BISSONETTE RD	8/22/2023	295000	WD	295000	291208	33638	261362	299848.6504	<u>0.872</u>	2696	04110		94100 RANGE 7	401

0.920

For 2026, use 0.92 for Agricultural properties

Oscoda Township-2026 ECF Analysis 92100 Commercial B1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V10-009-006-00	317 S STATE ST	5/29/2024	100000	WD	100000	131011	54366	45634	109492.857	0.417	3499	13.042	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	121981	20566	79434	144878.572	0.548	2992	26.5488	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	150448	49622	150278	144037.141	1.043	1163	129.216	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201

0.669

For 2026, use 0.669 for Commercial B1 properties

Oscoda Township-2026 ECF Analysis 92200 Commercial B2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-M10-000-009-00	5149 N US-23	12/20/2024	135000	WD	135000	186757	100075	34925	107014.8148	0.326	2556	02200		92200 COMMERCIAL B2	201
064-H90-000-001-00	5113 CEDAR LAKE RD	12/11/2024	1115000	WD	1115000	1803257	324420	790580	1801570.37	0.439	14882	02200	064-H95-000-005-00	92200 COMMERCIAL B2	201
064-M10-000-008-00	5151 N US-23	5/31/2023	225000	WD	225000	202450	92612	132388	135602.4691	0.976	4200	02200		92200 COMMERCIAL B2	201
064-S60-000-010-50	5130 N US-23	5/8/2023	1000000	WD	1000000	759286	282001	717999	589240.7407	1.219	10444	02200		92200 COMMERCIAL B2	201
064-P40-001-022-00	5299 N US-23	1/24/2024	410000	WD	410000	292151	138263	271737	189985.1852	<u>1.430</u>	6852	02200		92200 COMMERCIAL B2	201
										0.878					

For 2026, use 0.878 for Commercial B2 properties

Oscoda Township-2026 ECF Analysis 92300 Commercial F-41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-A30-000-041-00	5666 F 41	3/8/2024	100000	LC	100000	176389	40373	59627	242885.7129	0.245	4592	02300	064-A30-000-049-00	92300 COMMERCIAL F 41	201
063-028-100-005-00	5738 F 41	8/13/2024	86750	QC	86750	146445	36906	49844	195605.3527	0.255	2700	02300		92300 COMMERCIAL F 41	201
064-W70-000-058-00	4741 F 41	10/16/2023	134862	LC	134862	138309	82308	52554	100001.7857	0.526	3630	02300	064-W70-000-057-00	92300 COMMERCIAL F 41	201
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	66962	32880	67120	60860.71429	<u>1.103</u>	1200	02300		92300 COMMERCIAL F 41	201
										0.532					

For 2026, use 0.532 for Commercial F-41 properties

Oscoda Township-2026 ECF Analysis 92400 Commercial WAFB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-029-100-002-00	3965 ARROW ST	9/20/2024	65000	WD	65000	119818	17087	47913	148885.508	0.322	3306	02400		94600 FORMER WAFB	201
066-028-300-003-00	5622 N GEORGIA DR	5/1/2024	700000	LC	700000	635379	100956	599044	685378.2609	0.874	10750	02400	066-028-300-004-00, 066-028-300-005-00	94600 FORMER WAFB	201

For 2026, use 0.62 for Commercial area WAFB and Rurals area 6-7-8-9

Oscoda Township-2026 ECF Analysis 92600 Commercial North US 23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-W70-000-015-00	5493 N US-23	6/23/2023	350000	WD	350000	334659	142925	207075	236708.6423	0.875	5536	02600		92600 COMMERCIAL NORTH TO HURON ST	201

For 2026, use 0.875 for Commercial North US-23 properties

Oscoda Township-2026 ECF Analysis 92700 Commercial Outline Range 9

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-029-100-002-00	3965 ARROW ST	9/20/2024	65000	WD	65000	119818	17087	47913	148885.508	0.322	3306	02400		94600 FORMER WAFB	201
066-028-300-003-00	5622 N GEORGIA DR	5/1/2024	700000	LC	700000	635379	100956	599044	685378.2609	0.874	10750	02400	066-028-300-004-00, 066-028-300-005-00	94600 FORMER WAFB	201

For 2026, use 0.62 for Commercial area WAFB and Rurals area 6-7-8-9

Oscoda Township-2026 ECF Analysis 92800 Commercial Outline Range 6, 7, and 8

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-029-100-002-00	3965 ARROW ST	9/20/2024	65000	WD	65000	119818	17087	47913	148885.508	0.322	3306	02400		94600 FORMER WAFB	201
066-028-300-003-00	5622 N GEORGIA DR	5/1/2024	700000	LC	700000	635379	100956	599044	685378.2609	0.874	10750	02400	066-028-300-004-00, 066-028-300-005-00	94600 FORMER WAFB	201

For 2026, use 0.62 for Commercial area WAFB and Rurals area 6-7-8-9

Oscoda Township-2026 ECF Analysis 93100 Industrial-Consumers Energy

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class	Unit	County	
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	281529	94384	68116	168318.8776	0.405	3612	18.85825028	201	033-N30-000-007-00, 03	COMM / IND		201	Baldwin	Iosco
031-022-200-007-00	1500 N US23	2/28/2025	338000	WD	338000	276456	125598	212402	192420.9192	<u>1.104</u>	4296	49.44180633	201		COMM / IND		201	Baldwin	Iosco
										0.754									

For 2026, use 0.75 for Oscoda Industrial

Oscoda Township-2026 ECF Analysis 93300 Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class	Unit	County	
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	281529	94384	68116	168318.8776	0.405	3612	18.85825028	201	033-N30-000-007-00, 03	COMM / IND		201	Baldwin	Iosco
031-022-200-007-00	1500 N US23	2/28/2025	338000	WD	338000	276456	125598	212402	192420.9192	<u>1.104</u>	4296	49.44180633	201		COMM / IND		201	Baldwin	Iosco
										0.754									

For 2026, use 0.75 for Oscoda Industrial

Oscoda Township-2026 ECF Analysis 93600 Industrial-WAFB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class	Unit	County	
033-N30-000-008-00	1731 US23	7/1/2024	162500	WD	162500	281529	94384	68116	168318.8776	0.405	3612	18.85825028	201	033-N30-000-007-00, 03	COMM / IND		201	Baldwin	Iosco
031-022-200-007-00	1500 N US23	2/28/2025	338000	WD	338000	276456	125598	212402	192420.9192	<u>1.104</u>	4296	49.44180633	201		COMM / IND		201	Baldwin	Iosco
										0.754									

For 2026, use 0.75 for Oscoda Industrial

Oscoda Township-2026 ECF Analysis 94010 Range 6

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
060-003-200-004-00	KINGS CORNER RD	8/30/2024	48000	WD	48000	101110	13765	34235	88721.76563	0.386	1036	04010	060-003-200-005-00	94000 RANGE 6	402
060-003-200-005-00	4297 KINGS CORNER RD	8/30/2024	48000	WD	48000	93061	13765	34235	88721.76563	0.386	1036	04010	060-003-200-004-00	94000 RANGE 6	401
064-I30-000-003-00	6049 IVES ST	10/15/2024	40000	WD	40000	63722	3320	36680	70316.64844	0.522	712	04010		94000 RANGE 6	401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	247947	28413	171587	255569.2656	0.671	2700	04010		94000 RANGE 6	401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	193975	14718	151182	208681.0313	0.724	1620	04010		94000 RANGE 6	401
064-I30-000-004-00	6041 IVES ST	7/23/2024	135000	WD	135000	143318	14340	120660	144521.5313	0.835	1298	04010	064-P10-000-022-00	94000 RANGE 6	401
064-P10-000-022-00	PINE ACRES RD	7/23/2024	135000	WD	135000	148280	14340	120660	144521.5313	0.835	1298	04010	064-I30-000-004-00	94000 RANGE 6	402
064-H20-000-080-00	4359 DEERLAND RD	9/6/2024	85000	WD	85000	77605	5141	79859	84358.55469	0.947	900	04010		94000 RANGE 6	401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	160109	16324	164576	167386.5	0.983	1440	04010		94000 RANGE 6	401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	175838	16505	183495	185486.6094	0.989	1080	04010	064-P10-000-020-00	94000 RANGE 6	401
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	064-H20-000-071-00, 0	94000 RANGE 6	401
064-H20-000-071-00	DEERLAND RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	060-022-300-001-40, 0	94000 RANGE 6	402
064-H20-000-072-00	DEERLAND RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	064-H20-000-071-00, 0	94000 RANGE 6	402
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	155270	15869	199131	162282.8906	1.227	1356	04010		94000 RANGE 6	401
064-H20-000-012-00	4384 LOUD DAM RD	7/22/2024	90000	WD	82000	57119	3865	78135	61995.34375	<u>1.260</u>	600	04010		94000 RANGE 6	401
										0.866					

For 2026, use 0.86 for 04010, 04030, and 04031 areas
Rural area Range 6, USFS Summer Homes and View

Oscoda Township-2026 ECF Analysis 94020 Range 6 Mobile Home District

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-T30-000-024-00	3800 ROSEMARY LN	3/13/2025	15000	QC	15000	30338	7620	7380	33262.07813	0.222	924	04020		94000 RANGE 6	401
064-T20-000-008-00	3859 WINN RD	7/31/2023	18000	WD	18000	24729	9441	8559	22383.60156	0.382	720	04020		94000 RANGE 6	401
064-T20-000-008-00	3859 WINN RD	12/27/2024	22500	WD	22500	25178	9336	13164	23194.72852	0.568	720	04020		94000 RANGE 6	401
064-T30-000-020-00	3838 ROSEMARY LN	3/8/2024	89900	WD	88700	81432	6480	82220	109739.3828	0.749	1152	04020		94000 RANGE 6	401
064-G10-000-007-00	3643 PINE ACRES RD	7/30/2024	80000	WD	80000	61438	10898	69102	73997.07031	0.934	672	04020		94000 RANGE 6	401
064-T30-000-036-01	3839 ROSEMARY LN	8/10/2023	25000	WD	25000	16366	10125	14875	15221.95117	0.977	672	04020		94000 RANGE 6	402
										<u>0.639</u>					

For 2026, use 0.63 for Range 6, Mobile Home district

Oscoda Township-2026 ECF Analysis 94030 USFS Summer Homes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
060-003-200-004-00	KINGS CORNER RD	8/30/2024	48000	WD	48000	101110	13765	34235	88721.76563	0.386	1036	04010	060-003-200-005-00	94000 RANGE 6	402
060-003-200-005-00	4297 KINGS CORNER RD	8/30/2024	48000	WD	48000	93061	13765	34235	88721.76563	0.386	1036	04010	060-003-200-004-00	94000 RANGE 6	401
064-I30-000-003-00	6049 IVES ST	10/15/2024	40000	WD	40000	63722	3320	36680	70316.64844	0.522	712	04010		94000 RANGE 6	401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	247947	28413	171587	255569.2656	0.671	2700	04010		94000 RANGE 6	401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	193975	14718	151182	208681.0313	0.724	1620	04010		94000 RANGE 6	401
064-I30-000-004-00	6041 IVES ST	7/23/2024	135000	WD	135000	143318	14340	120660	144521.5313	0.835	1298	04010	064-P10-000-022-00	94000 RANGE 6	401
064-P10-000-022-00	PINE ACRES RD	7/23/2024	135000	WD	135000	148280	14340	120660	144521.5313	0.835	1298	04010	064-I30-000-004-00	94000 RANGE 6	402
064-H20-000-080-00	4359 DEERLAND RD	9/6/2024	85000	WD	85000	77605	5141	79859	84358.55469	0.947	900	04010		94000 RANGE 6	401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	160109	16324	164576	167386.5	0.983	1440	04010		94000 RANGE 6	401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	175838	16505	183495	185486.6094	0.989	1080	04010	064-P10-000-020-00	94000 RANGE 6	401
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	064-H20-000-071-00, 0	94000 RANGE 6	401
064-H20-000-071-00	DEERLAND RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	060-022-300-001-40, 0	94000 RANGE 6	402
064-H20-000-072-00	DEERLAND RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	064-H20-000-071-00, 0	94000 RANGE 6	402
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	155270	15869	199131	162282.8906	1.227	1356	04010		94000 RANGE 6	401
064-H20-000-012-00	4384 LOUD DAM RD	7/22/2024	90000	WD	82000	57119	3865	78135	61995.34375	<u>1.260</u>	600	04010		94000 RANGE 6	401
										0.866					

For 2026, use 0.86 for 04010, 04030, and 04031 areas
 Rural area Range 6, USFS Summer Homes and View

