

City of East Tawas-2026 ECF Analysis 401-2 E Linc/Airport/Schil/Cem Rd 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	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
120-021-100-306-00	528 LOFFMAN WOODS RD	6/30/2023	425000	WD	425000	545649	32540	392460	434838.125	0.903	2132	184.0806754	401-2		SCHIR& SAND \$ AREA BLDG SITES	401
120-021-100-301-00	515 LOFFMAN WOODS RD	4/23/2024	425000	WD	425000	475740	33424	391576	374844.0625	1.045	2248	174.1886121	401-2		SCHIR& SAND \$ AREA BLDG SITES	401
121-B20-000-019-00	722 ADAMS ST	7/31/2023	274900	WD	274900	270481	27559	247341	205866.1094	<u>1.201</u>	1862	132.8361976	401-2		ORIGINAL PLAT & CITY LOTS	401

1.050

For 2026, use 1.05 for Residential, 401-2 area

City of East Tawas-2026 ECF Analysis Condo1-Beachwood Condo

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
121-B30-000-001-00	1311 E BEECHWOOD	4/23/2024	265000	WD	265000	387598	18150	246850	278828.688	0.885	2145	115.082	CNDO1		CONDO	407
121-B30-000-002-00	1311 E BEECHWOOD	4/22/2024	275000	WD	275000	338625	18150	256850	241867.922	<u>1.062</u>	1971	130.315	CNDO1		CONDO	407
										0.974						
For 2026, use 0.974 for Condo 1, Beachwood																
121-H30-000-009-00	712 E BAY ST	7/27/2023	445000	WD	445000	445014	0	445000	306061.906	1.454	2071	214.872	CNDO2		CONDO	407
121-H30-000-004-00	708 E BAY ST	7/10/2024	500000	WD	500000	485229	0	500000	333720.094	<u>1.498</u>	2071	241.429	CNDO2		CONDO	407
										1.476						
For 2026, use 1.476 for Condo 2, Harbor Place																
121-L20-000-026-00	1011 E LINCOLN ST	12/20/2023	100000	WD	99500	110733	0	99500	80591.7048	1.235	936	106.303	CNDO3	121-L20-000-031-50	CONDO	407
121-L20-000-005-00	1021 E LINCOLN ST	8/25/2023	175000	WD	171000	164133	0	171000	119456.328	1.431	1176	145.408	CNDO3		CONDO	407
121-L20-000-007-00	1021 E LINCOLN ST	8/1/2024	183000	WD	183000	170847	0	183000	124342.797	1.472	1176	155.612	CNDO3		CONDO	407
121-L20-000-016-00	1025 E LINCOLN ST	4/23/2024	185000	WD	185000	170847	0	185000	124342.797	1.488	1176	157.313	CNDO3		CONDO	407
121-L20-000-010-00	1025 E LINCOLN ST	6/13/2024	186000	WD	186000	170847	0	186000	124342.797	1.496	1176	158.163	CNDO3		CONDO	407
121-L20-000-001-00	1021 E LINCOLN ST	3/27/2025	189900	WD	189900	173514	0	189900	126283.844	1.504	1176	161.48	CNDO3		CONDO	407
121-L20-000-024-00	1015 E LINCOLN ST	10/6/2023	180000	WD	180000	164133	0	180000	119456.333	1.507	1176	153.061	CNDO3	121-L20-000-023-50	CONDO	407
121-L20-000-023-00	1015 E LINCOLN ST	3/25/2024	176500	WD	176500	158740	0	176500	115531.297	1.528	1176	150.085	CNDO3		CONDO	407
121-L20-000-011-00	1025 E LINCOLN ST	9/9/2024	190000	WD	190000	170847	0	190000	124342.797	1.528	1176	161.565	CNDO3		CONDO	407
121-L20-000-004-00	1021 E LINCOLN ST	9/8/2023	197900	WD	197900	164133	0	197900	119456.328	<u>1.657</u>	1176	168.282	CNDO3		CONDO	407
										1.484						
For 2026, use 1.484 for Condo 3, Lincoln Sqaure																

