

East Tawas-2024 ECF Analysis E Lincoln/Airport/Schill/CEM Rd Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Par Land Table	Property Class
121-S20-000-007-00	121 SCHIRMER DR	1/28/2022	260000	WD	03-ARM'S LENGTH	260000	124000	47.69230769	266189	16269	243731	248676.6094	0.980	1880	129.64415	CEM	SCHIR& SAND \$ AREA BLDG SI	401
121-B20-000-008-00	724 ADAMS ST	6/1/2022	250000	WD	03-ARM'S LENGTH	250000	114300	45.72	245335	16455	233545	227741.2969	1.025	1704	137.05692	CEM	ORIGINAL PLAT & CITY LOTS	401
121-B20-000-011-00	710 ADAMS ST	12/9/2022	260000	WD	03-ARM'S LENGTH	260000	96600	37.15384615	207306	16707	243293	189650.75	1.283	1571	154.86505	CEM	ORIGINAL PLAT & CITY LOTS	401

1.096  
For 2024, Use 1.096 for E Lincoln/Airport/Schill/CEM Rd Area

East Tawas-2024 ECF Analysis Commercial, Lake Huron

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
121-F30-001-002-00	827 W BAY ST	7/8/2021	230000	WD	03-ARM'S LENGTH	230000	91600	39.82608696	187637	126375	103625	100429.5078	1.032	1527	67.86182056	COMLK		COMMERCIAL	201
121-M10-000-015-00	604 E BAY ST	2/1/2022	750000	MLC	03-ARM'S LENGTH	750000	196900	26.25333333	398448	316346	433654	134593.4426	3.222	6000	72.27566667	COMLK		COMMERCIAL	201
													2.127						

Prior year ECF was 0.61  
 For 2024, use 1.032 for Lake Huron Commercial

East Tawas-2024 ECF Analysis Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
121-O40-020-001-00	214 W WESTOVER ST	6/21/2021	200000	WD	16-LC PAYOFF	200000		0	0	226289	41056	158944	303660.6564	0.523	2160	73.58518519	COMM	COMMERCIAL	201
121-M10-000-001-00	836 E BAY ST	10/11/2021	489900	WD	03-ARM'S LENGTH	489900	247900	50.60216371	517495	210000	279900	504090.1587	0.555	9540	29.33962264	COMM		COMMERCIAL	201
121-O40-020-001-00	214 W WESTOVER ST	6/21/2021	259900	WD	03-ARM'S LENGTH	259900		0	0	226289	41056	218844	303660.6564	<u>0.721</u>	2160	101.3166667	COMM	COMMERCIAL	201
														0.600					

for 2024, use 0.60 for General Commercial

East Tawas-2024 ECF Analysis Downtown Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
121-A30-004-009-00	105 W WESTOVER ST	5/12/2021	400000	WD	03-ARM'S LENGTH	400000	147700	36.925	308627	87399	312601	329698.9568	0.948	3427	91.2170995	DT		DOWNTOWN AREA	201
121-A30-005-012-60	120 NEWMAN ST	6/30/2022	170000	WD	03-ARM'S LENGTH	170000	32500	19.11764706	67819	15291	154709	78283.15946	1.976	1009	153.3290387	DT		DOWNTOWN AREA	201
121-O40-003-001-00	218 W BAY ST	8/31/2022	295000	WD	03-ARM'S LENGTH	295000	43600	14.77966102	90212	31152	263848	88017.88376	2.998	1678	157.2395709	DT		DOWNTOWN AREA	201
													1.974						

Prior year ECF was 0.61  
 For 2024, use 0.948 for Downtown

East Tawas-2024 ECF Analysis Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Pa	Land Table	Property Class
121-O40-020-001-00	214 W WESTOVER ST	6/21/2021	200000	WD	16-LC PAYOFF	200000		0	0	226289	41056	158944	303660.6564	0.523	2160	73.58518519	COMM	COMMERCIAL	201
121-M10-000-001-00	836 E BAY ST	10/11/2021	489900	WD	03-ARM'S LENGTH	489900	247900	50.60216371	517495	210000		279900	504090.1587	0.555	9540	29.33962264	COMM	COMMERCIAL	201
121-O40-020-001-00	214 W WESTOVER ST	6/21/2021	259900	WD	03-ARM'S LENGTH	259900		0	0	226289	41056	218844	303660.6564	<u>0.721</u>	2160	101.3166667	COMM	COMMERCIAL	201
														0.600					

For 2024, use 0.60 for Industrial

East Tawas-2024 ECF Analysis Lake Huron Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
121-N30-003-015-00	711 W BAY ST	5/20/2022	540000	WD	03-ARM'S LENGTH	540000	234600	43.44444444	495695	135977	404023	342588.5625	1.179	1350	299.2762963	LH		LAKE HURON FRONTAGE	408
121-H30-000-005-00	712 E BAY ST	5/18/2022	460000	WD	03-ARM'S LENGTH	460000	188400	40.95652174	401817	52500	407500	332682.8438	1.225	2071	196.7648479	LH		HARBOR PLACE CONDOMII	407
121-O20-000-015-00	1030 E BAY ST	4/27/2022	308000	WD	03-ARM'S LENGTH	307600	123500	40.14954486	257250	112406	195194	137946.6719	1.415	1412	138.2393768	LH		LAKE HURON FRONTAGE	408
121-F10-000-004-00	1332 TAWAS BEACH F	6/8/2021	400000	WD	03-ARM'S LENGTH	400000	135100	33.775	275355	206598	193402	65482.85547	2.953	1285	150.507393	LH		LAKE HURON FRONTAGE	408
																1.693			