Oscoda Township-2026 ECF Analysis 94031 USFS Summer Homes Ausable River View

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
060-003-200-004-00	KINGS CORNER RD	8/30/2024	48000	WD	48000	101110	13765	34235	88721.76563	0.386	1036	04010	060-003-200-005-00	94000 RANGE 6	402
060-003-200-005-00	4297 KINGS CORNER RD	8/30/2024	48000	WD	48000	93061	13765	34235	88721.76563	0.386	1036	04010	060-003-200-004-00	94000 RANGE 6	401
064-I30-000-003-00	6049 IVES ST	10/15/2024	40000	WD	40000	63722	3320	36680	70316.64844	0.522	712	04010		94000 RANGE 6	401
064-P10-000-014-01	3371 PINE ACRES RD	11/17/2023	200000	WD	200000	247947	28413	171587	255569.2656	0.671	2700	04010		94000 RANGE 6	401
064-S90-000-035-00	4291 TYSON ST	9/14/2023	165900	WD	165900	193975	14718	151182	208681.0313	0.724	1620	04010		94000 RANGE 6	401
064-I30-000-004-00	6041 IVES ST	7/23/2024	135000	WD	135000	143318	14340	120660	144521.5313	0.835	1298	04010	064-P10-000-022-00	94000 RANGE 6	401
064-P10-000-022-00	PINE ACRES RD	7/23/2024	135000	WD	135000	148280	14340	120660	144521.5313	0.835	1298	04010	064-I30-000-004-00	94000 RANGE 6	402
064-H20-000-080-00	4359 DEERLAND RD	9/6/2024	85000	WD	85000	77605	5141	79859	84358.55469	0.947	900	04010		94000 RANGE 6	401
064-W21-000-030-00	4401 CAMP RD	1/5/2024	180900	WD	180900	160109	16324	164576	167386.5	0.983	1440	04010		94000 RANGE 6	401
064-P10-000-020-15	3409 PINE ACRES RD	12/7/2023	200000	WD	200000	175838	16505	183495	185486.6094	0.989	1080	04010	064-P10-000-020-00	94000 RANGE 6	401
060-022-300-001-40	4300 CAMP RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	064-H20-000-071-00, 0	94000 RANGE 6	401
064-H20-000-071-00	DEERLAND RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	060-022-300-001-40, 0	94000 RANGE 6	402
064-H20-000-072-00	DEERLAND RD	3/29/2024	279900	WD	279900	228112	22717	257183	239109.4219	1.076	2016	04010	064-H20-000-071-00, 0	94000 RANGE 6	402
064-P10-000-002-00	3512 PINE ACRES RD	7/27/2023	215000	WD	215000	155270	15869	199131	162282.8906	1.227	1356	04010		94000 RANGE 6	401
064-H20-000-012-00	4384 LOUD DAM RD	7/22/2024	90000	WD	82000	57119	3865	78135	61995.34375	<u>1.260</u>	600	04010		94000 RANGE 6	401
										0.866					

For 2026, use 0.86 for 04010, 04030, and 04031 areas
 Rural area Range 6, USFS Summer Homes and View

Oscoda Township-2026 ECF Analysis 94110 Range 7

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-S80-004-001-00	5928 TAMARACK ST/TOWERLINE	3/28/2025	39000	WD	39000	59159	7241	31759	60440.0469	0.525	525	04110		94100 RANGE 7	401
061-013-200-004-00	380 BISSONETTE RD	8/22/2023	295000	WD	295000	291208	33638	261362	299848.65	0.872	2696	04110		94100 RANGE 7	401
064-C50-000-011-00	1485 ARTHUR ST	9/6/2024	172250	WD	157250	116774	7581	149669	127116.414	<u>1.177</u>	1144	04110		94100 RANGE 7	401
										0.858					

For 2026, use 0.85 for rural range 7 properties and wild cat gully

Oscoda Township-2026 ECF Analysis 94120 Wild Cat Gully

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-S80-004-001-00	5928 TAMARACK ST/TOWERLINE	3/28/2025	39000	WD	39000	59159	7241	31759	60440.0469	0.525	525	04110		94100 RANGE 7	401
061-013-200-004-00	380 BISSONETTE RD	8/22/2023	295000	WD	295000	291208	33638	261362	299848.65	0.872	2696	04110		94100 RANGE 7	401
064-C50-000-011-00	1485 ARTHUR ST	9/6/2024	172250	WD	157250	116774	7581	149669	127116.414	<u>1.177</u>	1144	04110		94100 RANGE 7	401
										0.858					

For 2026, use 0.85 for rural range 7 properties and wild cat gully

Oscoda Township-2026 ECF Analysis 94210 Range 8

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
062-016-400-020-00	6562 WENTWORTH RD	12/5/2023	45000	WD	44900	87941	22962	21938	73174.54688	0.300	701	04210		94200 RANGE 8	401
064-W31-000-101-00	5283 WELLS RD	1/3/2025	42000	WD	42000	94748	7894	34106	97808.55469	0.349	1056	04210		94200 RANGE 8	401
062-020-200-008-00	638 BISSONETTE RD	12/18/2024	40000	WD	40000	61012	10111	29889	57320.94531	0.521	720	04210		94200 RANGE 8	401
064-S30-000-111-00	2101 FERN AVE	7/26/2024	105000	WD	105000	140580	25265	79735	129859.2344	0.614	1312	04210		94200 RANGE 8	401
062-026-400-004-00	2425 HARVEY TR	5/22/2023	118630	WD	114630	152084	27644	86986	140135.1406	0.621	1250	04210		94200 RANGE 8	401
062-016-100-016-00	1570 PASTERZ TR	2/28/2024	70000	WD	70000	94463	8931	61069	96319.82031	0.634	1040	04210		94200 RANGE 8	401
064-W30-000-073-00	1130 BEAVER ST	8/16/2024	100000	CD	100000	132456	10096	89904	137792.7969	0.652	1573	04210		94200 RANGE 8	401
062-020-200-006-00	636 BISSONETTE RD	7/13/2023	80000	WD	80000	98687	10481	69519	99331.07813	0.700	888	04210		94200 RANGE 8	401
062-031-300-001-00	625 N WILBER RD	1/22/2024	187900	WD	187900	201004	110762	77138	101623.8704	0.759	1126	04210		94200 RANGE 8	401
062-009-400-001-00	7050 WENTWORTH RD	2/20/2025	110000	WD	110000	118224	25620	84380	104283.7813	0.809	1076	04210		94200 RANGE 8	401
062-016-100-012-00	6875 MERTON RD	4/15/2024	142000	WD	142000	153506	9482	132518	162189.1875	0.817	1728	04210		94200 RANGE 8	401
064-S31-000-183-00	1990 FERN RD	3/4/2025	75000	WD	75000	77454	20016	54984	64682.43359	0.850	720	04210		94200 RANGE 8	401
064-T40-000-010-00	794 BISSONETTE RD	8/24/2023	89000	WD	89000	90424	8435	80565	92329.95313	0.873	916	04210		94200 RANGE 8	401
064-S30-000-112-00	2117 FERN AVE	5/8/2024	164900	WD	164900	166683	31441	133459	152299.5469	0.876	962	04210		94200 RANGE 8	401
064-W30-000-015-00	5360 WELLS RD	8/30/2024	169000	WD	169000	160078	15414	153586	162909.9063	0.943	1560	04210		94200 RANGE 8	401
064-H10-999-001-30	662 BISSONETTE RD	2/26/2025	137000	WD	137000	129860	15826	121174	128416.6641	0.944	1200	04210		94200 RANGE 8	401
062-026-400-009-01	2280 HARVEY TR	4/3/2024	131000	WD	129300	123026	27667	101633	107386.2578	0.946	976	04210		94200 RANGE 8	401
062-016-400-020-50	6524 WENTWORTH RD	1/24/2025	275000	WD	275000	235849	21814	253186	241030.4063	1.050	1764	04210		94200 RANGE 8	401
062-020-200-013-00	ZELMA ST	6/28/2023	106000	WD	106000	92067	17730	88270	83712.83594	1.054	672	04210	064-B30-000-008-00	94200 RANGE 8	402
064-B30-000-008-00	6460 ZELMA ST	6/28/2023	106000	WD	106000	92067	17730	88270	83712.83594	1.054	672	04210	062-020-200-013-00	94200 RANGE 8	401
064-S31-000-171-00	1997 DUFFERN AVE	7/19/2023	130000	WD	130000	109272	21569	108431	98764.64063	1.098	1168	04210		94200 RANGE 8	401
062-027-400-013-00	1893 DUFFERN AVE	3/8/2024	12000	QC	12000	11629	10301	1699	1495.495483	1.136	0	04210		94200 RANGE 8	401
064-B30-000-017-00	6457 ZELMA ST	10/31/2023	63000	WD	63000	47917	4510	58490	48881.75781	1.197	650	04210		94200 RANGE 8	401
064-S30-000-077-00	2075 RIVER AVE	8/30/2024	299000	WD	299000	224143	54594	244406	190933.5521	1.280	1764	04210		94200 RANGE 8	401
064-S31-000-156-00	1994 RIVER AVE	3/28/2025	235000	WD	235000	141015	10241	224759	147268.0156	1.526	1664	04210		94485 AUSABLE F	401

0.864

For 2026, use 0.86 for range 8 properties

Oscoda Township-2026 ECF Analysis 94220 Foote Site

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-F10-004-001-00	1931 W RIVER RD	1/30/2024	225000	LC	225000	393746	120492	104508	396020.2908	0.264	5994	04220	064-F10-999-002-00, 064-F10-999-003-00, 064-F10-999-004-00, 064-F10-999-005-00, 064-F10-999-006-00, 064-F10-999-007-00, 064-F10-999-008-00, 064-F10-999-009-00, 064-F10-999-010-00, 064-F10-999-011-00, 064-F10-999-012-00, 064-F10-999-013-00, 064-F10-999-014-00, 064-F10-999-015-00, 064-F10-999-016-00, 064-F10-999-017-00, 064-F10-999-018-00, 064-F10-999-019-00, 064-F10-999-020-00, 064-F10-999-021-00, 064-F10-999-022-00, 064-F10-999-023-00, 064-F10-999-024-00, 064-F10-999-025-00, 064-F10-999-026-00, 064-F10-999-027-00, 064-F10-999-028-00, 064-F10-999-029-00, 064-F10-999-030-00, 064-F10-999-031-00, 064-F10-999-032-00, 064-F10-999-033-00, 064-F10-999-034-00, 064-F10-999-035-00, 064-F10-999-036-00, 064-F10-999-037-00, 064-F10-999-038-00, 064-F10-999-039-00, 064-F10-999-040-00, 064-F10-999-041-00, 064-F10-999-042-00, 064-F10-999-043-00, 064-F10-999-044-00, 064-F10-999-045-00, 064-F10-999-046-00, 064-F10-999-047-00, 064-F10-999-048-00, 064-F10-999-049-00, 064-F10-999-050-00, 064-F10-999-051-00, 064-F10-999-052-00, 064-F10-999-053-00, 064-F10-999-054-00, 064-F10-999-055-00, 064-F10-999-056-00, 064-F10-999-057-00, 064-F10-999-058-00, 064-F10-999-059-00, 064-F10-999-060-00, 064-F10-999-061-00, 064-F10-999-062-00, 064-F10-999-063-00, 064-F10-999-064-00, 064-F10-999-065-00, 064-F10-999-066-00, 064-F10-999-067-00, 064-F10-999-068-00, 064-F10-999-069-00, 064-F10-999-070-00, 064-F10-999-071-00, 064-F10-999-072-00, 064-F10-999-073-00, 064-F10-999-074-00, 064-F10-999-075-00, 064-F10-999-076-00, 064-F10-999-077-00, 064-F10-999-078-00, 064-F10-999-079-00, 064-F10-999-080-00, 064-F10-999-081-00, 064-F10-999-082-00, 064-F10-999-083-00, 064-F10-999-084-00, 064-F10-999-085-00, 064-F10-999-086-00, 064-F10-999-087-00, 064-F10-999-088-00, 064-F10-999-089-00, 064-F10-999-090-00, 064-F10-999-091-00, 064-F10-999-092-00, 064-F10-999-093-00, 064-F10-999-094-00, 064-F10-999-095-00, 064-F10-999-096-00, 064-F10-999-097-00, 064-F10-999-098-00, 064-F10-999-099-00	094200 RANGE 8	201
064-F10-005-016-00	1893 BOB WHITE	9/6/2023	55000	CD	55000	50494	7507	47493	86492.96094	0.549	868	04220		94200 RANGE 8	401
064-F10-005-007-00	1914 WOOD ST	8/18/2023	69000	WD	69000	59034	16464	52536	85653.92188	0.613	988	04220		94200 RANGE 8	401
064-F10-006-009-00	5032 ROY RD	11/7/2023	19000	WD	19000	16641	8569	10431	16241.44824	0.642	0	04220		94200 RANGE 8	401
064-F10-001-001-00	2010 W RIVER RD	10/13/2023	39900	WD	39900	32401	11349	28551	42358.14844	0.674	560	04220		94200 RANGE 8	401
064-F10-007-008-00	1927 BEAR	7/29/2024	70000	LC	70000	59116	30563	39437	57450.70313	0.686	672	04220		94200 RANGE 8	401
064-F10-003-023-00	5069 MAPLE AVE	8/2/2024	140000	WD	140000	99390	34446	105554	130672.0313	0.808	1340	04220		94200 RANGE 8	401
064-F10-007-004-00	1940 BOB WHITE	1/27/2025	153000	WD	153000	86368	24802	128198	123875.25	<u>1.035</u> 0.659	1125	04220		94200 RANGE 8	401