City of East Tawas-2026 ECF Analysis Condo2-Harbor Place Condo

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
121-B30-000-001-00	1311 E BEECHWOOD	4/23/2024	265000	WD	265000	387598	18150	246850	278828.688	0.885	2145	115.082	CNDO1		CONDO	407
121-B30-000-002-00	1311 E BEECHWOOD	4/22/2024	275000	WD	275000	338625	18150	256850	241867.922	<u>1.062</u>	1971	130.315	CNDO1		CONDO	407
										0.974						
For 2026, use 0.974 for Condo 1, Beachwood																
121-H30-000-009-00	712 E BAY ST	7/27/2023	445000	WD	445000	445014	0	445000	306061.906	1.454	2071	214.872	CNDO2		CONDO	407
121-H30-000-004-00	708 E BAY ST	7/10/2024	500000	WD	500000	485229	0	500000	333720.094	<u>1.498</u>	2071	241.429	CNDO2		CONDO	407
										1.476						
For 2026, use 1.476 for Condo 2, Harbor Place																
121-L20-000-026-00	1011 E LINCOLN ST	12/20/2023	100000	WD	99500	110733	0	99500	80591.7048	1.235	936	106.303	CNDO3	121-L20-000-031-50	CONDO	407
121-L20-000-005-00	1021 E LINCOLN ST	8/25/2023	175000	WD	171000	164133	0	171000	119456.328	1.431	1176	145.408	CNDO3		CONDO	407
121-L20-000-007-00	1021 E LINCOLN ST	8/1/2024	183000	WD	183000	170847	0	183000	124342.797	1.472	1176	155.612	CNDO3		CONDO	407
121-L20-000-016-00	1025 E LINCOLN ST	4/23/2024	185000	WD	185000	170847	0	185000	124342.797	1.488	1176	157.313	CNDO3		CONDO	407
121-L20-000-010-00	1025 E LINCOLN ST	6/13/2024	186000	WD	186000	170847	0	186000	124342.797	1.496	1176	158.163	CNDO3		CONDO	407
121-L20-000-001-00	1021 E LINCOLN ST	3/27/2025	189900	WD	189900	173514	0	189900	126283.844	1.504	1176	161.48	CNDO3		CONDO	407
121-L20-000-024-00	1015 E LINCOLN ST	10/6/2023	180000	WD	180000	164133	0	180000	119456.333	1.507	1176	153.061	CNDO3	121-L20-000-023-50	CONDO	407
121-L20-000-023-00	1015 E LINCOLN ST	3/25/2024	176500	WD	176500	158740	0	176500	115531.297	1.528	1176	150.085	CNDO3		CONDO	407
121-L20-000-011-00	1025 E LINCOLN ST	9/9/2024	190000	WD	190000	170847	0	190000	124342.797	1.528	1176	161.565	CNDO3		CONDO	407
121-L20-000-004-00	1021 E LINCOLN ST	9/8/2023	197900	WD	197900	164133	0	197900	119456.328	<u>1.657</u>	1176	168.282	CNDO3		CONDO	407
										1.484						
For 2026, use 1.484 for Condo 3, Lincoln Sqaure																

City of East Tawas-2026 ECF Analysis Condo3-Lincoln Square Condo

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
121-B30-000-001-00	1311 E BEECHWOOD	4/23/2024	265000	WD	265000	387598	18150	246850	278828.688	0.885	2145	115.082	CNDO1		CONDO	407
121-B30-000-002-00	1311 E BEECHWOOD	4/22/2024	275000	WD	275000	338625	18150	256850	241867.922	<u>1.062</u>	1971	130.315	CNDO1		CONDO	407
										0.974						
For 2026, use 0.974 for Condo 1, Beachwood																
121-H30-000-009-00	712 E BAY ST	7/27/2023	445000	WD	445000	445014	0	445000	306061.906	1.454	2071	214.872	CNDO2		CONDO	407
121-H30-000-004-00	708 E BAY ST	7/10/2024	500000	WD	500000	485229	0	500000	333720.094	<u>1.498</u>	2071	241.429	CNDO2		CONDO	407
										1.476						
For 2026, use 1.476 for Condo 2, Harbor Place																
121-L20-000-026-00	1011 E LINCOLN ST	12/20/2023	100000	WD	99500	110733	0	99500	80591.7048	1.235	936	106.303	CNDO3	121-L20-000-031-50	CONDO	407
121-L20-000-005-00	1021 E LINCOLN ST	8/25/2023	175000	WD	171000	164133	0	171000	119456.328	1.431	1176	145.408	CNDO3		CONDO	407
121-L20-000-007-00	1021 E LINCOLN ST	8/1/2024	183000	WD	183000	170847	0	183000	124342.797	1.472	1176	155.612	CNDO3		CONDO	407
121-L20-000-016-00	1025 E LINCOLN ST	4/23/2024	185000	WD	185000	170847	0	185000	124342.797	1.488	1176	157.313	CNDO3		CONDO	407
121-L20-000-010-00	1025 E LINCOLN ST	6/13/2024	186000	WD	186000	170847	0	186000	124342.797	1.496	1176	158.163	CNDO3		CONDO	407
121-L20-000-001-00	1021 E LINCOLN ST	3/27/2025	189900	WD	189900	173514	0	189900	126283.844	1.504	1176	161.48	CNDO3		CONDO	407
121-L20-000-024-00	1015 E LINCOLN ST	10/6/2023	180000	WD	180000	164133	0	180000	119456.333	1.507	1176	153.061	CNDO3	121-L20-000-023-50	CONDO	407
121-L20-000-023-00	1015 E LINCOLN ST	3/25/2024	176500	WD	176500	158740	0	176500	115531.297	1.528	1176	150.085	CNDO3		CONDO	407
121-L20-000-011-00	1025 E LINCOLN ST	9/9/2024	190000	WD	190000	170847	0	190000	124342.797	1.528	1176	161.565	CNDO3		CONDO	407
121-L20-000-004-00	1021 E LINCOLN ST	9/8/2023	197900	WD	197900	164133	0	197900	119456.328	<u>1.657</u>	1176	168.282	CNDO3		CONDO	407
										1.484						
For 2026, use 1.484 for Condo 3, Lincoln Sqaure																