For 2024, use 1.273 for Lake Huron Frontage

East Tawas-2024 ECF Analysis Lincoln Square Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class	
121-L20-000-023-50	1015 E LINCOLN ST	7/22/2022	150000	WD	19-MULTI PARCEL A	150000	64700	43.13333333	138204	14100	135900	123486.5708	1.101	1176	115.5612245	LQC	121-L20-00	LINCOLN SQ CONDO	407	
121-L20-000-003-00	1021 E LINCOLN ST	6/30/2022	165000	WD	03-ARM'S LENGTH	165000	66300	40.18181818	141685	13400	151600	127646.7656	1.188	1176	128.9115646	LQC		LINCOLN SQ CONDO	407	
121-L20-000-023-00	1015 E LINCOLN ST	6/30/2022	170200	WD	03-ARM'S LENGTH	170200	63500	37.30904818	135626	15600	154600	119428.8594	1.294	1176	131.462585	LQC		LINCOLN SQ CONDO	407	
121-L20-000-019-00	1015 E LINCOLN ST	6/13/2022	180000	WD	03-ARM'S LENGTH	180000	64900	36.05555556	138704	14600	165400	123486.5703	1.339	1176	140.6462585	LQC		LINCOLN SQ CONDO	407	
													1.231	For 2024, Use 1.231 for LQC (Lincoln Square Condos)						
121-L20-000-030-00	1011 E LINCOLN ST	12/27/2021	100000	WD	03-ARM'S LENGTH	99800	40800	40.88176353	87575	3700	96100	83457.71118	1.151	936	102.6709402	LSQC1	121-L20-00	LINCOLN SQ CONDO	407	
121-L20-000-025-00	1011 E LINCOLN ST	10/7/2022	119000	WD	03-ARM'S LENGTH	119000	40800	34.28571429	87575	3700	115300	83457.71118	1.382	936	123.1837607	LSQC1	121-L20-00	LINCOLN SQ CONDO	407	
													1.267	For 2024, Use 1.267 for LSQC1 (Lincoln Square Condos-Former Apts)						

East Tawas-2024 ECF Analysis Lincoln Square Condos-Former Apts

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class		
121-L20-000-023-50	1015 E LINCOLN ST	7/22/2022	150000	WD	19-MULTI PARCEL A	150000	64700	43.13333333	138204	14100	135900	123486.5708	1.101	1176	115.5612245	LQC	121-L20-00	LINCOLN SQ CONDO	407		
121-L20-000-003-00	1021 E LINCOLN ST	6/30/2022	165000	WD	03-ARM'S LENGTH	165000	66300	40.18181818	141685	13400	151600	127646.7656	1.188	1176	128.9115646	LQC		LINCOLN SQ CONDO	407		
121-L20-000-023-00	1015 E LINCOLN ST	6/30/2022	170200	WD	03-ARM'S LENGTH	170200	63500	37.30904818	135626	15600	154600	119428.8594	1.294	1176	131.462585	LQC		LINCOLN SQ CONDO	407		
121-L20-000-019-00	1015 E LINCOLN ST	6/13/2022	180000	WD	03-ARM'S LENGTH	180000	64900	36.05555556	138704	14600	165400	123486.5703	1.339	1176	140.6462585	LQC		LINCOLN SQ CONDO	407		
													1.231								
For 2024, Use 1.231 for LQC (Lincoln Square Condos)																					
121-L20-000-030-00	1011 E LINCOLN ST	12/27/2021	100000	WD	03-ARM'S LENGTH	99800	40800	40.88176353	87575	3700	96100	83457.71118	1.151	936	102.6709402	LSQC1	121-L20-00	LINCOLN SQ CONDO	407		
121-L20-000-025-00	1011 E LINCOLN ST	10/7/2022	119000	WD	03-ARM'S LENGTH	119000	40800	34.28571429	87575	3700	115300	83457.71118	1.382	936	123.1837607	LSQC1	121-L20-00	LINCOLN SQ CONDO	407		
													1.267								
For 2024, Use 1.267 for LSQC1 (Lincoln Square Condos-Former Apts)																					