For 2026, use 0.65 for foote site and R8 NE sections

Oscoda Township-2026 ECF Analysis 94230 R8E NE Sections

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-F10-004-001-00	1931 W RIVER RD	1/30/2024	225000	LC	225000	393746	120492	104508	396020.2908	0.264	5994	04220	064-F10-999-002-00, 064-F10-999-003-00, 064-F10-999-004-00, 064-F10-999-005-00, 064-F10-999-006-00, 064-F10-999-007-00, 064-F10-999-008-00, 064-F10-999-009-00, 064-F10-999-010-00, 064-F10-999-011-00, 064-F10-999-012-00, 064-F10-999-013-00, 064-F10-999-014-00, 064-F10-999-015-00, 064-F10-999-016-00, 064-F10-999-017-00, 064-F10-999-018-00, 064-F10-999-019-00, 064-F10-999-020-00, 064-F10-999-021-00, 064-F10-999-022-00, 064-F10-999-023-00, 064-F10-999-024-00, 064-F10-999-025-00, 064-F10-999-026-00, 064-F10-999-027-00, 064-F10-999-028-00, 064-F10-999-029-00, 064-F10-999-030-00, 064-F10-999-031-00, 064-F10-999-032-00, 064-F10-999-033-00, 064-F10-999-034-00, 064-F10-999-035-00, 064-F10-999-036-00, 064-F10-999-037-00, 064-F10-999-038-00, 064-F10-999-039-00, 064-F10-999-040-00, 064-F10-999-041-00, 064-F10-999-042-00, 064-F10-999-043-00, 064-F10-999-044-00, 064-F10-999-045-00, 064-F10-999-046-00, 064-F10-999-047-00, 064-F10-999-048-00, 064-F10-999-049-00, 064-F10-999-050-00, 064-F10-999-051-00, 064-F10-999-052-00, 064-F10-999-053-00, 064-F10-999-054-00, 064-F10-999-055-00, 064-F10-999-056-00, 064-F10-999-057-00, 064-F10-999-058-00, 064-F10-999-059-00, 064-F10-999-060-00, 064-F10-999-061-00, 064-F10-999-062-00, 064-F10-999-063-00, 064-F10-999-064-00, 064-F10-999-065-00, 064-F10-999-066-00, 064-F10-999-067-00, 064-F10-999-068-00, 064-F10-999-069-00, 064-F10-999-070-00, 064-F10-999-071-00, 064-F10-999-072-00, 064-F10-999-073-00, 064-F10-999-074-00, 064-F10-999-075-00, 064-F10-999-076-00, 064-F10-999-077-00, 064-F10-999-078-00, 064-F10-999-079-00, 064-F10-999-080-00, 064-F10-999-081-00, 064-F10-999-082-00, 064-F10-999-083-00, 064-F10-999-084-00, 064-F10-999-085-00, 064-F10-999-086-00, 064-F10-999-087-00, 064-F10-999-088-00, 064-F10-999-089-00, 064-F10-999-090-00, 064-F10-999-091-00, 064-F10-999-092-00, 064-F10-999-093-00, 064-F10-999-094-00, 064-F10-999-095-00, 064-F10-999-096-00, 064-F10-999-097-00, 064-F10-999-098-00, 064-F10-999-099-00	094200 RANGE 8	201
064-F10-005-016-00	1893 BOB WHITE	9/6/2023	55000	CD	55000	50494	7507	47493	86492.96094	0.549	868	04220		94200 RANGE 8	401
064-F10-005-007-00	1914 WOOD ST	8/18/2023	69000	WD	69000	59034	16464	52536	85653.92188	0.613	988	04220		94200 RANGE 8	401
064-F10-006-009-00	5032 ROY RD	11/7/2023	19000	WD	19000	16641	8569	10431	16241.44824	0.642	0	04220		94200 RANGE 8	401
064-F10-001-001-00	2010 W RIVER RD	10/13/2023	39900	WD	39900	32401	11349	28551	42358.14844	0.674	560	04220		94200 RANGE 8	401
064-F10-007-008-00	1927 BEAR	7/29/2024	70000	LC	70000	59116	30563	39437	57450.70313	0.686	672	04220		94200 RANGE 8	401
064-F10-003-023-00	5069 MAPLE AVE	8/2/2024	140000	WD	140000	99390	34446	105554	130672.0313	0.808	1340	04220		94200 RANGE 8	401
064-F10-007-004-00	1940 BOB WHITE	1/27/2025	153000	WD	153000	86368	24802	128198	123875.25	<u>1.035</u> 0.659	1125	04220		94200 RANGE 8	401

For 2026, use 0.65 for foote site and R8 NE sections

Oscoda Township-2026 ECF Analysis 94301 R9E River Rd

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-P20-000-015-00	3589 E RIVER RD	5/24/2024	70000	QC	70000	96574	2159	67841	89070.75781	0.762	912	04301		94300 R9E	401
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	167358	9668	153332	148764.1563	<u>1.031</u>	1336	04301		94300 R9E	401
										0.896					

For 2026, use 0.89 for area 04301 and 04302

Oscoda Township-2026 ECF Analysis 94302 R9E West & North VE Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-P20-000-015-00	3589 E RIVER RD	5/24/2024	70000	QC	70000	96574	2159	67841	89070.75781	0.762	912	04301		94300 R9E	401
064-P20-000-053-00	3543 PINECREST	8/7/2023	163000	WD	163000	167358	9668	153332	148764.1563	<u>1.031</u>	1336	04301		94300 R9E	401
										0.896					

For 2026, use 0.89 for area 04301 and 04302

Oscoda Township-2026 ECF Analysis 94303 Range 9 East of Van Ettan Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-N20-000-057-00	7352 PINE RIDGE TR	3/7/2025	75000	WD	75000	180143	13299	61701	141393.2188	0.436	1344	04303		94303 R9 EAST OF VAN ETTAN LK	401
064-C40-000-010-00	3964 LAWRENCE DR	9/29/2023	125500	WD	125500	216241	17343	108157	168557.625	0.642	1456	04303		94303 R9 EAST OF VAN ETTAN LK	401
063-021-100-001-00	6502 LOUD DR	6/2/2023	266900	WD	266900	291384	69212	197688	188281.3594	1.050	1696	04303	063-022-200-009-00	94303 R9 EAST OF VAN ETTAN LK	401
063-016-300-001-00	6630 LOUD DR	12/6/2024	269000	WD	269000	279620	55160	213840	190220.3438	1.124	1138	04303		94303 R9 EAST OF VAN ETTAN LK	401
063-016-300-001-00	6630 LOUD DR	5/5/2023	270000	WD	270000	265196	47081	222919	184843.2188	<u>1.206</u>	1138	04303		94303 R9 EAST OF VAN ETTAN LK	401
										0.892					

For 2026, use 0.89 for Range 9E, West & North of VE Lake areas

Oscoda Township-2026 ECF Analysis 94304 MH District N50 & N60

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-C10-000-022-00	7026 MOHAWK DR	10/10/2024	29000	WD	29000	24681	11732	17268	31582.92773	0.547	968	04305		94300 R9E	401

For areas 04304/04305/04306, use 0.50 for 2026 (prior rate was 0.41)

Oscoda Township-2026 ECF Analysis 94305 MH District C10

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-C10-000-022-00	7026 MOHAWK DR	10/10/2024	29000	WD	29000	24681	11732	17268	31582.92773	0.547	968	04305		94300 R9E	401

For areas 04304/04305/04306, use 0.50 for 2026 (prior rate was 0.41)

Oscoda Township-2026 ECF Analysis 94306 MH District P50

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-C10-000-022-00	7026 MOHAWK DR	10/10/2024	29000	WD	29000	24681	11732	17268	31582.92773	0.547	968	04305		94300 R9E	401

For areas 04304/04305/04306, use 0.50 for 2026 (prior rate was 0.41)

Oscoda Township-2026 ECF Analysis 94310 Old Town

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V10-020-007-00	219 W RIVER RD	12/5/2024	163000	WD	163000	395158	6794	156206	400788.4375	0.390	5153	04310		94310 OLD TOWN	401
064-V60-002-023-00	122 WHEELER ST	2/26/2024	16000	QC	16000	27805	7662	8338	20787.41016	0.401	420	04310		94310 OLD TOWN	401
064-V10-021-011-50	205 W MICHIGAN AVE	2/7/2024	65000	LC	65000	127391	1815	63185	129593.3984	0.488	1424	04310		94310 OLD TOWN	401
064-V10-016-031-00	400 W MICHIGAN AVE	4/19/2024	60000	WD	60000	91362	5976	54024	88117.64844	0.613	884	04310		94310 OLD TOWN	401
064-V10-021-006-00	100 N SUPERIOR ST	10/4/2024	195000	WD	195000	215336	8638	186362	213310.625	0.874	1756	04310		94310 OLD TOWN	401
064-V10-023-003-00	308 W DWIGHT AVE	6/30/2023	170325	WD	170325	183223	5404	164921	183507.7344	0.899	2259	04310		94310 OLD TOWN	401
064-V10-012-001-00	119 E RIVER RD	5/25/2023	210000	WD	210000	223641	32771	177229	196976.2656	0.900	1576	04310		94310 OLD TOWN	401
064-V10-022-009-00	315 W MICHIGAN AVE	10/26/2023	150000	WD	150000	89711	5618	144382	86783.28125	1.664	837	04310		94310 OLD TOWN	401
064-V10-006-007-00	101 S LAKE ST	7/13/2023	340000	WD	340000	188985	15285	324715	179256.9688	<u>1.811</u>	1928	04310		94310 OLD TOWN	401
										0.893					

For 2026, use 0.89 for old town area

Oscoda Township-2026 ECF Analysis 94311 East Lake Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V10-003-001-04	200 E WATER ST	10/27/2022	73000	WD	73000	63691	0	73000	38835.97656	1.880	504	04311		94310 OLD TOWN	407

For 2026, use 1.88 for East Lake Condo

Oscoda Township-2026 ECF Analysis 94315 Hull Island & North to F-41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-M10-000-039-00	CEDAR LAKE RD	11/7/2024	37546	OTH	37546	73722	4875	32671	74108.71875	0.441	896	04315		94315 HULL ISLAND & N TO F-41	401
064-H60-000-056-00	505 OGEAW ST	11/6/2024	110000	WD	108000	180062	13959	94041	178797.625	0.526	1540	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-085-00	5164 HAMILTON ST	1/16/2025	115000	WD	115000	168673	11524	103476	169159.3125	0.612	2012	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-057-00	4671 MCNICHOL AVE	6/15/2023	115000	WD	115000	114873	10763	104237	112066.7422	0.930	1440	04315		94315 HULL ISLAND & N TO F-41	401
064-H90-000-002-01	4664 LINDHOLM DR	7/5/2024	210000	WD	210000	189435	11546	198454	191484.3906	1.036	1988	04315		94315 HULL ISLAND & N TO F-41	401
064-H50-000-023-00	328 OTTAWA DR	7/7/2023	110000	WD	110000	98133	7500	102500	97559.74219	1.051	957	04315		94315 HULL ISLAND & N TO F-41	401
064-H60-000-068-00	501 OCEANA ST	2/27/2024	195000	WD	195000	173099	14257	180743	170981.7031	1.057	1501	04315		94315 HULL ISLAND & N TO F-41	401
064-H80-000-038-00	5321 HUGHES ST	10/31/2024	178000	WD	177900	155410	18945	158955	146894.5156	1.082	1556	04315		94315 HULL ISLAND & N TO F-41	401
064-H50-000-036-00	311 OTSEGO ST	5/3/2024	136000	WD	136000	117003	14900	121100	109906.3516	1.102	888	04315		94315 HULL ISLAND & N TO F-41	401
064-W10-000-008-00	5290 CEDAR LAKE RD	10/15/2024	135000	WD	135000	115051	9415	125585	113709.3672	1.104	1328	04315		94315 HULL ISLAND & N TO F-41	401
064-H40-000-011-00	314 OTTAWA DR	1/16/2025	170000	WD	170000	144650	11183	158817	143667.3906	1.105	1293	04315		94315 HULL ISLAND & N TO F-41	401
064-H40-000-013-00	309 OTTAWA DR	4/5/2024	138000	WD	138000	116829	11823	126177	113031.2188	1.116	1210	04315		94315 HULL ISLAND & N TO F-41	401
064-H80-000-025-00	5275 HUGHES ST	11/9/2023	159900	LC	159900	128677	14077	145823	123358.4531	1.182	1064	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-021-00	5235 HUGHES ST	7/26/2024	129000	WD	129000	104378	14540	114460	96703.98438	1.184	1014	04315		94315 HULL ISLAND & N TO F-41	401
064-H80-000-026-00	5283 HUGHES ST	7/31/2024	157000	WD	157000	123709	10137	146863	122251.8828	1.201	1040	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-051-00	5163 CEDAR LAKE RD	2/27/2025	163875	WD	163875	131022	20896	142979	118542.5156	1.206	960	04315		94315 HULL ISLAND & N TO F-41	401
064-H70-000-017-00	5233 CEDAR LAKE RD	1/28/2024	140000	WD	139450	109775	11623	127827	105653.3906	1.210	1176	04315		94315 HULL ISLAND & N TO F-41	401
064-H60-000-044-00	409 OJIBWAY ST	4/30/2024	192000	WD	192000	146089	10480	181520	145973.0938	1.244	1604	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-055-00	4672 MCNICHOL AVE	8/28/2023	170000	WD	165000	124995	14156	150844	119310.0078	1.264	1324	04315		94315 HULL ISLAND & N TO F-41	401
064-L80-000-006-00	5175 HUGHES ST	12/10/2024	190000	WD	190000	141583	13114	176886	138287.4063	1.279	1872	04315		94315 HULL ISLAND & N TO F-41	401
064-H60-000-078-00	406 OTTAWA DR	4/9/2024	181000	WD	181000	130204	9925	171075	129471.4766	1.321	1510	04315		94315 HULL ISLAND & N TO F-41	401
										1.060					