City of East Tawas-2026 ECF Analysis Commercial Lake Huron

Parcel Number	Street Address	Sale Date	Years to Adj	Sale Price	Instr.	Adj	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
121-F30-001-002-00	827 W BAY ST	7/8/2021	3	230000	WD	10%/Year	285200	187637	126375	158825	100429.5078	1.581	1527	67.86182056	COMLK		COMMERCIAL	201
121-M10-000-005-00	724 E BAY ST	12/28/2017	7	200000	WD	10%/Year	312000	245289	168000	144000	113660.2941	1.267	5648	5.66572238	COMLK		COMMERCIAL	201
121-O40-999-005-80	300 E BAY ST	6/29/2022	2	4400000	WD	10%/Year	5104000	4670115	1680213	3423787	2897191.86	<u>1.182</u>	63008	43.16574086	COMLK		COMMERCIAL	201
												1.343						

For 2026, use 1.35 for Lake Huron Commercial

City of East Tawas-2026 ECF Analysis Commercial

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
121-H10-000-004-00	821 NEWMAN ST	5/31/2024	165000	WD	165000	408176	87371	77629	403616.6667	0.192	8690	8.933141542	COMM	121-H10-999-001-00	COMMERCIAL	201
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	279389	67715	94785	235193.3333	0.403	2136	44.375	COMM		DOWNTOWN AREA	201
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	135923	21088	107912	127594.4444	0.846	1587	67.99747952	COMM		DOWNTOWN AREA	201
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	277877	79843	195157	196073.2673	0.995	5190	37.60250482	DT		DOWNTOWN AREA	201
121-O40-017-002-00	201 E WESTOVER S	8/8/2024	160000	WD	160000	154824	43076	116924	110641.5859	1.057	1292	90.49845201	DT		DOWNTOWN AREA	201
										0.699						

For 2026, use 0.69 for East Tawas Commercial & Industrial

City of East Tawas-2026 ECF Analysis Downtown

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
121-H10-000-004-00	821 NEWMAN ST	5/31/2024	165000	WD	165000	408176	87371	77629	403616.6667	0.192	8690	8.933141542	COMM	121-H10-999-001-00	COMMERCIAL	201
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	279389	67715	94785	235193.3333	0.403	2136	44.375	COMM		DOWNTOWN AREA	201
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	135923	21088	107912	127594.4444	0.846	1587	67.99747952	COMM		DOWNTOWN AREA	201
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	277877	79843	195157	196073.2673	0.995	5190	37.60250482	DT		DOWNTOWN AREA	201
121-O40-017-002-00	201 E WESTOVER S	8/8/2024	160000	WD	160000	154824	43076	116924	110641.5859	1.057	1292	90.49845201	DT		DOWNTOWN AREA	201
										0.699						

For 2026, use 0.69 for East Tawas Commercial & Industrial

City of East Tawas-2026 ECF Analysis 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
121-H10-000-004-00	821 NEWMAN ST	5/31/2024	165000	WD	165000	408176	87371	77629	403616.6667	0.192	8690	8.933141542	COMM	121-H10-999-001-00	COMMERCIAL	201
121-A30-018-006-00	110 E STATE ST	8/18/2023	162500	WD	162500	279389	67715	94785	235193.3333	0.403	2136	44.375	COMM		DOWNTOWN AREA	201
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	135923	21088	107912	127594.4444	0.846	1587	67.99747952	COMM		DOWNTOWN AREA	201
121-A30-004-008-00	133 NEWMAN ST	5/10/2023	275000	WD	275000	277877	79843	195157	196073.2673	0.995	5190	37.60250482	DT		DOWNTOWN AREA	201
121-O40-017-002-00	201 E WESTOVER S	8/8/2024	160000	WD	160000	154824	43076	116924	110641.5859	<u>1.057</u>	1292	90.49845201	DT		DOWNTOWN AREA	201
										0.699						