East Tawas-2024 ECF Analysis Original Plat and City Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
121-A20-006-008-00	701 SAWYER ST	9/1/2021	56000	QC	13-GOVERNMENT	56000	60100	107.3214286	128472	19165	36835	108763.1875	0.339	1313	28.05407464	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-046-011-00	404 W LINCOLN ST	1/4/2022	70000	WD	03-ARM'S LENGTH	70000	65500	93.57142857	140320	8784	61216	130881.5938	0.468	2602	23.52651806	OP		ORIGINAL PLAT & CITY LOTS	401
121-E10-072-012-00	106 EMERY ST	7/1/2021	80000	WD	09-FAMILY	80000	69200	86.5	148225	12675	67325	134875.625	0.499	1364	49.3585044	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-006-003-00	507 BADGER AVE	1/12/2022	75000	SD	10-FORECLOSURE	75000	61000	81.33333333	130295	19260	55740	110482.5859	0.505	1442	38.65464632	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-016-001-00	301 E WESTOVER ST	3/22/2022	65000	WD	16-LC PAYOFF	65000	52900	81.38461538	112480	15467	49533	96530.35156	0.513	1428	34.68697479	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-065-001-00	600 NEWMAN ST	5/12/2022	50000	WD	03-ARM'S LENGTH	50000	39200	78.4	83719	8052	41948	75290.54688	0.557	1390	30.17841727	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-008-00	999 WADSWORTH ST	6/30/2021	94000	WD	03-ARM'S LENGTH	94000	70200	74.68085106	150633	14621	79379	135335.3281	0.587	1250	63.5032	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-004-006-00	414 W WASHINGTON ST	9/27/2021	120000	WD	16-LC PAYOFF	120000	86700	72.25	184793	24156	95844	159837.8096	0.600	2258	42.44641275	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-009-006-00	109 ALICE ST	8/5/2021	88000	WD	21-NOT USED/OTHI	88000	63700	72.38636364	136487	13504	74496	122371.1406	0.609	1212	61.46534653	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-065-011-00	601 MAIN ST	10/21/2021	64000	WD	03-ARM'S LENGTH	64000	44900	70.15625	95758	13541	50459	81807.96094	0.617	1521	33.17488494	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-064-015-00	604 MAIN ST	9/27/2021	85000	WD	09-FAMILY	84000	58000	69.04761905	124241	13626	70374	110064.6797	0.639	1092	64.44505495	OP		ORIGINAL PLAT & CITY LOTS	401
121-E30-000-004-00	225 AIRPORT RD	9/5/2021	125000	LC	09-FAMILY	125000	84300	67.44	180789	10845	114155	169098.5	0.675	1312	87.00838415	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-004-006-00	414 W WASHINGTON ST	9/27/2021	138000	WD	03-ARM'S LENGTH	138000	86700	62.82608696	184793	24156	113844	159837.8096	0.712	2258	50.41806909	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-020-002-00	210 W WESTOVER ST	8/31/2021	70000	WD	03-ARM'S LENGTH	70000	44200	63.14285714	94617	9142	60858	85049.75	0.716	1212	50.21287129	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-064-006-00	607 TAWAS ST	10/7/2022	90000	WD	03-ARM'S LENGTH	90000	55400	61.55555556	118771	12230	77770	106010.9453	0.734	960	81.01041667	OP		ORIGINAL PLAT & CITY LOTS	401
121-E10-071-008-00	906 E WESTOVER ST	5/17/2021	110000	WD	09-FAMILY	109000	66400	60.91743119	142348	15582	93418	126135.3203	0.741	1196	78.10869565	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-055-006-00	515 ADAMS ST	3/17/2023	53000	WD	03-ARM'S LENGTH	53000	32000	60.37735849	68189	8052	44948	59837.8125	0.751	1050	42.80761905	OP		ORIGINAL PLAT & CITY LOTS	401
121-N10-004-005-00	309 WILKINSON ST	12/13/2021	130000	WD	03-ARM'S LENGTH	130000	77800	59.84615385	165860	22064	107936	143080.5938	0.754	3258	33.12952732	OP		ORIGINAL PLAT & CITY LOTS	401
121-H20-000-004-00	1229 TAWAS BEACH RD	12/10/2021	88000	WD	03-ARM'S LENGTH	88000	51900	58.97727273	111305	5535	82465	105243.7813	0.784	1264	65.24129747	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-050-007-00	517 MAIN ST	8/11/2022	88550	WD	03-ARM'S LENGTH	88550	50000	56.46527386	107013	10458	78092	96074.625	0.813	1202	64.96838602	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-007-00	415 FOX AVE	6/21/2022	155000	WD	03-ARM'S LENGTH	155000	85800	55.35483871	184137	11348	143652	171929.3594	0.836	1242	115.6618357	OP		ORIGINAL PLAT & CITY LOTS	401
121-C20-004-002-00	704 WADSWORTH ST	6/29/2022	105000	WD	03-ARM'S LENGTH	105000	57200	54.47619048	122596	11721	93279	110323.3828	0.846	1122	83.13636364	OP		ORIGINAL PLAT & CITY LOTS	401
121-D10-000-020-00	711 NEWMAN ST	9/1/2021	80000	WD	03-ARM'S LENGTH	80000	43100	53.875	92108	14564	65436	77158.21094	0.848	980	66.77142857	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-036-010-00	413 EVANS ST	11/9/2021	125000	WD	03-ARM'S LENGTH	125000	67400	53.92	143985	17432	107568	125923.3828	0.854	1320	81.49090909	OP	121-O40-0	ORIGINAL PLAT & CITY LOTS	401
121-O40-044-012-00	206 W LINCOLN ST	4/23/2021	110000	WD	03-ARM'S LENGTH	110000	59600	54.18181818	127668	9131	100869	117947.2656	0.855	1188	84.90656566	OP		ORIGINAL PLAT & CITY LOTS	401