for 2026, use 1.06 for Hull Island & N to F-41 areas

Oscoda Township-2026 ECF Analysis 94320 VE Creek & B20-25 V15-25 W41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V20-000-052-00	5511 SUNSET CT	2/28/2025	75000	WD	75000	123037	19525	55475	119805.5547	0.463	1456	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-044-00	6091 NORWAY RD	12/22/2023	110000	WD	110000	167107	14161	95839	177020.8281	0.541	1482	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-039-00	6131 NORWAY RD	6/26/2023	130000	WD	130000	163514	19311	110689	166901.625	0.663	1504	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-027-00	5534 HEATHER AVE	10/16/2024	120000	WD	120000	145103	16412	103588	148947.9219	0.695	1264	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V25-000-017-00	5521 MELANIE LN	4/21/2023	145000	WD	145000	160372	18299	126701	164436.3438	0.771	1742	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-W41-000-075-00	5558 WEST WEIR RD	11/8/2024	235000	WD	232000	255796	22471	209529	270052.0938	0.776	2432	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-042-00	5535 WEST WEIR RD	8/25/2023	157500	WD	157300	160550	8832	148468	175599.5313	0.845	1695	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-021-00	5523 HEATHER AVE	12/18/2024	215000	WD	215000	205002	30914	184086	201490.7344	0.914	1278	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-B20-000-025-00	6130 NORWAY RD	9/10/2024	150000	WD	150000	142014	19632	130368	141645.8281	0.920	1556	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-020-00	5533 HEATHER AVE	5/3/2024	144900	WD	144900	134128	17317	127583	135197.9219	0.944	1220	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-W41-000-076-00	5550 WEST WEIR RD	8/22/2024	220000	WD	220000	200705	24292	195708	204181.7188	0.958	1831	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-038-00	5551 WEST WEIR RD	3/24/2025	169900	WD	169900	150928	16239	153661	155890.0469	0.986	1536	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-A35-000-056-00	5770 VAN ETTAN CREEK DR	2/11/2025	100000	LC	100000	91493	36291	63709	63891.20313	0.997	974	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-001-00	5615 WEST WEIR RD	3/10/2025	219000	WD	218800	189537	36371	182429	177275.4688	1.029	1722	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-003-00	5601 WEST WEIR RD	9/11/2024	284000	WD	284000	248605	72498	211502	203827.5469	1.038	1512	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-V15-000-029-00	5538 HEATHER AVE	2/29/2024	213500	WD	213500	179647	12311	201189	193675.9219	1.039	2414	04320		94320 VE CREEK & B20-25 V15-25 W41	401
064-C60-000-013-00	5760 CHALET CT	11/20/2024	175000	WD	175000	143487	30319	144681	130981.4844	<u>1.105</u>	1092	04320		94320 VE CREEK & B20-25 V15-25 W41	401
										0.864					

For 2026, use 0.86 for VE Creek & B-20-25 V15-25 W41 areas

Oscoda Township-2026 ECF Analysis 94325 US 23 & Cedar Lake Rd & F-41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-W40-000-024-00	5661 N US-23	7/12/2024	45000	WD	45000	117723	16955	28045	112338.9063	0.250	1458	04325		92600 COMMERCIAL NORTH TO HURON ST	401
064-W40-000-078-01	5542 CEDAR LAKE RD	10/4/2024	58000	WD	58000	93679	10045	47955	93237.46094	0.514	1077	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-E10-000-042-00	6104 N US-23	4/26/2024	64900	PTA	64900	99709	11671	53229	98147.15625	0.542	1144	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-009-50	5768 N US-23	6/1/2023	90000	WD	90000	110335	15022	74978	106257.5234	0.706	1251	04325		94325 US 23 & CEDAR LK RD & F 41	401
063-028-400-071-00	5510 LODGE RD	4/11/2023	200000	WD	200000	231797	44300	155700	209026.75	0.745	1697	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-E10-000-048-00	6120 N US-23	8/4/2023	100000	WD	100000	102219	14403	85597	97899.66406	0.874	925	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-M40-000-002-00	4557 F 41	6/6/2024	225000	LC	225000	202590	4133	220867	221245.2656	0.998	1404	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-S70-000-073-00	4728 OSCODA ST	3/28/2025	140000	LC	140000	119287	12076	127924	119521.7422	1.070	1360	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W40-000-067-00	5604 CEDAR LAKE RD	10/4/2024	130000	WD	130000	89831	10604	119396	88324.41406	1.352	920	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W70-000-019-00	5475 N US-23	5/29/2024	156500	WD	156500	106754	8858	147642	109137.125	1.353	1132	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-W41-000-024-00	5641 CEDAR LAKE RD	1/10/2024	139500	WD	139500	87504	12662	126838	83435.89844	1.520	926	04325		94325 US 23 & CEDAR LK RD & F 41	401
064-P30-000-001-00	4794 ELK LN	6/16/2023	111000	WD	111000	60663	7866	103134	58859.53125	<u>1.752</u>	636	04325		94325 US 23 & CEDAR LK RD & F 41	401
										0.973					

For 2026, use 0.97 for US 23 & Cedar Lake Rd/F41 areas

Oscoda Township-2026 ECF Analysis 94326 Jan Manor Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V25-000-019-05	4499 F 41	4/11/2023	30000	WD	30000	43925	522	29478	55290.44531	0.533	744	04326		94325 US 23 & CEDAR LK RD & F 41	407
064-V25-000-019-01	4499 F 41	4/14/2023	60000	WD	60000	45612	0	60000	58104.45703	<u>1.033</u>	744	04326		94325 US 23 & CEDAR LK RD & F 41	407
										0.783					

For 2026, use 0.78 for Jan Manor Condo

Oscoda Township-2026 ECF Analysis 94327 Silver Oaks Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-P31-000-027-11	5776 CEDAR LAKE RD	3/15/2024	150000	WD	150000	150015	2921	147079	120174.8359	1.224	1260	04327		94325 US 23 & CEDAR LK RD & F 41	407
064-P31-000-027-03	5770 CEDAR LAKE RD	5/24/2024	162000	WD	162000	138364	2724	159276	110816.9922	1.437	1248	04327		94325 US 23 & CEDAR LK RD & F 41	407
										<u>1.331</u>					

For 2026, use 1.33 for Silver Oaks Condo

Oscoda Township-2026 ECF Analysis 94328 Heather Hills Estate Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-P31-000-032-07	4692 WILD FLOWER CT	9/12/2023	179000	WD	171000	171440	10843	160157	170666.3125	0.938	1390	04328		94325 US 23 & CEDAR LK RD & F 41	407

For 2026, use 0.93 for Heather Hills Estate Condos

Oscoda Township-2026 ECF Analysis 94330 R2 J50 & L15 L16 L17 L18

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-J50-000-171-00	6453 CEDAR ST	1/23/2024	40000	WD	40000	93207	7492	32508	100486.5156	0.324	1104	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-241-00	6395 MIKADO ST	2/14/2025	70000	WD	70000	112032	10451	59549	119086.7544	0.500	1056	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L18-000-978-00	6826 CEDAR LAKE RD	5/9/2024	84000	WD	84000	117065	11598	72402	123642.4375	0.586	1056	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-866-00	4821 GASTON WAY	6/14/2023	174000	WD	174000	182178	28084	145916	180649.4688	0.808	1740	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-314-00	4845 CHIPPEWA AVE	3/4/2025	100000	WD	100000	90635	5299	94701	100042.2031	0.947	1056	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L16-000-711-00	6741 WOODLEA RD	8/23/2023	158000	WD	158000	138041	6658	151342	154024.625	0.983	1568	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-148-00	6392 SEMINOLE ST	12/29/2023	175000	WD	174800	148195	32374	142426	135780.7813	1.049	2206	04330	064-J50-000-185-00, 06	94330 J50/60 & L15 L16 L17 L18	401
064-L17-000-906-00	4732 LOGAN ST	6/27/2024	275000	WD	275000	224086	17273	257727	242453.6875	1.063	2262	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-169-00	4800 CHIPPEWA AVE	8/14/2024	102500	WD	102500	84303	13011	89489	83577.96094	1.071	864	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-243-00	6375 MIKADO ST	7/28/2023	99000	WD	99000	78365	7836	91164	82683.46875	1.103	884	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-280-00	4866 CHIPPEWA AVE	3/15/2024	130000	WD	130000	98935	11620	118380	102362.25	1.156	1078	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-171-00	6453 CEDAR ST	8/15/2024	144500	WD	144500	115455	20212	124288	103588.5078	1.200	1104	04330	064-J50-000-174-00, 06	94330 J50/60 & L15 L16 L17 L18	401
064-L18-000-969-00	6752 CEDAR LAKE RD	2/13/2024	184000	WD	184000	133558	10037	173963	144807.7344	1.201	1456	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-192-00	6311 CEDAR ST	2/21/2025	137500	WD	137500	93390	6600	130900	101746.7734	1.287	1056	04330		94330 J50/60 & L15 L16 L17 L18	401
064-J50-000-233-00	6449 MIKADO ST	10/26/2023	135000	WD	135000	82737	5259	129741	90830.01563	1.428	1056	04330		94330 J50/60 & L15 L16 L17 L18	401
064-L15-000-598-00	7158 WOODLEA RD	10/24/2024	175000	WD	175000	108595	18931	156069	105116.0625	<u>1.485</u>	1032	04330		94330 J50/60 & L15 L16 L17 L18	401
										1.012					

For 2026, use 1.01 for j50-60-r2, j50 l15 l16 l17 l18 sub areas

Oscoda Township-2026 ECF Analysis 94331 MH District J50 and J60

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-J50-000-132-01	6283 SEMINOLE ST	7/31/2023	110000	WD	106500	107121	32570	73930	117034.5391	0.632	1246	04331		94330 J50/60 & L15 L16 L17 L18	401

For 2026, use 0.63 for MH district in J50 and J60

Oscoda Township-2026 ECF Analysis 94340 Lakewood Shores

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L32-000-124-01	4924 AARON DR	11/21/2023	135000	WD	135000	184558	11931	123069	153446.2188	0.802	1444	04340		94340 LAKEWOOD SHORES	401
064-L35-000-407-00	6778 ROANOAK RD	2/20/2025	270000	WD	270000	352413	12504	257496	302141.3438	0.852	2580	04340		94340 LAKEWOOD SHORES	401
064-L30-000-037-00	7665 WOODLEA RD	2/20/2025	175000	MLC	175000	221570	12642	162358	185713.7813	0.874	1547	04340		94340 LAKEWOOD SHORES	401
064-L36-000-484-00	7255 HUNTINGTON DR	4/25/2023	175000	WD	175000	196983	15049	159951	161719.1094	0.989	1568	04340		94340 LAKEWOOD SHORES	401
064-L34-000-358-00	4827 KINGSWOOD LN	7/21/2023	208000	WD	206500	225725	15341	191159	187008	1.022	1500	04340		94340 LAKEWOOD SHORES	401
064-L35-000-422-00	6727 LAKEWOOD DR	8/14/2023	287500	WD	287500	301678	16754	270746	253265.7813	1.069	2105	04340		94340 LAKEWOOD SHORES	401
064-L35-000-400-00	6708 ROANOAK RD	8/14/2023	260000	WD	260000	272064	13323	246677	229992	1.073	2552	04340		94340 LAKEWOOD SHORES	401
064-L35-000-412-00	6834 ROANOAK RD	7/27/2023	194900	WD	191900	198848	12952	178948	165240.8906	1.083	1704	04340		94340 LAKEWOOD SHORES	401
064-L30-000-008-00	7664 WOODLEA RD	8/27/2024	158000	WD	158000	161012	7046	150954	136858.6719	1.103	1150	04340		94340 LAKEWOOD SHORES	401
064-L38-000-699-00	4830 CHRISTOPHER DR	1/16/2025	190500	WD	190500	188888	1833	188667	166271.1094	1.135	1260	04340		94340 LAKEWOOD SHORES	401
064-L31-000-047-00	7591 WOODLEA RD	7/3/2024	215000	WD	215000	205879	14379	200621	170222.2188	1.179	1678	04340		94340 LAKEWOOD SHORES	401
064-L33-000-302-00	7398 LAKEWOOD DR	5/17/2024	312000	WD	312000	296747	19100	292900	246797.3281	1.187	2094	04340		94340 LAKEWOOD SHORES	401
064-L38-000-711-01	7603 HUNTINGTON DR	7/28/2023	260000	WD	260000	245258	23832	236168	196823.1094	1.200	1494	04340		94340 LAKEWOOD SHORES	401
064-L50-000-055-00	7198 WOODLEA RD WEST	6/27/2023	195000	WD	194900	182093	7018	187882	155622.2188	1.207	1430	04340		94340 LAKEWOOD SHORES	401
064-L34-000-360-00	4775 KINGSWOOD LN	1/31/2025	325000	WD	325000	262287	18954	306046	215458.6719	1.420	1874	04340	064-L36-000-446-00	94340 LAKEWOOD SHORES	401
064-L50-000-047-01	7116 WOODLEA RD WEST	7/21/2023	165000	WD	165000	126308	7305	157695	105780.4453	1.491	1066	04340		94340 LAKEWOOD SHORES	401
064-L50-000-047-00	7116 WOODLEA RD WEST	7/21/2023	165000	WD	165000	124032	5029	159971	105780.4453	1.512	1066	04340		94340 LAKEWOOD SHORES	1
064-L32-000-124-01	4924 AARON DR	11/22/2024	260000	WD	254000	191859	14161	239839	157953.7813	<u>1.518</u>	1444	04340		94340 LAKEWOOD SHORES	401
										1.151					