For 2026, use 0.69 for East Tawas Commercial & Industrial

City of East Tawas-2026 ECF Analysis Lake Huron Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parcels in Sale	Land Table	Property Class
033-C10-000-030-00	1734 PRIMROSE	5/15/2024	442450	WD	442450	914351	304001	138449	458909.781	0.302	3192	43.3737	0003		LAKE HURON INFL 0003	401
033-C20-000-014-00	1868 JULIE	7/20/2023	83000	WD	83000	213172	36188	46812	133070.672	0.352	1296	36.1204	0003		LAKE HURON INFL 0003	401
033-A30-000-008-00	1880 AUSABLE POINT	1/10/2025	341110	CD	341110	536880	256036	85074	211160.906	0.403	2094	40.6275	0003		LAKE HURON 0003A	401
033-H30-003-020-00	1034 US23	2/14/2025	64900	WD	59200	108861	36064	23136	43045.1133	0.537	720	32.1333	0003	033-H30-003-021-00	LAKE HURON INFL 0003	401
033-B30-002-014-00	1161 FOREST	7/23/2024	85900	WD	85900	157253	21088	64812	102379.703	0.633	1693	38.2823	0003		LAKE HURON INFL 0003	401
033-H30-003-021-00	US23	2/14/2025	64900	WD	64900	97819	36064	28836	43045.1133	0.670	720	40.05	0003	033-H30-003-020-00	LAKE HURON INFL 0003	402
033-L50-000-001-00	595 TAWAS BEACH	4/28/2023	240000	WD	234000	311805	58868	175132	190178.203	0.921	2110	83.0009	0003		LAKE HURON INFL 0003	401
031-035-200-001-85	534 MARILYN	8/23/2024	299999	WD	299999	484082	131898	168101	177645.867	0.946	3600	46.6947	0003	031-035-200-007-00	LAKE HURON INFL 0003	401
033-C60-004-002-00	2434 WINONA	3/18/2024	75000	WD	75000	99629	10635	64365	66912.7813	0.962	1040	61.8894	0003		LAKE HURON INFL 0003	401
033-H30-001-007-00	1046 OTTAWAS	9/26/2024	248000	WD	248000	287541	141480	106520	109820.297	0.970	1410	75.5461	0003		LAKE HURON INFL 0003	401
033-H30-003-002-00	1029 OTTAWAS	1/29/2024	145000	WD	145000	186152	19693	125307	125157.141	1.001	1938	64.6579	0003	033-H30-003-003-00	LAKE HURON INFL 0003	401
033-A40-000-006-00	3988 IRIS	7/12/2023	840000	WD	840000	944830	254012	585988	519412.031	1.128	4332	135.27	0003		LAKE HURON 0003A	401
033-L40-004-014-00	3671 BIRCHCREST	10/19/2023	129900	WD	129900	143411	23646	106254	90048.875	1.180	1080	98.3833	0003	033-L40-004-016-00	LAKE HURON INFL 0003	401
033-L10-000-008-00	2760 US23	6/5/2023	410000	WD	405000	422253	225679	179321	147800	1.213	1824	98.312	0003		LAKE HURON INFL 0003	401
033-W20-000-008-00	2798 WOLVERINE	8/28/2023	355000	WD	355000	356887	163945	191055	145069.172	1.317	1793	106.556	0003		LAKE HURON INFL 0003	401
033-L40-004-016-00	3671 BIRCHCREST	1/30/2025	155000	WD	155000	170530	29095	125905	94606.0156	1.331	1080	116.579	0003	033-L40-004-014-00	LAKE HURON INFL 0003	402
031-035-200-001-30	2141 WATERS EDGE	2/9/2024	450000	WD	450000	448022	55966	394034	294778.938	1.337	2600	151.552	0003		LAKE HURON INFL 0003	401
033-S10-000-013-00	585 PINE	7/9/2024	573000	WD	573000	568474	149563	423437	314970.688	1.344	2050	206.555	0003		LAKE HURON INFL 0003	401