121-A20-006-008-00	701 SAWYER ST	4/10/2022	114800	WD	03-ARM'S LENGTH	114800	60100	52.35191638	128472	19165	95635	108763.1875	0.879	1313	72.83701447	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-017-010-00	205 TAWAS ST	11/3/2021	120000	WD	03-ARM'S LENGTH	120000	62800	52.33333333	134642	15182	104818	118865.6719	0.882	1596	65.6754386	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-001-00	900 SMITH ST	10/5/2021	139000	WD	03-ARM'S LENGTH	139000	72800	52.37410072	156157	14472	124528	140980.0938	0.883	1168	106.6164384	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-007-00	415 FOX AVE	4/28/2022	165000	WD	03-ARM'S LENGTH	165000	85800	52	184137	11348	153652	171929.3594	0.894	1242	123.7133655	OP		ORIGINAL PLAT & CITY LOTS	401
121-C20-004-009-00	513 WOODLAWN AVE	5/24/2021	91500	WD	03-ARM'S LENGTH	91500	47100	51.47540984	100257	17620	73880	82225.86719	0.899	1080	68.40740741	OP		ORIGINAL PLAT & CITY LOTS	401
121-T40-003-007-00	517 W WESTOVER ST	5/6/2022	90000	LC	03-ARM'S LENGTH	90000	46000	51.11111111	98573	7265	82735	90853.73438	0.911	1056	78.34753788	OP		ORIGINAL PLAT & CITY LOTS	401
121-T40-003-015-00	522 PROVOST ST	5/12/2022	219500	WD	03-ARM'S LENGTH	219500	111500	50.79726651	239325	15878	203622	222335.3281	0.916	1876	108.5405117	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-054-012-00	510 WADSWORTH ST	9/20/2021	82000	WD	03-ARM'S LENGTH	82000	41700	50.85365854	89156	8052	73948	80700.5	0.916	800	92.435	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-065-007-00	613 MAIN ST	6/25/2021	105000	WD	03-ARM'S LENGTH	105000	52600	50.0952381	112425	16188	88812	95758.21094	0.927	1654	53.69528416	OP		ORIGINAL PLAT & CITY LOTS	401
121-B10-000-009-75	722 WADSWORTH ST	10/15/2021	200000	WD	03-ARM'S LENGTH	200000	98600	49.3	211538	19472	180528	191110.4531	0.945	1832	98.54148472	OP		ORIGINAL PLAT & CITY LOTS	401
121-N10-004-008-50	313 WILKINSON ST	7/4/2022	160000	WD	03-ARM'S LENGTH	160000	78600	49.125	168522	17879	142121	149893.5313	0.948	2019	70.39177811	OP		ORIGINAL PLAT & CITY LOTS	401
121-J10-003-009-00	508 LOCKE ST	10/12/2022	75000	WD	03-ARM'S LENGTH	75000	36500	48.66666667	78081	10507	64493	67237.8125	0.959	980	65.80918367	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-035-006-00	424 EVANS ST	7/8/2022	175000	WD	03-ARM'S LENGTH	175000	84200	48.11428571	180787	11898	163102	168048.75	0.971	1392	117.170977	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-041-003-00	406 MAIN ST	5/19/2022	80000	WD	03-ARM'S LENGTH	80000	38200	47.75	81598	8052	71948	73180.10156	0.983	824	87.31553398	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-015-001-00	401 E WESTOVER ST	4/5/2021	185000	WD	08-ESTATE	185000	85800	46.37837838	184289	13740	171260	169700.5	1.009	1505	113.7940199	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-042-007-00	110 E WASHINGTON ST	9/7/2021	168000	WD	03-ARM'S LENGTH	168000	77600	46.19047619	166444	18862	149138	146847.7656	1.016	1193	125.0108969	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-056-012-00	510 ADAMS ST	5/18/2022	100000	WD	09-FAMILY	100000	45700	45.7	97702	13701	86299	83583.08594	1.032	1104	78.16938406	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-055-007-50	519 ADAMS ST	12/31/2021	113000	WD	03-ARM'S LENGTH	113000	51300	45.39823009	109860	13146	99854	96232.83594	1.038	972	102.7304527	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-040-006-00	416 TAWAS ST	10/4/2021	90000	WD	03-ARM'S LENGTH	88500	40000	45.19774011	85450	13068	75432	72021.89063	1.047	1168	64.58219178	OP		ORIGINAL PLAT & CITY LOTS	401
121-T20-051-008-00	517 TAWAS ST	6/15/2021	145000	WD	03-ARM'S LENGTH	144600	64900	44.8824343	139202	11243	133357	127322.3906	1.047	1203	110.8536991	OP		ORIGINAL PLAT & CITY LOTS	401
121-C20-001-007-00	615 WADSWORTH ST	6/8/2021	195000	WD	03-ARM'S LENGTH	194000	85700	44.17525773	183401	26319	167681	156300.5	1.073	2034	82.43903638	OP		ORIGINAL PLAT & CITY LOTS	401
121-N20-000-001-00	154 E TAWAS LAKE RD	7/13/2021	119000	WD	03-ARM'S LENGTH	118000	52000	44.06779661	111345	15093	102907	95773.13281	1.074	1073	95.90587139	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-043-004-00	412 SAWYER ST	7/1/2022	295000	WD	03-ARM'S LENGTH	295000	127200	43.11864407	273451	10839	284161	261305.4688	1.087	1723	164.9222287	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-039-003-00	406 SMITH ST	11/10/2021	106100	WD	03-ARM'S LENGTH	106100	45700	43.07257304	97779	9146	96954	88192.03906	1.099	1592	60.90075377	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-041-006-00	418 MAIN ST	9/7/2022	120000	WD	03-ARM'S LENGTH	120000	51500	42.91666667	110366	9653	110347	100211.9375	1.101	1530	72.12222222	OP		ORIGINAL PLAT & CITY LOTS	401
121-E20-001-008-00	999 WADSWORTH ST	8/30/2022	164000	WD	03-ARM'S LENGTH	164000	70200	42.80487805	150633	14621	149379	135335.3281	1.104	1250	119.5032	OP		ORIGINAL PLAT & CITY LOTS	401
121-O40-008-007-00	111 WADSWORTH ST	10/21/2022	127500	WD	03-ARM'S LENGTH	127500	54500	42.74509804	116775	10449	117051	105797.0156	1.106	1386	84.45238095	OP		ORIGINAL PLAT & CITY LOTS	401
121-D10-000-002-10	833 NEWMAN ST	7/29/2022	163000	WD	03-ARM'S LENGTH	163000	70800	43.43558282	150346	32480	130520	117279.6016	1.113	968	134.8347107	OP	121-D10-0	ORIGINAL PLAT & CITY LOTS	401
121-T20-054-0																			