For 2026, use 1.15 for Lakewood Shores area

Oscoda Township-2026 ECF Analysis 94341 LWS Golf & Country Club

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L25-000-679-00	4427 WOODLAWN DR	8/22/2023	210000	WD	210000	276150	13051	196949	238746.8281	0.825	2201	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-554-00	7309 CEDAR LAKE RD	5/11/2023	199000	WD	198000	223072	23341	174659	181244.1094	0.964	1356	04341	064-L24-000-537-00, 06	94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-537-00	WESTWOOD DR	5/11/2023	199000	WD	199000	223072	23341	175659	181244.1094	0.969	1356	04341	064-L24-000-554-00, 06	94341 LWS GOLF & COUNTRY CLUB	402
064-L24-000-538-00	WESTWOOD DR	5/11/2023	199000	WD	199000	223072	23341	175659	181244.1094	0.969	1356	04341	064-L24-000-537-00, 06	94341 LWS GOLF & COUNTRY CLUB	402
064-L25-000-708-00	7411 MAPLEHURST WAY	4/30/2024	190000	WD	190000	200566	16506	173494	167023.5938	1.039	1512	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-524-00	4559 OAKMONT DR	6/6/2024	198000	WD	198000	198438	18356	179644	163413.7969	1.099	1476	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L24-000-562-00	7229 CEDAR LAKE RD	3/15/2024	380000	WD	380000	380360	37340	342660	311270.4063	1.101	2499	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L26-000-826-00	7883 W GOLFFVIEW CIRCLE	5/9/2024	277000	WD	277000	259621	25931	251069	212059.8906	1.184	2224	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L42-001-156-00	4534 OAKRIDGE DR	11/15/2024	300000	WD	300000	254556	13800	286200	218471.875	1.310	1862	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L20-000-102-00	7412 WESTWOOD DR	11/8/2024	295000	WD	295000	229910	15219	279781	194819.4219	1.436	1746	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L23-000-460-00	7189 CEDAR LAKE RD	6/14/2023	319000	WD	319000	245173	10551	308449	212905.625	1.449	1280	04341		94341 LWS GOLF & COUNTRY CLUB	401
064-L22-000-334-00	CRESTWOOD DR	5/30/2023	127500	WD	127500	98620	11038	116462	70687.64844	<u>1.648</u>	850	04341	064-L14-000-540-00, 06	94341 LWS GOLF & COUNTRY CLUB	402
										1.166					

For 2026, use 1.16 for LWS Golf area

Oscoda Township-2026 ECF Analysis 94342 Lakewood Shores Villas

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L70-000-005-00	7849 CEDAR LAKE RD	11/15/2023	120000	WD	120000	121932	10627	109373	110312.1875	0.991	1006	04342		94341 LWS GOLF & COUNTRY CLUB	401
064-L70-000-001-50	7821 CEDAR LAKE RD	2/21/2025	150000	WD	150000	126882	11149	138851	114700.6953	1.211	1006	04342		94341 LWS GOLF & COUNTRY CLUB	401
										1.101					

For 2026, use 1.10 for Lakewood Shores Villas

Oscoda Township-2026 ECF Analysis 94350 Lake Huron Backlots and Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L10-000-094-00	7739 N US-23	12/18/2024	151700	WD	151700	177675	18691	133009	128940.7917	1.032	1356	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-P30-000-010-60	5763 ELK LN	4/21/2023	200000	WD	200000	216361	9931	190069	167420.9219	1.135	1272	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-206-00	4791 AUSABLE ST	7/12/2024	194900	WD	194900	205248	20838	174062	149562.043	1.164	1798	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
063-011-200-003-00	7433 N US-23	3/15/2024	770000	WD	770000	803539	170824	599176	512777.5963	1.168	7551	04350	063-011-200-003-50	94350 LK HURON BACKLOTS & INFLUENCE	201
064-O10-000-126-00	4813 ERIE ST	8/2/2023	125000	WD	123700	116675	7890	115810	88227.89844	1.313	960	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-061-00	4822 ST CLAIR ST	9/7/2023	244000	WD	244000	224537	16267	227733	168913.2188	1.348	1637	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
064-O10-000-065-00	4830 ST CLAIR ST	11/22/2023	250000	WD	249000	215626	17445	231555	160730.7344	<u>1.441</u>	1692	04350		94350 LK HURON BACKLOTS & INFLUENCE	401
										1.229					

For 2026, use 1.22 for Lake Huron Backlots

Oscoda Township-2026 ECF Analysis 94351 Lake Huron View Across From Parks

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L12-000-379-00	7227 N US-23	8/15/2024	170000	CD	170000	113077	29415	140585	117833.8047	1.193	1080	04351		94350 LK HURON BACKLOTS & INFLUENCE	401
064-L12-000-322-00	6909 N US-23	5/20/2024	159000	WD	159000	112913	48556	110444	90643.66406	<u>1.218</u>	724	04351		94350 LK HURON BACKLOTS & INFLUENCE	401
										1.206					

For 2026, prior ECF was 0.71; large increase, but only 2 sales.
 Increase half to 0.95

Oscoda Township-2026 ECF Analysis 94360 Van Etten Lake Back Lots and Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
063-007-400-040-01	7133 LAKEVIEW DR	5/18/2023	10000	WD	10000	40874	5038	4962	44296.66406	0.112	520	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-016-300-002-00	6742 LOUD DR	8/23/2023	16500	WD	16500	54524	7547	8953	58067.98438	0.154	946	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-022-200-012-00	6319 LOUD DR	1/3/2025	50000	WD	50000	123393	10831	39169	139137.2031	0.282	1612	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-039-01	7135 LAKEVIEW DR	4/27/2023	40000	WD	40000	85323	5405	34595	98786.15625	0.350	1106	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-041-01	7133 COLBATH RD	5/3/2023	20000	WD	20000	34308	4695	15305	36604.44922	0.418	432	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V42-002-008-00	7317 LAKEVIEW DR	11/10/2023	100000	WD	100000	146200	28906	71094	144986.3969	0.490	1200	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-N40-000-075-00	7560 HILL CREST DR	8/7/2024	130000	WD	130000	162784	20457	109543	175929.5469	0.623	1606	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-039-00	6108 CEDAR LAKE RD	9/5/2023	75000	WD	75000	87184	8277	66723	97536.46094	0.684	1040	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-011-00	4755 INTERLAKE DR	10/19/2023	100000	WD	100000	110633	7125	92875	127945.6094	0.726	1056	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-020-00	4818 INTERLAKE DR	9/14/2023	121000	WD	121000	125023	24245	96755	124571.0781	0.777	1180	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V42-005-005-00	3265 CENTER AVE	11/13/2024	104600	WD	102100	104714	9465	92635	117736.7109	0.787	1056	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V75-000-006-00	6025 CEDAR LAKE RD	10/19/2023	160000	WD	158000	157028	49243	108757	133232.3906	0.816	1248	04360	064-V40-000-045-00	94360 VE LK BACK LOTS & INFLUENCE	401
063-008-400-003-00	7070 LOUD DR	8/3/2023	110000	WD	110000	107611	22242	87758	105524.1016	0.832	1101	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V42-009-006-00	3275 ALEXANDER	12/12/2024	115000	WD	114925	117427	36896	78029	84490.72656	0.924	776	04360	064-V42-009-004-00	94360 VE LK BACK LOTS & INFLUENCE	401
064-N20-000-032-00	7334 LOUD DR	10/23/2023	200000	LC	150000	130579	11372	138628	147351.0547	0.941	2160	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-008-400-001-00	7090 LOUD DR	9/8/2023	275000	WD	275000	238992	40766	234234	245025.9531	0.956	2332	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-025-00	4764 INTERLAKE DR	6/4/2024	79900	WD	79900	67993	9656	70244	72110.01563	0.974	672	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-087-00	6316 LOUD DR	8/4/2023	142000	WD	142000	118941	16149	125851	127060.5703	0.990	1176	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V40-000-056-00	6110 LOUD DR	12/13/2024	119000	WD	119000	95397	16354	102646	97704.57031	1.051	1083	04360	064-V40-000-055-00	94360 VE LK BACK LOTS & INFLUENCE	401
063-007-400-048-00	7096 COLBATH RD	11/16/2023	117500	WD	117500	88736	9446	108054	98009.89063	1.102	1184	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-I20-000-081-00	4535 INTERLAKE DR	10/4/2023	135000	WD	135000	91396	6353	128647	105121.1406	1.224	1160	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-V42-009-008-00	3277 ALEXANDER	4/19/2024	75000	WD	72500	50724	8633	63867	52028.42969	1.228	600	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-021-100-006-00	6464 LOUD DR	6/5/2023	136500	WD	136500	83347	7044	129456	94317.67969	1.373	1056	04360		94360 VE LK BACK LOTS & INFLUENCE	401
064-N20-000-034-00	7324 LOUD DR	12/27/2023	148000	WD	148000	92586	15780	132220	94939.42969	1.393	720	04360		94360 VE LK BACK LOTS & INFLUENCE	401
063-021-100-012-00	6430 LOUD DR	1/15/2025	160000	WD	156000	78822	8579	147421	86826.94531	1.698	1060	04360		94360 VE LK BACK LOTS & INFLUENCE	401
										0.836					

For 2026, use 0.83 for Van Etten lake back lots and influence

Oscoda Township-2026 ECF Analysis 94370 Cedar Lake Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-S21-000-077-00	4559 FOX ST	1/27/2025	60000	WD	60000	181728	15332	44668	133251.8125	0.335	1266	04370	064-S21-000-076-00	94370 CEDAR LAKE INFLUENCE	401
064-L14-000-538-00	7590 CEDAR LAKE DR	6/9/2023	95000	WD	95000	148174	6177	88823	114606.1328	0.775	1152	04370		94370 CEDAR LAKE INFLUENCE	401
064-L14-000-505-01	7430 CEDAR LAKE DR	12/11/2023	279000	WD	275000	307949	14038	260962	237216.2969	1.100	2128	04370		94370 CEDAR LAKE INFLUENCE	401
064-S21-000-034-00	7580 CEDAR LAKE RD	6/30/2023	299900	WD	299900	331649	5679	294221	263091.1875	1.118	1824	04370		94370 CEDAR LAKE INFLUENCE	401
064-S21-000-038-00	7606 CEDAR LAKE RD	9/27/2024	250000	WD	250000	227242	19744	230256	167472.1563	1.375	1692	04370		94370 CEDAR LAKE INFLUENCE	401
064-S21-000-048-00	7575 TEAL ST	9/30/2024	164000	WD	164000	141414	13003	150997	102062.9531	1.479	936	04370	064-S21-000-033-00	94370 CEDAR LAKE INFLUENCE	401
064-L14-000-541-00	7602 CEDAR LAKE DR	5/30/2023	127500	WD	127500	98620	11038	116462	70687.64844	1.648	850	04370	064-L14-000-540-00, 06	94370 CEDAR LAKE INFLUENCE	401
064-S21-000-046-00	7587 TEAL ST	9/15/2023	159900	WD	159900	115856	15678	144222	80853.91406	<u>1.784</u>	780	04370		94370 CEDAR LAKE INFLUENCE	401
										1.202					

For 2026, use 1.20 for Cedar Lake Influence

Oscoda Township-2026 ECF Analysis 94375 Alpine Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L10-000-181-08	7900 CEDAR LAKE DR	3/20/2025	72500	WD	72500	77235	0	72500	66125.85938	1.096	724	04375		94370 CEDAR LAKE INFLUENCE	407
064-L10-000-181-09	7900 CEDAR LAKE DR	11/10/2023	75000	WD	75000	62930	0	75000	53878.42578	<u>1.392</u>	660	04375		94370 CEDAR LAKE INFLUENCE	407
										1.244					

For 2026, use 1.24 for Alpine Condo

Oscoda Township-2026 ECF Analysis 94410 Lake Huron R1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L11-000-247-00	6272 N US-23	8/7/2024	290000	WD	289600	330057	175865	113735	120934.8984	0.940	1145	04410		94410 LAKE HURON	401
064-E10-000-004-00	6254 RIDGE RD	10/17/2024	564000	WD	564000	504139	254681	309319	195653.3281	1.581	1964	04410		94410 LAKE HURON	401
064-S60-000-009-00	5128 BACHMAN RD	12/28/2023	300000	WD	300000	341001	160642	139358	141458.0469	0.985	1120	04411		94410 LAKE HURON	401
										<u>1.169</u>					

For 2026, use 1.16 for Lake Huron, R1, R3, R4, RT areas

Oscoda Township-2026 ECF Analysis 94411 Lake Huron R3, R4, & RT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L11-000-247-00	6272 N US-23	8/7/2024	290000	WD	289600	330057	175865	113735	120934.8984	0.940	1145	04410		94410 LAKE HURON	401
064-E10-000-004-00	6254 RIDGE RD	10/17/2024	564000	WD	564000	504139	254681	309319	195653.3281	1.581	1964	04410		94410 LAKE HURON	401
064-S60-000-009-00	5128 BACHMAN RD	12/28/2023	300000	WD	300000	341001	160642	139358	141458.0469	0.985	1120	04411		94410 LAKE HURON	401
										<u>1.169</u>					