033-C60-005-005-00	2404 RUBY	6/4/2024	159000	WD	159000	161335	35063	123937	90839.8516	1.364	1204	102.938	0003	033-C60-002-006-30	LAKE HURON INFL 0003	401
033-O10-006-009-00	2460 SPRUCE ST	5/26/2023	169900	WD	169900	160232	27457	142443	99830.8281	1.427	1378	103.369	0003		LAKE HURON INFL 0003	401
033-H30-001-005-00	1040 OTTAWAS	7/13/2024	344900	WD	299900	278839	140734	159166	103838.344	1.533	1247	127.639	0003		LAKE HURON INFL 0003	401
033-C10-000-004-00	1860 IRIS	10/7/2024	770000	WD	770000	681438	155338	614662	395563.906	1.554	4502	136.531	0003		LAKE HURON INFL 0003	401
033-B30-002-012-00	1151 N FOREST	6/13/2024	182000	WD	180000	152645	23459	156541	97132.3281	1.612	1088	143.88	0003		LAKE HURON INFL 0003	401
033-B30-002-004-00	1131 FOREST	11/4/2024	249900	WD	249900	185074	14644	235256	128142.859	1.836	1754	134.125	0003		LAKE HURON INFL 0003	401
031-035-200-005-00	525 TAWAS BEACH	3/28/2024	205000	WD	205000	153380	20972	184028	99554.8906	1.849	1488	123.675	0003		LAKE HURON INFL 0003	401
033-H51-003-010-01	1569 BAKER	2/19/2024	200000	WD	200000	158833	65275	134725	70344.3594	1.915	731	184.302	0003	033-H51-003-009-00, 03	LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	11/13/2024	152000	WD	150500	108318	12590	137910	71975.9375	1.916	1029	134.023	0003		LAKE HURON INFL 0003	401
033-H51-003-010-00	1569 BAKER	2/19/2024	200000	WD	200000	158658	65100	134900	70344.3594	1.918	731	184.542	0003	033-H51-003-009-00, 03	LAKE HURON INFL 0003	1
033-H30-002-009-00	1110 OTTAWAS	2/26/2024	262500	WD	262500	219702	123398	139102	72409.0234	1.921	1052	132.226	0003		LAKE HURON INFL 0003	401
033-H30-004-007-00	1103 OTTAWAS	5/23/2024	157500	WD	157500	111200	12428	145072	74264.6641	1.953	960	151.117	0003		LAKE HURON INFL 0003	401
032-007-100-013-00	1370 US23	11/26/2024	375000	WD	375000	318412	210219	164781	81348.1172	2.026	1172	140.598	0003		LAKE HURON INFL 0003	401
033-C20-000-037-00	1859 SUE	8/10/2023	155000	WD	155000	103664	9918	145082	70485.7109	2.058	1029	140.993	0003		LAKE HURON INFL 0003	401
033-B30-001-014-00	1180 FOREST	11/27/2023	240000	WD	240000	192376	114485	125515	58564.6602	2.143	928	135.253	0003		LAKE HURON INFL 0003	401
033-A80-000-022-00	524 HURON HILLS	10/24/2024	463000	WD	463000	321782	144869	318131	133017.297	2.392	2164	147.011	0003		LAKE HURON INFL 0003	401
033-C40-003-012-00	2058 PARKSIDE	7/25/2024	260000	WD	259400	152710	33112	226288	89923.3047	2.516	1132	199.901	0003		LAKE HURON INFL 0003	401
033-A80-000-032-00	454 HURON HILLS	11/23/2024	618000	WD	618000	372772	136400	481600	177723.313	2.710	2210	217.919	0003		LAKE HURON INFL 0003	401
033-H30-002-005-00	1096 OTTAWAS	9/29/2023	373200	WD	372200	235048	128576	243624	80054.1328	3.043	996	244.602	0003		LAKE HURON INFL 0003	401
033-O10-003-026-00	2519 BLACKFOOT	12/12/2024	140000	WD	140000	62310	9121	130879	39991.7305	<u>3.273</u>	692	189.132	0003		LAKE HURON INFL 0003	401