Lot 2

121-W20-000-017-00	704 MANNING LN	5/26/2022	278000	WD	03-ARM'S LENGTH	278000	115200	41.43884892	246436	38772	239228	206630.8438	1.158	1490	160.5557047	OP	WOODVIEW SITE CONDOMINIUM	401
121-N10-021-013-00	508 BRIDGE ST	7/8/2022	75000	WD	03-ARM'S LENGTH	75000	30900	41.2	65856	10311	64689	55268.65625	1.170	940	68.81808511	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-015-011-00	209 WADSWORTH ST	11/19/2021	121500	WD	03-ARM'S LENGTH	121500	49100	40.41152263	105120	11649	109851	93005.96875	1.181	1008	108.9791667	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-003-009-00	513 W WESTOVER ST	3/14/2022	124900	WD	03-ARM'S LENGTH	124900	49800	39.87189752	106769	7169	117731	99104.47656	1.188	1057	111.3822138	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-045-001-00	306 W LINCOLN ST	9/21/2022	150000	WD	03-ARM'S LENGTH	150000	59600	39.73333333	127804	10348	139652	116871.6406	1.195	2100	66.50095238	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-054-007-00	513 ALICE ST	10/6/2022	169000	WD	03-ARM'S LENGTH	169000	66600	39.40828402	142886	15224	153776	127026.8672	1.211	1518	101.3017128	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-001-011-00	108 WILKINSON ST	7/22/2022	132500	WD	14-INTO/OUT OF TF	132500	51800	39.09433962	110932	10185	122315	100245.7734	1.220	952	128.4821429	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-042-004-00	416 NEWMAN ST	11/23/2021	162500	WD	03-ARM'S LENGTH	162500	62300	38.33846154	133484	8587	153913	124275.625	1.238	2018	76.27006938	OP	ORIGINAL PLAT & CITY LOTS	401
121-J10-003-008-00	504 LOCKE ST	2/22/2022	103000	WD	03-ARM'S LENGTH	103000	39600	38.44660194	84621	11432	91568	72824.875	1.257	1197	76.49791145	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-064-006-00	607 TAWAS ST	1/24/2023	150000	WD	03-ARM'S LENGTH	150000	55400	36.93333333	118771	12230	137770	106010.9453	1.300	960	143.5104167	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-035-009-00	415 GRANT ST	10/29/2021	72500	WD	03-ARM'S LENGTH	70000	26600	38	56711	13622	56378	42874.625	1.315	756	74.57407407	OP	ORIGINAL PLAT & CITY LOTS	401
121-N20-000-010-00	832 NEWMAN ST	11/3/2021	192000	WD	03-ARM'S LENGTH	192000	69300	36.09375	148589	11915	180085	135994.0313	1.324	1280	140.6914063	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-031-005-50	512 E LINCOLN ST	7/16/2021	130000	WD	03-ARM'S LENGTH	130000	46900	36.07692308	100432	9200	120800	90778.10938	1.331	1506	80.2124834	OP	ORIGINAL PLAT & CITY LOTS	401
121-W10-000-023-00	312 BRIDGE ST	4/11/2022	139900	WD	03-ARM'S LENGTH	139900	50600	36.16869192	108325	11087	128813	96754.22656	1.331	1029	125.1827017	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-062-009-00	602 SMITH ST	7/16/2021	145000	WD	03-ARM'S LENGTH	145000	54000	37.24137931	114998	23282	121718	91259.70313	1.334	864	140.8773148	OP	ORIGINAL PLAT & CITY LOTS	401
121-N10-021-001-00	502 BRIDGE ST	6/9/2022	190000	WD	03-ARM'S LENGTH	190000	69000	36.31578947	147167	27246	162754	119324.375	1.364	1227	132.6438468	OP	ORIGINAL PLAT & CITY LOTS	401
121-N30-001-004-00	509 W WESTOVER ST	9/17/2021	126150	WD	03-ARM'S LENGTH	126150	44500	35.27546572	95349	9180	116970	85740.29688	1.364	1056	110.7670455	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-039-009-00	413 WADSWORTH ST	12/2/2021	229900	WD	03-ARM'S LENGTH	229900	81400	35.40669856	174030	20808	209092	152459.7031	1.371	1561	133.9474696	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-022-005-00	401 W STATE ST	9/15/2022	195000	WD	14-INTO/OUT OF TF	195000	67700	34.71794872	145111	11281	183719	133164.1719	1.380	2353	78.07862303	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-065-001-00	600 NEWMAN ST	3/17/2023	112000	WD	03-ARM'S LENGTH	112000	39200	35	83719	8052	103948	75290.54688	1.381	1390	74.78273381	OP	ORIGINAL PLAT & CITY LOTS	401
121-H10-000-017-00	803 NEWMAN ST	10/27/2022	159000	WD	03-ARM'S LENGTH	159000	54900	34.52830189	117541	10965	148035	106045.7734	1.396	988	149.832996	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-052-003-00	327 E WASHINGTON ST	7/11/2022	250000	WD	03-ARM'S LENGTH	250000	86900	34.76	185891	23247	226753	161834.8281	1.401	2012	112.7002982	OP	ORIGINAL PLAT & CITY LOTS	401