For 2026, use 1.16 for Lake Huron, R1, R3, R4, RT areas

Oscoda Township-2026 ECF Analysis 94412 Lake Huron Shallow Lots/Off

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L10-000-065-00	7462 N US-23	9/23/2024	345000	WD	345000	388739	196257	148743	150966.272	0.985	1900	04412		94410 LAKE HURON	201
063-011-200-003-50	7432 N US-23	3/15/2024	770000	WD	770000	803539	170824	599176	512777.5963	1.168	7551	04412	063-011-200-003-00	94410 LAKE HURON	201
063-011-200-011-50	7410 N US-23	10/6/2024	485000	WD	485000	486436	181905	303095	238847.8438	1.269	2981	04412		94410 LAKE HURON	401
064-L10-000-062-00	7474 N US-23	5/20/2024	800000	WD	800000	706108	345805	454195	282590.5918	<u>1.607</u>	3944	04412		94410 LAKE HURON	201
										1.258					

For 2026, use 1.25 for Lake Huron Shallow Lots

Oscoda Township-2026 ECF Analysis 94415 Surfside I Condominiums

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L11-000-220-33	6504 N US-23	9/10/2024	152000	WD	151500	150736	29689	121811	58056.11328	2.10	744	04415		94410 LAKE HURON	407

For 2026, use 2.10 for Surfside I Condo

Oscoda Township-2026 ECF Analysis 94416 Surfside II Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
063-022-100-001-20	6520 N US-23	8/28/2023	240000	WD	240000	225032	21817	218183	97465.22656	2.239	1028	04416		94410 LAKE HURON	407
063-022-100-001-26	6520 N US-23	4/25/2023	244900	WD	244900	227110	21464	223436	98631.17188	<u>2.265</u>	1028	04416		94410 LAKE HURON	407
										2.252					

For 2026, use 2.25 for Surside II Condo

Oscoda Township-2026 ECF Analysis 94417 Waterlake Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V10-003-001-73	216 E WATER ST	10/10/2024	245000	WD	245000	257387	51929	193071	94593.92188	2.041	1275	04417		94410 LAKE HURON	407
064-V10-003-001-78	238 E WATER ST	8/27/2024	230000	WD	227000	234504	51318	175682	84339.78125	2.083	950	04417		94410 LAKE HURON	407
064-V10-003-001-81	244 E WATER ST	7/7/2023	209000	WD	209000	208994	37862	171138	78790.05469	<u>2.172</u>	950	04417		94410 LAKE HURON	407
										2.099					

For 2026, use 2.09 for Waterlake Condo

Oscoda Township-2026 ECF Analysis 94418 Gas Lite Squares Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V10-002-001-53	209 E WATER ST	9/1/2023	130000	WD	130000	138449	16909	113091	48306.83594	2.341	666	04418		94410 LAKE HURON	407
064-V10-002-001-54	209 E WATER ST	1/30/2025	175000	WD	175000	179059	32822	142178	58122.8125	2.446	768	04418		94410 LAKE HURON	407
064-V10-002-001-59	209 E WATER ST	8/3/2023	120000	WD	120000	122541	16909	103091	41984.10156	2.455	546	04418		94410 LAKE HURON	407
064-V10-002-001-62	209 E WATER ST	11/29/2023	120000	WD	120000	122541	16909	103091	41984.10156	2.455	546	04418		94410 LAKE HURON	407
064-V10-002-001-63	209 E WATER ST	7/20/2023	135000	WD	125000	122541	16909	108091	41984.10156	2.575	546	04418		94410 LAKE HURON	407
064-V10-002-001-64	209 E WATER ST	12/20/2024	200000	MLC	200000	178974	23835	176165	61660.96875	<u>2.857</u>	754	04418		94410 LAKE HURON	407
										2.522					

For 2026, use 2.52 for Gas Lite Squares Condominium

Oscoda Township-2026 ECF Analysis 94419 Beachwalk Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-S60-000-023-02	5226 WASHINGTON AVE	10/8/2024	140000	WD	140000	171196	44230	95770	67463.33594	1.420	770	04419		94410 LAKE HURON	407

For 2026, use 1.42 for Beachwalk Condo

Oscoda Township-2026 ECF Analysis 94420 Pineridge Condominium

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-S40-000-005-09	5678 N US-23	5/9/2024	315000	WD	315000	330642	32850	282150	141468.8906	1.994	1372	04420		94410 LAKE HURON	407
064-S40-000-005-04	5680 N US-23	9/11/2023	350000	WD	350000	337228	54771	295229	134183.8438	2.200	1370	04420		94410 LAKE HURON	407
064-S40-000-005-01	5680 N US-23	9/13/2023	360000	WD	360000	332265	54771	305229	131826.125	<u>2.315</u>	1371	04420		94410 LAKE HURON	407
										2.170					

For 2026, use 2.17 for Pineridge Condo

Oscoda Township-2026 ECF Analysis 94421 Lake Huron Small Condo Developments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
063-011-200-004-20	7428 N US-23	3/25/2025	150000	WD	150000	134214	36880	113120	41156.02344	2.749	480	04421		94410 LAKE HURON	407

For 2026, use 2.74 for Lake Huron Small Condo

Oscoda Township-2026 ECF Analysis 94430 Van Ettan Lake East Side

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V40-000-020-00	6139 LOUD DR	1/27/2025	125000	WD	95000	210091	67967	27033	99666.19531	0.271	1385	04430		94430 VAN ETTAN LAKE	401
064-V35-000-035-00	6813 LOUD DR	11/4/2024	205000	WD	205000	445783	98745	106255	243364.6563	0.437	1765	04430		94430 VAN ETTAN LAKE	401
064-V40-000-045-00	LOUD DR	10/19/2023	160000	WD	160000	157028	49243	110757	133232.3906	0.831	1248	04430	064-V75-000-006-00	94430 VAN ETTAN LAKE	402
064-V80-000-021-00	6483 LOUD DR	11/12/2024	480000	WD	479500	563946	312699	166801	176190.0469	0.947	1541	04430		94430 VAN ETTAN LAKE	401
064-V80-000-024-00	6479 LOUD DR	10/13/2023	440000	WD	440000	537262	157527	282473	266293.8438	1.061	2630	04430		94430 VAN ETTAN LAKE	401
063-021-100-023-00	6407 LOUD DR	4/28/2023	420000	LC	420000	519995	84114	335886	305666.8926	1.099	3628	04430		94430 VAN ETTAN LAKE	201
064-V35-000-031-00	6793 LOUD DR	6/28/2024	188500	PTA	188500	217552	89320	99180	89924.26563	1.103	896	04430		94430 VAN ETTAN LAKE	401
064-V80-000-017-00	6489 LOUD DR	9/23/2024	469500	WD	469500	552870	167282	302218	270398.3125	1.118	1736	04430		94430 VAN ETTAN LAKE	401
064-V35-000-049-00	6881 LOUD DR	7/1/2024	295000	WD	275000	317558	85536	189464	162708.2813	1.164	1334	04430		94430 VAN ETTAN LAKE	401
064-N40-000-014-00	3454 FOOT HILL RD	7/29/2024	488000	WD	488000	542133	98286	389714	311253.1563	1.252	2109	04430		94430 VAN ETTAN LAKE	401
063-017-100-028-00	6977 LOUD DR	4/17/2023	273000	WD	273000	290453	100696	172304	133069.4258	1.295	1268	04430		94430 VAN ETTAN LAKE	401
064-V40-000-029-00	6111 LOUD DR	4/1/2024	219000	WD	219000	229911	56852	162148	121359.75	1.336	1335	04430		94430 VAN ETTAN LAKE	401
064-V35-000-033-00	6803 LOUD DR	5/26/2023	435000	WD	410000	399867	122380	287620	194591.1719	1.478	1311	04430		94430 VAN ETTAN LAKE	401
064-V40-000-025-00	6129 LOUD DR	8/23/2024	222500	WD	222500	216032	61027	161473	108699.1563	1.486	1131	04430		94430 VAN ETTAN LAKE	401
064-V40-000-021-00	6137 LOUD DR	8/28/2023	180000	WD	180000	173619	46109	133891	89417.95313	1.497	1080	04430		94430 VAN ETTAN LAKE	401
064-N10-000-026-01	7359 LOUD DR	9/8/2023	390000	WD	390000	370351	98059	291941	190948.1094	1.529	936	04430		94430 VAN ETTAN LAKE	401
064-V45-000-016-00	6535 LOUD DR	7/17/2024	310000	WD	310000	273055	68913	241087	143157.0781	1.684	1170	04430		94430 VAN ETTAN LAKE	401
064-N40-000-005-00	3512 FOOT HILL RD	5/31/2024	325000	WD	325000	271966	91343	233657	126664.0938	1.845	1360	04430		94430 VAN ETTAN LAKE	401
064-V40-000-037-00	6075 LOUD DR	6/2/2023	223000	WD	223000	177514	43715	179285	93828.1875	1.911	896	04430		94430 VAN ETTAN LAKE	401
064-V35-000-028-50	6779 LOUD DR	7/27/2023	221000	WD	221000	171240	56570	164430	80413.74219	2.045	842	04430		94430 VAN ETTAN LAKE	401
064-V40-000-030-00	6105 LOUD DR	8/9/2024	215000	WD	215000	156015	56658	158342	69675.3125	2.273	768	04430		94430 VAN ETTAN LAKE	401

1.317

For 2026, use 1.30 for 04430, Van Ettan Lake East Side Area

Oscoda Township-2026 ECF Analysis 94431 Van Ettan Lake Lower End

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
063-027-200-023-00	4549 VAN ETTAN DAM RD	10/24/2023	250000	WD	250000	290706	129342	120658	106021.0234	1.138	720	04431		94430 VAN ETTAN LAKE	401
063-027-200-035-00	5771 OAK ST	5/10/2024	389000	WD	389000	451288	43112	345888	268183.9688	1.290	1920	04431		94430 VAN ETTAN LAKE	401
063-027-200-036-00	5775 OAK ST	12/15/2023	202000	WD	202000	203373	35267	166733	110450.7266	1.510	1135	04431		94430 VAN ETTAN LAKE	401
										1.312					

For 2026, use 1.30 for 04431-04432, Van Ettan Lake lower end & l10 area

Oscoda Township-2026 ECF Analysis 94432 Van Ettan Lake l10 Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
063-027-200-023-00	4549 VAN ETTAN DAM RD	10/24/2023	250000	WD	250000	290706	129342	120658	106021.0234	1.138	720	04431		94430 VAN ETTAN LAKE	401
063-027-200-035-00	5771 OAK ST	5/10/2024	389000	WD	389000	451288	43112	345888	268183.9688	1.290	1920	04431		94430 VAN ETTAN LAKE	401
063-027-200-036-00	5775 OAK ST	12/15/2023	202000	WD	202000	203373	35267	166733	110450.7266	1.510	1135	04431		94430 VAN ETTAN LAKE	401
										1.312					

For 2026, use 1.30 for 04431-04432, Van Ettan Lake lower end & l10 area

Oscoda Township-2026 ECF Analysis 94433 Van Ettan Lake Cont Water TCE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-W50-000-010-00	6356 WEST SHORE DR	11/8/2024	360000	WD	352000	315852	133949	218051	135043.0625	1.615	1332	04433		94430 VAN ETTAN LAKE	401

For 2026, use 1.61 for van ettan lak cont water TCE properties

Oscoda Township-2026 ECF Analysis 94434 Van Ettan Lake Northwestern

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
063-007-400-065-00	7106 LAKEVIEW DR	9/29/2023	240000	WD	240000	335001	106260	133740	159958.7344	0.836	1652	04434		94430 VAN ETTAN LAKE	401
064-T10-000-011-00	7227 SHOREWOOD DR	12/5/2024	421000	WD	411000	457798	115526	295474	239351.0469	1.234	1596	04434		94430 VAN ETTAN LAKE	401
064-T10-000-007-00	7240 SHOREWOOD DR	8/21/2023	280000	WD	280000	251218	60134	219866	133625.1719	1.645	936	04434		94430 VAN ETTAN LAKE	401
064-H30-000-002-00	7066 COLBATH RD	7/11/2024	450000	WD	450000	386665	83575	366425	211951.0469	1.729	1680	04434		94430 VAN ETTAN LAKE	401
										<u>1.361</u>					