For 2026, use 1.513 for Lake Huron influence parcels

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
121-O20-000-015-00	1030 E BAY ST	4/29/2024	454400	WD	454400	319680	133550	320850	134876.813	2.379	1412	227.231	LH		LAKE HURON FRONTAGE	401

Baldwin Twp ECF for Lake Huron: 1.513
Single Sale in East Tawas

For 2026, use 1.513 for East Tawas Lake Huron Res

City of East Tawas-2026 ECF Analysis Original Plat & City Lots

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	Page 1 of 2
121-O40-016-009-00	312 E STATE ST	12/21/2023	20000	WD	20000	116853	13295	6705	78156.9844	0.086	1609	4.16718	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T40-001-007-00	710 W WESTOVER ST	11/15/2024	60000	WD	60000	156245	52512	7488	78289.0547	0.096	1188	6.30303	OP		ORIGINAL PLAT & CITY LOTS	401	
120-020-300-005-00	500 W FRANKLIN ST	5/1/2023	28000	LC	28000	159734	8705	19295	113984.148	0.169	2841	6.79162	OP		ORIGINAL PLAT & CITY LOTS	401	
121-N10-020-007-00	801 W FRANKLIN ST	7/21/2023	40810	QC	40810	302683	0	40810	228440	0.179	2436	16.7529	OP		EXEMPT	401	
121-J10-002-004-00	511 SAWYER ST	10/18/2024	51000	WD	51000	173942	18758	32242	117120	0.275	1596	20.2018	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T20-999-003-00	501 W STATE ST	11/27/2023	40000	WD	40000	116972	10316	29684	80495.0938	0.369	1587	18.7045	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-014-002-00	202 WADSWORTH ST	6/10/2024	50000	WD	50000	122671	19079	30921	78182.6406	0.395	1304	23.7124	OP		ORIGINAL PLAT & CITY LOTS	401	
121-J10-003-007-00	312 W WASHINGTON ST	6/7/2024	65000	WD	65000	135670	18425	46575	88486.7891	0.526	1800	25.875	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T20-046-011-00	404 W LINCOLN ST	10/13/2023	90000	WD	90000	195793	10800	79200	139617.359	0.567	2836	27.9267	OP		ORIGINAL PLAT & CITY LOTS	401	
121-J10-001-008-00	506 SAWYER ST	6/15/2023	100000	WD	100000	185363	20830	79170	124175.852	0.638	1808	43.7887	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T20-055-012-00	508 ALICE ST	11/28/2023	78000	WD	78000	144103	9900	68100	101285.281	0.672	1530	44.5098	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-040-002-00	301 E LINCOLN ST	4/10/2024	130111	WD	130111	210088	28286	101825	137209.063	0.742	2084	48.8604	OP		ORIGINAL PLAT & CITY LOTS	401	
120-020-100-009-00	827 TAWAS ST	9/24/2023	120000	WD	120000	176870	43878	76122	100371.317	0.758	1020	74.6294	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-044-009-00	413 SAWYER ST	6/27/2024	94000	WD	94000	132905	18473	75527	86363.7734	0.875	1152	65.5616	OP		ORIGINAL PLAT & CITY LOTS	401	
121-C20-002-001-00	608 WADSWORTH ST	8/3/2023	163000	WD	163000	227459	15006	147994	160341.891	0.923	1306	113.319	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-024-002-00	308 W STATE ST	10/2/2023	100000	WD	100000	131349	10789	89211	90988.6797	0.980	1845	48.3528	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-042-008-00	415 MAIN ST	6/23/2023	100000	WD	100000	130065	13155	86845	88233.9629	0.984	1530	56.7614	OP		ORIGINAL PLAT & CITY LOTS	401	
121-E10-072-012-00	106 EMERY ST	5/31/2024	160000	WD	160000	202616	25106	134894	133969.813	1.007	1364	98.8959	OP		ORIGINAL PLAT & CITY LOTS	401	