121-B10-000-003-00	834 SMITH ST	12/30/2021	153500	WD	03-ARM'S LENGTH	153500	52000	33.8762215	111455	8052	145448	102888.5547	1.414	1234	117.8670989	OP	ORIGINAL PLAT & CITY LOTS	401
121-B10-000-009-50	726 WADSWORTH ST	6/1/2022	230000	WD	03-ARM'S LENGTH	230000	78000	33.91304348	167101	14240	215760	152100.5	1.419	1446	149.2116183	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-069-009-00	812 E STATE ST	5/13/2022	80000	WD	03-ARM'S LENGTH	80000	27800	34.75	59342	9976	70024	49120.39844	1.426	752	93.11702128	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-070-006-00	114 EVANS ST	6/17/2022	177000	WD	03-ARM'S LENGTH	177000	60100	33.95480226	128800	14724	162276	113508.4609	1.430	1498	108.3284379	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-064-009-00	615 TAWAS ST	12/16/2022	235000	WD	03-ARM'S LENGTH	235000	80600	34.29787234	172771	25605	209395	146433.8281	1.430	1320	158.6325758	OP	ORIGINAL PLAT & CITY LOTS	401
121-E30-000-006-00	315 AIRPORT RD	7/21/2022	213000	WD	03-ARM'S LENGTH	213000	72100	33.84976526	154375	16308	196692	137380.0938	1.432	1436	136.9721448	OP	ORIGINAL PLAT & CITY LOTS	401
121-N20-000-004-00	144 E TAWAS LAKE RD	3/9/2023	140000	WD	14-INTO/OUT OF TF	140000	46800	33.42857143	100085	8613	131387	91016.91406	1.444	1232	106.6452922	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-051-003-00	209 E WASHINGTON ST	4/27/2022	187900	WD	03-ARM'S LENGTH	187900	62100	33.04949441	133220	11052	176848	121560.1953	1.455	1879	94.11814795	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-016-007-00	304 E STATE ST	8/22/2022	142500	WD	03-ARM'S LENGTH	142500	46700	32.77192982	100095	9671	132829	89974.13281	1.476	1232	107.8157468	OP	ORIGINAL PLAT & CITY LOTS	401
120-021-300-008-00	809 E WESTOVER ST	9/15/2021	189000	WD	03-ARM'S LENGTH	189000	60900	32.22222222	130486	9575	179425	120309.4531	1.491	1628	110.2119165	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-034-003-00	811 E STATE ST	7/15/2021	200000	WD	03-ARM'S LENGTH	200000	64100	32.05	137364	10831	189169	125903.4844	1.502	1680	112.6005952	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-030-005-00	414 E LINCOLN ST	3/20/2023	175000	WD	03-ARM'S LENGTH	175000	56100	32.05714286	120191	10915	164085	108732.3359	1.509	1827	89.81116585	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-007-011-00	108 TAWAS ST	8/25/2021	125900	WD	03-ARM'S LENGTH	125900	40700	32.32724384	86942	9775	116125	76783.08594	1.512	1008	115.203373	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-036-007-00	421 EVANS ST	5/27/2022	129000	WD	03-ARM'S LENGTH	128500	42800	33.307393	90913	21547	106953	69020.89844	1.550	1032	103.6366279	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-057-011-00	512 EVANS ST	9/26/2022	170000	WD	03-ARM'S LENGTH	170000	53500	31.47058824	114629	19374	150626	94781.09375	1.589	1020	147.672549	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-031-008-00	312 WADSWORTH ST	10/1/2021	84000	WD	03-ARM'S LENGTH	84000	26300	31.30952381	55973	8052	75948	47682.58594	1.593	804	94.46268657	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-031-005-50	512 E LINCOLN ST	6/14/2022	155000	WD	03-ARM'S LENGTH	155000	46900	30.25806452	100432	9200	145800	90778.10938	1.606	1506	96.812749	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-001-005-00	107 LOCKE ST	9/23/2022	155000	WD	03-ARM'S LENGTH	155000	47900	30.90322581	101955	20682	134318	80868.65625	1.661	933	143.9635584	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-051-012-00	510 MAIN ST	6/6/2022	138000	WD	03-ARM'S LENGTH	138000	37100	26.88405797	79157	12585	125415	66240.79688	1.893	1084	115.6964945	OP	ORIGINAL PLAT & CITY LOTS	401
121-E10-070-007-00	135 GRANT ST	4/6/2022	149900	WD	03-ARM'S LENGTH	149900	39000	26.0173449	83447	9131	140769	73946.26563	1.904	1172	120.1100683	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-045-002-00	310 W LINCOLN ST	6/14/2022	235000	WD	03-ARM'S LENGTH	215000	42700	19.86046512	91351	8052	206948	82884.57813	2.497	1300	159.1907692	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-013-012-00	203 ADAMS ST	10/28/2022	162000	WD	03-ARM'S LENGTH	162000	33200	20.49382716	70950	11255	150745	59398.01172	2.538	1049	143.7035272	OP	ORIGINAL PLAT & CITY LOTS	401