For 2026, use 1.36 for Van Ettan Lake Northwestern Area

Oscoda Township-2026 ECF Analysis 94450 Cedar Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L10-000-147-01	7959 CEDAR LAKE DR	11/8/2023	129000	WD	123000	225057	83756	39244	96847.84375	0.405	1208	04450		94450 CEDAR LAKE	401
064-C20-000-001-00	7878 CEDAR LAKE RD	6/28/2024	465000	WD	465000	605168	180333	284667	312590.8125	0.911	2839	04450	063-003-200-002-00	94450 CEDAR LAKE	401
064-C20-000-008-00	7900 CEDAR LAKE RD	10/16/2024	170000	WD	170000	196219	76659	93341	81946.53906	1.139	772	04450		94450 CEDAR LAKE	401
064-S21-000-063-00	7588 TEAL ST	10/3/2024	285000	WD	285000	306362	96358	188642	143936.9375	1.311	1324	04450		94450 CEDAR LAKE	401
064-C20-000-016-00	7934 CEDAR LAKE RD	9/27/2023	239000	WD	226500	233692	55029	171471	122455.7891	1.400	1326	04450		94450 CEDAR LAKE	401
064-S21-000-060-00	7570 TEAL ST	8/28/2023	250000	WD	248500	241444	69647	178853	117749.8281	1.519	1104	04450		94450 CEDAR LAKE	401
064-C30-000-016-00	7730 CEDAR LAKE RD	10/20/2023	290100	WD	290100	272772	84363	205737	129135.7109	1.593	1176	04450		94450 CEDAR LAKE	401
064-L14-000-432-00	7527 CEDAR LAKE DR	5/5/2023	259500	WD	259500	238298	55586	203914	125230.9766	1.628	1108	04450		94450 CEDAR LAKE	401
064-C30-000-015-00	7740 CEDAR LAKE RD	9/20/2024	435000	WD	415000	363329	108879	306121	174400.2813	1.755	1716	04450		94450 CEDAR LAKE	401
064-C30-000-004-00	7846 CEDAR LAKE RD	4/19/2024	445900	WD	445900	377083	105629	340271	186054.8281	1.829	1560	04450		94450 CEDAR LAKE	401
064-L14-000-468-00	7389 CEDAR LAKE DR	7/7/2023	221000	WD	221000	183928	63156	157844	82777.24219	1.907	828	04450		94450 CEDAR LAKE	401
064-L14-000-449-00	7471 CEDAR LAKE DR	9/25/2024	416500	WD	416500	322952	89596	326904	170089.1094	1.922	936	04450	064-L50-000-082-00	94450 CEDAR LAKE	401
064-L14-000-444-00	7481 CEDAR LAKE DR	11/6/2024	295000	WD	295000	245724	91188	203812	105919.125	1.924	918	04450		94450 CEDAR LAKE	401
064-S20-000-014-00	7410 CEDAR LAKE RD	5/15/2023	275000	WD	275000	224918	78917	196083	100069.2266	<u>1.959</u>	1056	04450		94450 CEDAR LAKE	401
										1.514					

For 2026, use 1.51 for Cedar Lake

Oscoda Township-2026 ECF Analysis 94451 Cedar Lake LWS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-L33-000-230-00	6940 KNOLLWOOD CT	10/16/2023	165000	WD	165000	275571	66048	98952	179539.844	0.551	1432	04451		94450 CEDAR LAKE	401
064-L60-000-032-01	7270 CEDAR LAKE RD	6/26/2024	645000	WD	620000	812607	103434	516566	607688.938	0.850	3726	04451		94450 CEDAR LAKE	401
064-L60-000-026-00	7208 CEDAR LAKE RD	7/21/2023	425000	WD	425000	487886	118952	306048	316138.813	0.968	2742	04451		94450 CEDAR LAKE	401
064-L60-000-009-00	7044 CEDAR LAKE RD	8/3/2023	644000	WD	644000	739231	130621	513379	521516.719	0.984	2781	04451		94450 CEDAR LAKE	401
064-L33-000-228-00	6930 KNOLLWOOD CT	5/3/2024	300000	WD	300000	307971	76991	223009	197926.313	1.127	1553	04451		94450 CEDAR LAKE	401
064-L33-000-206-00	7059 LAKEWOOD DR	9/6/2023	374000	WD	374000	339295	93086	280914	210976	1.331	1992	04451		94450 CEDAR LAKE	401
064-L60-000-023-00	7178 CEDAR LAKE RD	12/11/2023	629900	WD	629900	560394	113316	516584	383100.25	1.348	2454	04451		94450 CEDAR LAKE	401
064-L33-000-203-00	7097 LAKEWOOD DR	12/11/2023	420000	WD	400000	333960	68380	331620	227574.984	1.457	1999	04451		94450 CEDAR LAKE	401
064-L33-000-200-00	7131 LAKEWOOD DR	7/2/2024	513000	WD	513000	421051	88368	424632	285075.406	<u>1.490</u>	2714	04451		94450 CEDAR LAKE	401
										1.123					

For 2026, use 1.12 for Cedar Lake LWS area

Oscoda Township-2026 ECF Analysis 94452 St George's Point Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-G30-000-004-00	7274 SHOREVIEW	5/21/2024	549000	WD	549000	458760	23931	525069	434829	1.21	2096	04452		94450 CEDAR LAKE	402
064-G30-000-003-01	7276 SHOREVIEW	10/8/2024	486900	WD	486900	330246	58463	428437	329833.75	1.30	2293	04452		94450 CEDAR LAKE	2
064-G30-000-003-00	7276 SHOREVIEW	10/8/2024	486900	WD	486900	307938	36155	450745	329833.75	<u>1.37</u>	2293	04452		94450 CEDAR LAKE	401
										1.29					

For 2026, use 1.29 for St George's Point Condo

Oscoda Township-2026 ECF Analysis 94481 River Bend Pointe

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-R10-000-035-00	5200 N VAUGHAN TR	3/28/2024	355000	WD	355000	369896	161084	193916	313061.4688	0.619	2238	04481	064-R10-000-036-00	94480 AUSABLE RIVER R9E	401
064-R10-000-035-00	5200 N VAUGHAN TR	6/5/2024	500000	WD	490000	285371	70827	419173	321655.1875	<u>1.303</u>	2238	04481		94480 AUSABLE RIVER R9E	401
										0.961					

For 2026, use 0.96 for River Bend Pointe

Oscoda Township-2026 ECF Analysis 94482 Ausable River Town Area V10 V55

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
064-V55-000-003-42	319 W DWIGHT AVE	8/22/2023	360000	WD	360000	375878	57987	302013	219993.7656	1.373	1663	04482		94480 AUSABLE RIVER R9E	401

For 2026, use 1.37 for Ausable River Town area

Oscoda Township-2026 ECF Analysis 94485 Ausable River Overview

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
062-027-400-006-00	5595 RIVERVIEW DR	9/27/2023	625500	WD	625500	905970	254394	371106	529867.1001	0.700	4621	04485		94485 AUSABLE RIVER R6 R7 R8	401

For 2026, use 0.70 for Ausable River overview

Oscoda Township-2026 ECF Analysis 94610 Village of Oscoda-Single Family

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-O70-000-420-00	10105 VIRGINIA ST	11/7/2024	30000	QC	30000	117250	9473	20527	120018.9297	0.171	1170	04620		94600 FORMER WAFB	401
066-O70-000-174-00	10169 VIRGINIA ST	8/16/2024	90000	WD	90000	124458	8260	81740	129396.4375	0.632	1170	04620		94600 FORMER WAFB	401
066-O70-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	112762	6954	93046	117826.2813	0.790	1170	04620		94600 FORMER WAFB	401
066-O70-000-432-00	10201 TENNESSEE ST	2/26/2025	103000	WD	102000	109367	5445	96555	115726.0547	0.834	1170	04620		94600 FORMER WAFB	401
066-O70-000-410-00	10013 8TH ST	6/1/2024	125000	LC	125000	128174	7961	117039	133867.4844	0.874	1170	04620		94600 FORMER WAFB	401
066-O70-000-243-00	10327 7TH ST	1/12/2024	110000	LC	107700	110194	4693	103007	117484.4063	0.877	1170	04620		94600 FORMER WAFB	401
066-O70-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	127243	11067	113933	129371.9375	0.881	1170	04620		94600 FORMER WAFB	401
066-O70-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	134105	10465	124535	137683.7344	0.905	1458	04620		94600 FORMER WAFB	401
066-O70-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	133714	16243	118757	130814.0313	0.908	1170	04620		94600 FORMER WAFB	401
066-O70-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	119148	8609	112171	123094.6563	0.911	1170	04620		94600 FORMER WAFB	401
066-O70-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	114309	5771	113029	120866.3672	0.935	1170	04620		94600 FORMER WAFB	401
066-O70-000-170-00	10048 8TH ST	9/5/2024	128000	WD	128000	122620	7742	120258	127926.5	0.940	1170	04620		94600 FORMER WAFB	401
066-O70-000-527-00	10409 SOUTH CAROLINA ST	9/23/2024	130000	WD	130000	122759	6457	123543	129512.25	0.954	1170	04620		94600 FORMER WAFB	401
066-O70-000-220-00	10517 IDAHO ST	8/29/2024	128000	WD	128000	114094	6849	121151	119426.5	1.014	1170	04620		94600 FORMER WAFB	401
066-O70-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	120000	105419	6306	113694	110370.8203	1.030	1170	04620		94600 FORMER WAFB	401
066-O70-000-424-00	10208 TENNESSEE ST	12/4/2024	130000	WD	130000	112438	7332	122668	117044.5469	1.048	1170	04620		94600 FORMER WAFB	401
066-O70-000-246-00	10319 7TH ST	9/23/2024	130000	WD	130000	112025	8440	121560	115350.7813	1.054	1170	04620		94600 FORMER WAFB	401
066-O70-000-434-00	10304 7TH ST	5/16/2024	135000	WD	135000	113481	7545	127455	117968.8203	1.080	1170	04620		94600 FORMER WAFB	401
066-O70-000-167-00	10038 8TH ST	2/24/2025	139900	CD	139900	117639	12127	127773	117496.6563	1.087	1170	04620		94600 FORMER WAFB	401
066-O70-000-518-00	10620 BISSONETTE DR	7/26/2024	145000	WD	145000	117820	7119	137881	123275.0547	1.118	1170	04620		94600 FORMER WAFB	401
										0.902					

For 2026, use 0.90 for Village of Oscoda, Single family & Modular

Oscoda Township-2026 ECF Analysis 94620 Village of Oscoda-Modular

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-O70-000-420-00	10105 VIRGINIA ST	11/7/2024	30000	QC	30000	117250	9473	20527	120018.9297	0.171	1170	04620		94600 FORMER WAFB	401
066-O70-000-174-00	10169 VIRGINIA ST	8/16/2024	90000	WD	90000	124458	8260	81740	129396.4375	0.632	1170	04620		94600 FORMER WAFB	401
066-O70-000-426-00	10212 TENNESSEE ST	10/25/2023	100000	QC	100000	112762	6954	93046	117826.2813	0.790	1170	04620		94600 FORMER WAFB	401
066-O70-000-432-00	10201 TENNESSEE ST	2/26/2025	103000	WD	102000	109367	5445	96555	115726.0547	0.834	1170	04620		94600 FORMER WAFB	401
066-O70-000-410-00	10013 8TH ST	6/1/2024	125000	LC	125000	128174	7961	117039	133867.4844	0.874	1170	04620		94600 FORMER WAFB	401
066-O70-000-243-00	10327 7TH ST	1/12/2024	110000	LC	107700	110194	4693	103007	117484.4063	0.877	1170	04620		94600 FORMER WAFB	401
066-O70-000-256-00	10550 IDAHO ST	6/1/2023	125000	WD	125000	127243	11067	113933	129371.9375	0.881	1170	04620		94600 FORMER WAFB	401
066-O70-000-184-00	10117 VIRGINIA ST	3/5/2024	135000	WD	135000	134105	10465	124535	137683.7344	0.905	1458	04620		94600 FORMER WAFB	401
066-O70-000-510-00	10609 BISSONETTE DR	12/13/2023	135000	WD	135000	133714	16243	118757	130814.0313	0.908	1170	04620		94600 FORMER WAFB	401
066-O70-000-218-00	10525 IDAHO ST	5/4/2023	120780	WD	120780	119148	8609	112171	123094.6563	0.911	1170	04620		94600 FORMER WAFB	401
066-O70-000-253-00	10326 7TH ST	2/19/2024	118800	WD	118800	114309	5771	113029	120866.3672	0.935	1170	04620		94600 FORMER WAFB	401
066-O70-000-170-00	10048 8TH ST	9/5/2024	128000	WD	128000	122620	7742	120258	127926.5	0.940	1170	04620		94600 FORMER WAFB	401
066-O70-000-527-00	10409 SOUTH CAROLINA ST	9/23/2024	130000	WD	130000	122759	6457	123543	129512.25	0.954	1170	04620		94600 FORMER WAFB	401
066-O70-000-220-00	10517 IDAHO ST	8/29/2024	128000	WD	128000	114094	6849	121151	119426.5	1.014	1170	04620		94600 FORMER WAFB	401
066-O70-000-232-00	10415 SOUTH CAROLINA ST	8/24/2023	121500	WD	120000	105419	6306	113694	110370.8203	1.030	1170	04620		94600 FORMER WAFB	401
066-O70-000-424-00	10208 TENNESSEE ST	12/4/2024	130000	WD	130000	112438	7332	122668	117044.5469	1.048	1170	04620		94600 FORMER WAFB	401
066-O70-000-246-00	10319 7TH ST	9/23/2024	130000	WD	130000	112025	8440	121560	115350.7813	1.054	1170	04620		94600 FORMER WAFB	401
066-O70-000-434-00	10304 7TH ST	5/16/2024	135000	WD	135000	113481	7545	127455	117968.8203	1.080	1170	04620		94600 FORMER WAFB	401
066-O70-000-167-00	10038 8TH ST	2/24/2025	139900	CD	139900	117639	12127	127773	117496.6563	1.087	1170	04620		94600 FORMER WAFB	401
066-O70-000-518-00	10620 BISSONETTE DR	7/26/2024	145000	WD	145000	117820	7119	137881	123275.0547	1.118	1170	04620		94600 FORMER WAFB	401
										0.902					