121-N20-000-006-00	114 E TAWAS LAKE RD	1/24/2025	270000	WD	270000	339271	37934	232066	227424.156	1.020	1960	118.401	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-045-005-00	418 LOCKE ST	7/26/2024	165000	WD	165000	199641	30694	134306	127507.172	1.053	1174	114.4	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T20-050-003-00	510 NEWMAN ST	11/1/2024	190000	WD	190000	228633	27641	162359	151692.078	1.070	1610	100.844	OP		ORIGINAL PLAT & CITY LOTS	401	
121-E10-072-010-00	108 EMERY ST	10/13/2023	152500	WD	152500	180289	24866	127634	117300.375	1.088	2032	62.812	OP		ORIGINAL PLAT & CITY LOTS	401	
121-N10-013-009-00	418 BRIDGE ST	2/12/2025	145000	WD	145000	169863	25608	119392	108871.695	1.097	1008	118.444	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-006-003-00	209 E BAY ST	5/30/2024	100000	WD	100000	116770	19092	80908	73719.2422	1.098	1127	71.7906	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T10-002-005-00	221 W TAWAS LAKE RD	8/14/2023	120000	WD	120000	139916	12611	107389	96079.2422	1.118	839	127.996	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-012-012-00	209 EVANS ST	7/5/2024	131000	WD	131000	150366	21803	109197	97028.6797	1.125	1752	62.3271	OP		ORIGINAL PLAT & CITY LOTS	401	
121-D10-000-002-10	833 NEWMAN ST	2/27/2024	167000	WD	167000	188299	38032	128968	113409.055	1.137	968	133.231	OP	121-D10-000-002-20	ORIGINAL PLAT & CITY LOTS	401	
121-O40-031-007-00	510 E LINCOLN ST	4/2/2024	100000	WD	100000	113073	13767	86233	74947.9219	1.151	1144	75.3785	OP		ORIGINAL PLAT & CITY LOTS	401	
121-C20-002-005-00	510 WOODLAWN AVE	12/10/2024	133000	WD	133000	148887	19890	113110	97356.2266	1.162	1092	103.581	OP		ORIGINAL PLAT & CITY LOTS	401	
121-J10-003-009-00	508 LOCKE ST	6/27/2023	91000	WD	91000	100690	12234	78766	66759.2422	1.180	980	80.3735	OP		ORIGINAL PLAT & CITY LOTS	401	
121-N10-005-009-00	314 HURON ST	12/5/2024	180000	WD	179700	196155	21333	158367	131941.125	1.200	1803	87.8353	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-030-007-00	406 E LINCOLN ST	7/12/2023	255000	WD	255000	277862	20723	234277	194067.172	1.207	2540	92.235	OP		ORIGINAL PLAT & CITY LOTS	401	
121-N30-001-001-00	115 WILKINSON ST	11/19/2024	200000	WD	200000	216052	32211	167789	138747.922	1.209	1784	94.0521	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-036-012-00	711 E LINCOLN ST	7/14/2023	85500	WD	85100	91568	14279	70821	58331.3203	1.214	760	93.1855	OP		ORIGINAL PLAT & CITY LOTS	401	
121-E30-000-011-00	1101 WADSWORTH ST	1/18/2024	248000	WD	248000	266949	27272	220728	180888.297	1.220	1924	114.723	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T20-050-008-00	515 MAIN ST	2/29/2024	252000	WD	252000	271267	9900	242100	197258.109	1.227	1200	201.75	OP		ORIGINAL PLAT & CITY LOTS	401	
121-O40-038-003-00	412 WADSWORTH ST	7/31/2023	145000	WD	142500	151508	10855	131645	106153.211	1.240	1198	109.887	OP		ORIGINAL PLAT & CITY LOTS	401	
121-J10-002-010-00	510 CHURCH ST	12/15/2023	250000	WD	250000	263162	19573	230427	183840.75	1.253	1760	130.924	OP		ORIGINAL PLAT & CITY LOTS	401	
121-T20-065-008-00	611 MAIN ST	11/17/2023	155000	WD	155000	161721	14596	140404	111037.734	1.264	2268	61.9065	OP		ORIGINAL PLAT & CITY LOTS	401	
120-020-100-007-00	831 SMITH ST	12/6/2024	105000	WD	105000	108548	24743	80257	63249.0547	1.269	664	120.869	OP		ORIGINAL PLAT & CITY LOTS	401	
121-W10-000-002-00	710 W LINCOLN ST	7/26/2023	176000	WD	176000	181984	16717	159283	124729.813	1.277	1475	107.988	OP		ORIGINAL PLAT & CITY LOTS	401	
121-N10-019-010-00	516 MERCER ST	7/24/2024	229900	WD	224900	231418	40801	184099	143861.891	1.280	1308	140.748	OP		ORIGINAL PLAT & CITY LOTS	401	