For 2024, Use 1.123 for Orig Plat and City Lots

East Tawas-2024 ECF Analysis Tawas Lake

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcel	Land Table	Property Class
121-T10-003-001-00	407 W TAWAS LAKE RD	9/23/2022	140000	WD	03-ARM'S LENGTH	140000	81800	58.42857143	172764	45902	94098	121631.8301	0.774	2304	40.841146	TLA		TAWAS LK	408
121-O30-001-004-00	153 WARREN AVE	10/3/2022	249900	WD	14-INTO/OUT OF TR	249900	147200	58.90356142	312047	70812	179088	231289.5566	0.774	1750	102.336	TLA	121-O30-001	TAWAS LK	408
121-P20-001-009-00	214 MAPLE DR	7/30/2021	130000	WD	08-ESTATE	125000	70400	56.32	147395	55601	69399	88009.58594	0.789	716	96.925978	TLA		TAWAS LK	408
120-O17-400-022-00	221 WARREN AVE	2/25/2022	90000	WD	03-ARM'S LENGTH	90000	47500	52.77777778	100614	24918	65082	72575.26563	0.897	1200	54.235	TLA		TAWAS LK	408
121-O30-002-011-00	132 WARREN AVE	8/25/2021	130000	WD	03-ARM'S LENGTH	130000	68300	52.53846154	146293	19649	110351	121422.8203	0.909	1424	77.49368	TLA		TAWAS LK	401
121-O30-002-010-00	134 WARREN AVE	9/17/2021	35000	WD	03-ARM'S LENGTH	35000	17400	49.71428571	36699	10373	24627	25240.65234	0.976	0	#DIV/0!	TLA		TAWAS LK	401
121-O30-001-011-00	139 WARREN AVE	8/25/2021	215000	WD	03-ARM'S LENGTH	215000	98700	45.90697674	209016	52320	162680	150235.8555	1.083	1360	119.61765	TLA	121-O30-001	TAWAS LK	408
121-T10-003-005-00	805 RAINBOW DR	4/22/2022	115000	WD	03-ARM'S LENGTH	115000	51600	44.86956522	108589	41144	73856	64664.42969	1.142	800	92.32	TLA		TAWAS LK	408
121-T10-003-006-00	801 RAINBOW DR	12/3/2021	115000	WD	03-ARM'S LENGTH	115000	51100	44.43478261	107477	35309	79691	69192.71094	1.152	720	110.68194	TLA		TAWAS LK	408
121-T60-000-084-00	371 LAKEWOOD DR	6/1/2022	154000	WD	03-ARM'S LENGTH	154000	65400	42.46753247	138929	31952	122048	102566.6328	1.190	1072	113.85075	TLA		TAWAS LK	408
121-N10-011-006-00	1036 RIVER ST	9/21/2021	47000	WD	03-ARM'S LENGTH	47000	18900	40.21276596	40092	9679	37321	29159.15625	1.280	512	72.892578	TLA		TAWAS LK	408
120-O17-400-010-40	197 WARREN AVE	10/27/2022	175000	WD	03-ARM'S LENGTH	175000	66900	38.22857143	139293	62863	112137	73279	1.530	840	133.49643	TLA		TAWAS LK	408