For 2026, use 0.90 for Village of Oscoda, Single family & Modular

Oscoda Township-2026 ECF Analysis 94630 Village of Oscoda-1st Duplex

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-O70-000-021-00	8100 BISSONETTE DR	2/7/2025	105000	WD	105000	124390	5878	99122	140250.8906	0.707	1328	04630		94600 FORMER WAFB	401
066-O70-000-051-00	8619 IOWA ST	7/28/2023	169000	WD	169000	182986	28076	140924	183325.4375	0.769	1440	04630		94600 FORMER WAFB	401
066-O70-000-027-00	8106 DELAWARE ST	2/28/2025	110000	WD	110000	118446	3935	106065	135515.9688	0.783	1328	04630		94600 FORMER WAFB	401
066-O70-000-053-00	8617 NEBRASKA ST	8/15/2023	129900	WD	129900	133606	9332	120568	147069.8281	0.820	1440	04630		94600 FORMER WAFB	401
066-O70-000-066-00	8720 PENNSYLVANIA ST	11/3/2023	119000	WD	119000	115745	5156	113844	130874.5547	0.870	1328	04630		94600 FORMER WAFB	401
066-O70-000-025-00	8104 DELAWARE ST	10/19/2023	137000	WD	137000	117689	5337	131663	132960.9531	<u>0.990</u>	1328	04630		94600 FORMER WAFB	401
										0.823					

For 2026, use 0.82 for Village of Oscoda 1st Duplex

Oscoda Township-2026 ECF Analysis 94640 Village of Oscoda-2nd Duplex

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-070-000-648-00	9759 8TH ST	6/7/2023	55000	WD	55000	98344	5846	49154	124158.3906	0.396	1444	04640		94600 FORMER WAFB	401
066-070-000-696-00	9809 MINNESOTA ST	10/3/2024	65000	WD	65000	113947	4342	60658	147120.8125	0.412	1600	04640		94600 FORMER WAFB	401
066-070-000-681-00	9806 MINNESOTA ST	7/28/2023	60000	WD	60000	100886	6883	53117	126178.5234	0.421	1250	04640		94600 FORMER WAFB	401
066-070-000-580-00	9705 7TH ST	4/2/2024	149000	WD	142500	138847	9515	132985	173600	0.766	1724	04640		94600 FORMER WAFB	401
066-070-000-368-00	9315 MARYLAND ST	8/2/2023	96000	WD	96000	92936	6817	89183	115595.9766	0.772	1262	04640		94600 FORMER WAFB	401
066-070-000-499-00	9201 RHODE ISLAND DR	3/29/2025	129000	WD	126700	120769	9116	117584	149869.7969	0.785	1458	04640		94600 FORMER WAFB	401
066-070-000-446-00	9614 MISSOURI ST	11/12/2024	115000	WD	115000	106957	8963	106037	131535.5781	0.806	1262	04640		94600 FORMER WAFB	401
066-070-000-481-00	9316 MARYLAND ST	5/10/2023	99000	WD	99000	91858	6341	92659	114787.9219	0.807	1262	04640		94600 FORMER WAFB	401
066-070-000-685-00	9812 MINNESOTA ST	6/27/2024	121000	WD	121000	111370	7320	113680	139664.4219	0.814	1380	04640		94600 FORMER WAFB	401
066-070-000-663-00	9757 8TH ST	4/12/2024	135000	WD	132000	121098	6927	125073	153249.6719	0.816	1542	04640		94600 FORMER WAFB	401
066-070-000-695-00	9807 MINNESOTA ST	8/2/2023	110000	WD	110000	100401	5079	104921	127948.9922	0.820	1444	04640		94600 FORMER WAFB	401
066-070-000-480-00	9318 MARYLAND ST	9/21/2023	100000	WD	100000	88714	4151	95849	113507.3828	0.844	1262	04640		94600 FORMER WAFB	401
066-070-000-624-00	9406 6TH ST	10/11/2024	107000	WD	107000	94435	4700	102300	120449.6641	0.849	1262	04640		94600 FORMER WAFB	401
066-070-000-483-00	9312 MARYLAND ST	6/7/2024	135000	WD	135000	118586	7420	127580	149216.1094	0.855	1262	04640		94600 FORMER WAFB	401
066-070-000-482-00	9316 MARYLAND ST	5/19/2023	104000	WD	104000	89962	4445	99555	114787.9219	0.867	1262	04640		94600 FORMER WAFB	401
066-070-000-100-00	9106 WYOMING ST	10/9/2023	120000	WD	119000	99797	4892	114108	127389.2656	0.896	1458	04640		94600 FORMER WAFB	401
066-070-000-706-00	9749 8TH ST	10/23/2024	118000	WD	118000	94242	5998	112002	118448.3203	0.946	1262	04640		94600 FORMER WAFB	401
066-070-000-662-00	9757 8TH ST	9/26/2024	113900	WD	113750	89410	4417	109333	114084.5625	0.958	1262	04640		94600 FORMER WAFB	401
066-070-000-605-00	9403 6TH ST	7/31/2023	130000	WD	129200	100272	5141	124059	127692.6172	0.972	1262	04640		94600 FORMER WAFB	401
066-070-000-636-00	9902 MISSISSIPPI ST	1/28/2025	120000	WD	120000	92507	3992	116008	118812.0781	0.976	1262	04640		94600 FORMER WAFB	401
066-070-000-718-00	9731 MASSACHUSETTS ST	9/30/2024	129000	WD	129000	94166	3680	125320	121457.7188	<u>1.032</u>	1262	04640		94600 FORMER WAFB	401
										0.800					

For 2026, use 0.80 for Village of Oscoda 2nd Duplex

Oscoda Township-2026 ECF Analysis 94650 Village of Oscoda-Townhouse

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-070-000-380-00	8110 COLORADO ST	11/20/2023	70000	WD	70000	87865	2458	67542	128819.0078	0.524	1404	04650		94600 FORMER WAFB	401
066-070-000-146-00	8013 SOUTH ALASKA ST	5/31/2024	70500	WD	70500	86423	2664	67836	126333.3359	0.537	1255	04650		94600 FORMER WAFB	401
066-070-000-316-00	8021 2ND ST	3/21/2024	84000	WD	84000	87580	3376	80624	127004.5234	0.635	1255	04650		94600 FORMER WAFB	401
066-070-000-380-00	8110 COLORADO ST	4/4/2024	93000	WD	93000	90553	2398	90602	132963.7969	0.681	1404	04650		94600 FORMER WAFB	401
066-070-000-121-00	8203 FLORIDA ST	4/20/2023	85000	WD	85000	81143	3398	81602	117262.4453	0.696	1255	04650		94600 FORMER WAFB	401
066-070-000-385-00	8112 COLORADO ST	11/7/2024	96320	WD	96020	91507	3766	92254	132339.3594	0.697	1404	04650		94600 FORMER WAFB	401
066-070-000-348-00	8028 SOUTH ALASKA ST	9/13/2023	91000	WD	91000	85308	2909	88091	124282.0547	0.709	1255	04650		94600 FORMER WAFB	401
066-070-000-118-00	8201 FLORIDA ST	6/9/2023	93250	WD	93250	85635	5641	87609	120654.6016	0.726	1255	04650		94600 FORMER WAFB	401
066-070-000-276-00	8024 SOUTH ALASKA ST	8/15/2024	97000	WD	94000	85896	3700	90300	123975.8672	0.728	1255	04650		94600 FORMER WAFB	401
066-070-000-146-00	8013 SOUTH ALASKA ST	10/4/2024	96000	WD	96000	86423	2664	93336	126333.3359	0.739	1255	04650		94600 FORMER WAFB	401
066-070-000-352-00	8026 SOUTH ALASKA ST	8/7/2023	96000	WD	96000	86283	3994	92006	124116.1406	0.741	1255	04650		94600 FORMER WAFB	401
066-070-000-320-00	8025 SOUTH ALASKA ST	7/11/2023	97000	WD	97000	86262	3422	93578	124947.2109	0.749	1255	04650		94600 FORMER WAFB	401
066-070-000-395-00	8113 COLORADO ST	12/11/2024	95000	WD	95000	84302	2505	92495	123374.0547	0.750	1255	04650		94600 FORMER WAFB	401
066-070-000-125-00	8205 FLORIDA ST	7/13/2023	102500	WD	102500	90212	6687	95813	125980.3906	0.761	1255	04650		94600 FORMER WAFB	401
066-070-000-130-00	8207 FLORIDA ST	5/15/2024	99900	WD	99900	87343	5147	94753	123975.8672	0.764	1255	04650		94600 FORMER WAFB	401
066-070-000-289-00	8017 SOUTH ALASKA ST	8/13/2024	95000	WD	94100	81755	2138	91962	120085.9766	<u>0.766</u>	1255	04650		94600 FORMER WAFB	401
										0.700					

For 2026, use 0.70 for Village of Oscoda - Townhouse

Oscoda Township-2026 ECF Analysis 94660 Oscoda Senior Condominiums

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Other Parcels in Sale	Land Table	Property Class
066-O80-000-002-00	5951 N SKEEL AVE	6/15/2023	40000	WD	35000	41734	0	35000	55058.04688	0.636	540	04660		94600 FORMER WAFB	407
066-O80-000-075-00	5951 N SKEEL AVE	2/21/2024	42500	WD	42500	49561	0	42500	65383.90625	0.650	836	04660		94600 FORMER WAFB	407
066-O80-000-047-01	5951 SKEEL AVE	7/31/2024	63500	WD	63500	65846	0	63500	86868.07031	0.731	1080	04660	066-O80-000-047-02		407
066-O80-000-047-02	5951 N SKEEL AVE	7/31/2024	63500	WD	63500	65846	0	63500	86868.07031	0.731	1080	04660	066-O80-000-047-01	94600 FORMER WAFB	407
066-O80-000-020-00	5951 N SKEEL AVE	4/21/2023	40000	WD	38500	39894	0	38500	52630.60547	0.732	540	04660		94600 FORMER WAFB	407
066-O80-000-047-00	5951 N SKEEL AVE	7/31/2024	63500	WD	63500	64106	0	63500	84572.5625	0.751	1080	04660		94600 FORMER WAFB	1
066-O80-000-026-00	5951 N SKEEL AVE	7/3/2023	40000	WD	40000	40289	0	40000	53151.71484	0.753	540	04660		94600 FORMER WAFB	407
066-O80-000-012-00	5951 N SKEEL AVE	11/15/2023	43000	WD	43000	41734	0	43000	55058.04688	0.781	540	04660		94600 FORMER WAFB	407
066-O80-000-055-00	5951 N SKEEL AVE	8/16/2023	65000	WD	65000	62347	0	65000	82251.97656	0.790	836	04660		94600 FORMER WAFB	407
066-O80-000-041-00	5951 N SKEEL AVE	7/31/2023	68500	WD	68500	64917	456	68044	85040.896	0.800	784	04660	066-O80-001-005-00	94600 FORMER WAFB	407
066-O80-001-005-00	5951 N SKEEL AVE	7/28/2023	68500	WD	68500	64917	456	68044	85040.896	0.800	784	04660	066-O80-000-041-00	94600 FORMER WAFB	407
066-O80-000-045-00	5951 N SKEEL AVE	3/13/2025	70000	WD	70000	65539	0	70000	86463.0625	0.810	836	04660		94600 FORMER WAFB	407
066-O80-000-034-00	5951 N SKEEL AVE	1/26/2024	45000	LC	45000	40289	0	45000	53151.71484	0.847	540	04660		94600 FORMER WAFB	407
066-O80-001-002-00	5951 N SKEEL AVE	6/15/2023	7500	QC	7500	6589	456	7044	8091.028809	0.871	0	04660		94600 FORMER WAFB	407
066-O80-000-060-00	5951 N SKEEL AVE	8/29/2023	75000	WD	75000	62347	0	75000	82251.97656	0.912	836	04660		94600 FORMER WAFB	407
066-O80-000-019-00	5951 N SKEEL AVE	5/17/2024	65000	WD	65000	50900	1863	63137	64093.66699	0.985	540	04660	066-O80-001-023-00	94600 FORMER WAFB	407
066-O80-000-008-00	5951 N SKEEL AVE	11/5/2024	56950	WD	55750	42604	0	55750	56205.80469	0.992	540	04660		94600 FORMER WAFB	407
066-O80-000-060-00	5951 N SKEEL AVE	10/31/2024	85000	WD	85000	64345	0	85000	84887.85938	1.001	836	04660		94600 FORMER WAFB	407
066-O80-000-052-00	5951 N SKEEL AVE	8/20/2024	55000	WD	55000	41154	0	55000	54292.875	1.013	540	04660		94600 FORMER WAFB	407
066-O80-000-067-00	5951 N SKEEL AVE	5/14/2024	109000	WD	109000	80521	0	109000	106228.2344	1.026	1080	04660		94600 FORMER WAFB	407
066-O80-000-048-00	5951 N SKEEL AVE	5/24/2024	121000	WD	121000	87360	457	120543	114046.1763	1.057	1080	04660	066-O80-001-002-00	94600 FORMER WAFB	407
066-O80-000-009-00	5951 N SKEEL AVE	1/16/2025	62000	WD	62000	42560	1406	60594	54292.875	1.116	540	04660		94600 FORMER WAFB	407
066-O80-000-007-00	5951 N SKEEL AVE	5/1/2024	78500	WD	78500	43622	1406	77094	55693.92969	<u>1.384</u>	540	04660		94600 FORMER WAFB	407
										0.877					

For 2026, use 0.87 for Oscoda Senior Condo