1.041

For 2024, Use 1.041 for Tawas Lake

East Tawas-2024 ECF Analysis Tawas Lake Back Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parc	Land Table	Property Class
121-T60-000-030-00	1002 PARK DR	9/15/2022	20000	WD	03-ARM'S LENGTH	20000	39200	196	83674	12608	7392	81967.70313	0.090	1407	5.253731343	TLA-B		TAWAS LAKE BACK AREA	401
121-J20-001-008-00	228 GREEN RD	10/6/2022	22000	WD	03-ARM'S LENGTH	22000	30300	137.7272727	64620	10094	11906	62890.42578	0.189	880	13.52954545	TLA-B	121-J20-0C	TAWAS LAKE BACK AREA	401
121-T60-000-025-00	1032 PARK DR	7/2/2021	50000	WD	22-OUTLIER	50000	57800	115.6	123722	14399	35601	126093.4219	0.282	1600	22.250625	TLA-B		TAWAS LAKE BACK AREA	401
121-T70-000-011-00	207 KLENOW ST	11/4/2021	130000	WD	03-ARM'S LENGTH	130000	86500	66.53846154	184906	22830	107170	186938.8761	0.573	1632	65.66789216	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-005-00	219 COLONY RD	6/3/2022	12000	WD	03-ARM'S LENGTH	12000	7300	60.83333333	15385	3986	8014	13147.63574	0.610	195	41.0974359	TLA-B		TAWAS LAKE BACK AREA	401
120-017-300-008-00	918 GELLER CT	9/29/2021	54200	WD	16-LC PAYOFF	54200	31400	57.93357934	66870	11105	43095	64319.49219	0.670	796	54.13944724	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-062-00	1054 OWOSSO DR	4/27/2022	134000	WD	03-ARM'S LENGTH	134000	76700	57.23880597	164271	15443	118557	171658.5938	0.691	1465	80.92627986	TLA-B		TAWAS LAKE BACK AREA	401
121-P20-999-001-00	200 KLENOW ST	8/13/2021	50000	WD	08-ESTATE	46500	25100	53.97849462	53670	6879	39621	53968.85938	0.734	736	53.83288043	TLA-B		TAWAS LAKE BACK AREA	401
121-C10-000-013-00	918 MAPLE DR	6/11/2021	65500	WD	03-ARM'S LENGTH	65000	31900	49.07692308	68297	6593	58407	71169.54688	0.821	872	66.98050459	TLA-B		TAWAS LAKE BACK AREA	401
121-C10-000-003-00	218 W TAWAS LAKE RD	4/9/2021	78000	WD	31-SPLIT IMPROVED	78000	0	0	76700	14677	63323	71537.48438	0.885	840	75.38452381	TLA-B		TAWAS LAKE BACK AREA	1
121-C10-000-003-01	218 W TAWAS LAKE RD	4/9/2021	78000	WD	31-SPLIT IMPROVED	78000	35500	45.51282051	75675	13652	64348	71537.48438	0.900	840	76.6047619	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-019-00	1056 PARK DR	12/20/2022	139900	WD	03-ARM'S LENGTH	139900	57700	41.24374553	123498	12095	127805	128492.5	0.995	1080	118.337963	TLA-B		TAWAS LAKE BACK AREA	401
121-J20-002-005-00	310 GREEN RD	8/1/2022	198500	WD	03-ARM'S LENGTH	198500	79600	40.10075567	170796	15008	183492	179686.2813	1.021	1512	121.3571429	TLA-B		TAWAS LAKE BACK AREA	401
121-O10-001-001-00	1001 CLIFFORD ST	2/28/2023	85000	WD	03-ARM'S LENGTH	85000	33300	39.17647059	71402	4290	80710	77407.14844	1.043	680	118.6911765	TLA-B		TAWAS LAKE BACK AREA	401
120-017-300-013-01	100 W TAWAS LAKE RD	2/22/2022	149900	WD	31-SPLIT IMPROVED	149900	57800	38.55903936	123279	16332	133568	123352.9395	1.083	2200	60.71272727	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-032-00	1001 PARK DR	8/9/2022	135240	WD	03-ARM'S LENGTH	135240	50900	37.63679385	109133	9148	126092	115322.9531	1.093	1176	107.2210884	TLA-B		TAWAS LAKE BACK AREA	401
120-017-400-010-05	209 GREEN RD	6/28/2022	170000	WD	03-ARM'S LENGTH	170000	63000	37.05882353	135219	11981	158019	142143.0156	1.112	1416	111.595339	TLA-B		TAWAS LAKE BACK AREA	401
121-P40-000-059-00	911 MAPLE DR	3/26/2022	130000	LC	03-ARM'S LENGTH	130000	45800	35.23076923	98053	9910	120090	101664.3594	1.181	1550	77.47741935	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-073-00	1012 OWOSSO DR	11/14/2022	158500	WD	03-ARM'S LENGTH	158500	51900	32.7444795	111268	8374	150126	118678.2031	1.265	1008	148.9345238	TLA-B		TAWAS LAKE BACK AREA	401
121-P40-000-055-00	914 JAY ST	5/18/2022	102750	WD	03-ARM'S LENGTH	102750	34000	33.09002433	72560	8035	94715	74423.29688	1.273	900	105.2388889	TLA-B		TAWAS LAKE BACK AREA	401
121-T70-000-001-00	921 GELLER CT	10/21/2021	157000	WD	03-ARM'S LENGTH	157000	50400	32.10191083	107511	14384	142616	107412.9219	1.328	1304	109.3680982	TLA-B		TAWAS LAKE BACK AREA	401
121-T70-000-001-50	941 GELLER CT	12/16/2022	170000	WD	03-ARM'S LENGTH	170000	51300	30.17647059	109588	16826	153174	106991.9297	1.432	1024	149.5839844	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-003-00	221 COLONY RD	9/23/2021	118500	WD	03-ARM'S LENGTH	118500	35500	29.95780591	75689	11580	106920	73943.48438	1.446	992	107.7822581	TLA-B		TAWAS LAKE BACK AREA	401
121-O10-002-001-00	1008 CLIFFORD ST	3/10/2023	163000	WD	03-ARM'S LENGTH	163000	35700	21.90184049	76190	10323	152677	75971.16406	2.010	1332	114.6223724	TLA-B		TAWAS LAKE BACK AREA	401
120-017-400-008-00	1010 LAKEWOOD DR	10/21/2022	87000	WD	03-ARM'S LENGTH	87000	19600	22.52873563	41625	9547	77453	36998.84766	2.093	528	146.6912879	TLA-B		TAWAS LAKE BACK AREA	401

For 2024, Use 0.993 for Tawas Lake Back Area