121-T20-062-009-00	602 SMITH ST	7/3/2024	168000	WD	158000	161908	43260	114740	89545.6641	1.281	864	132.801	OP	ORIGINAL PLAT & CITY LOTS	401
121-E10-070-006-00	129 GRANT ST	5/22/2024	202000	WD	202000	207778	25347	176653	137683.781	1.283	1312	134.644	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-039-009-00	413 WADSWORTH ST	6/28/2023	225000	WD	217500	221591	24313	193187	148889.063	1.298	1561	123.758	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-003-011-00	514 PROVOST ST	5/11/2023	175000	WD	175000	177474	9982	165018	126409.055	1.305	1120	147.338	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-054-004-00	503 ALICE ST	5/12/2023	250000	WD	250000	252599	32532	217468	166088.297	1.309	2084	104.351	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-001-005-00	709 W STATE ST	7/14/2023	165000	WD	165000	166372	17422	147578	112415.094	1.313	1619	91.1538	OP	ORIGINAL PLAT & CITY LOTS	401
121-A20-001-001-00	617 NEWMAN ST	8/12/2024	179000	WD	179000	179567	19903	159097	120501.133	1.320	1212	131.268	OP	ORIGINAL PLAT & CITY LOTS	401
121-A20-002-004-00	605 SAWYER ST	1/3/2024	88000	WD	88000	87811	9980	78020	58740.3789	1.328	905	86.2099	OP	ORIGINAL PLAT & CITY LOTS	401
121-E20-001-001-00	900 SMITH ST	3/7/2025	215000	WD	215000	212287	20529	194471	144723.016	1.344	1168	166.499	OP	ORIGINAL PLAT & CITY LOTS	401
121-A20-007-004-00	707 NEWMAN ST	1/24/2025	288900	WD	288900	284414	35105	253795	188157.734	1.349	1588	159.821	OP	ORIGINAL PLAT & CITY LOTS	401
121-B10-000-006-00	505 BENNINGTON ST	5/31/2023	299900	WD	299900	294149	31290	268610	198384.156	1.354	1564	171.746	OP	ORIGINAL PLAT & CITY LOTS	401
121-N10-007-007-01	319 BRIDGE ST	1/9/2025	165000	WD	165000	161071	31051	133949	98128.3047	1.365	1012	132.361	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-061-005-00	607 ALICE ST	8/28/2024	215000	WD	215000	209678	34492	180508	132215.844	1.365	1002	180.148	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-024-008-00	321 CHURCH ST	11/12/2024	169500	WD	169500	161934	18150	151350	108516.227	1.395	1316	115.008	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-039-001-00	403 E LINCOLN ST	9/13/2023	240000	WD	240000	223302	15142	224858	157101.891	1.431	1658	135.62	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-010-003-00	611 E BAY ST	3/28/2025	360000	WD	352000	328685	42489	309511	215996.984	1.433	2816	109.912	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-017-010-00	205 TAWAS ST	5/29/2024	190700	WD	190700	177365	25420	165280	114675.469	1.441	1596	103.559	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-015-011-00	209 WADSWORTH ST	8/18/2023	146000	WD	144500	132893	14627	129873	89257.3594	1.455	1008	128.842	OP	ORIGINAL PLAT & CITY LOTS	401
121-J10-002-003-00	513 SAWYER ST	9/1/2023	140400	WD	140400	128369	11183	129217	88442.2656	1.461	1304	99.0928	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-011-008-00	708 E WESTOVER ST	10/3/2023	101500	WD	101500	92098	12009	89491	60444.5273	1.481	978	91.5041	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-042-004-00	416 NEWMAN ST	6/16/2023	195000	WD	195000	166945	10419	184581	118132.828	1.562	2018	91.4673	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-034-004-00	815 E STATE ST	8/4/2023	141000	CD	141000	121136	10775	130225	83291.3203	1.563	1253	103.931	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-046-008-00	413 LOCKE ST	10/24/2023	205400	WD	205400	172243	25300	180100	110900.375	1.624	1210	148.843	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-025-004-00	200 W STATE ST	6/24/2024	185000	WD	185000	154553	19822	165178	101683.773	1.624	1393	118.577	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-054-007-50	514 E FRANKLIN ST	8/9/2024	103600	WD	103600	86292	14343	89257	54301.1328	1.644	760	117.443	OP	ORIGINAL PLAT & CITY LOTS	401
121-T40-002-001-00	610 W WESTOVER ST	7/28/2023	250000	WD	250000	199245	27165	222835	129871.695	1.716	1578	141.214	OP	ORIGINAL PLAT & CITY LOTS	401
121-J10-002-001-00	517 SAWYER ST	9/27/2024	215000	WD	215000	168641	18150	196850	113578.109	1.733	1320	149.129	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-023-008-00	311 LOCKE ST	11/11/2024	345000	WD	339320	250710	31604	307716	165363.016	1.861	2508	122.694	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-027-006-00	317 MAIN ST	1/16/2025	142000	WD	142000	104809	16959	125041	66301.8906	1.886	1216	102.83	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-009-005-00	105 ALICE ST	8/8/2023	171500	WD	171500	117783	9900	161600	81421.1328	1.985	976	165.574	OP	ORIGINAL PLAT & CITY LOTS	401
121-E10-070-007-00	135 GRANT ST	2/12/2024	168000	WD	168000	104197	10803	157197	70486.0391	2.230	1172	134.127	OP	ORIGINAL PLAT & CITY LOTS	401
121-J10-003-009-00	508 LOCKE ST	4/4/2024	195000	WD	195000	112944	20464	174536	69796.2266	2.501	980	178.098	OP	ORIGINAL PLAT & CITY LOTS	401
121-T20-065-001-00	600 NEWMAN ST	1/10/2024	254800	WD	250800	133422	9900	240900	93224.1484	2.584	1390	173.309	OP	ORIGINAL PLAT & CITY LOTS	401
121-O40-038-009-00	409 ALICE ST	9/7/2023	150900	WD	150900	81222	11100	139800	52922.2656	<u>2.642</u>	902	154.989	OP	ORIGINAL PLAT & CITY LOTS	401
										1.222					

For 2026, use 1.222 for Original Plat/Residential Area

City of East Tawas-2026 ECF Analysis Tawas Lake Frontage

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
121-T11-000-083-00	551 RAINBOW DR	12/11/2023	82000	WD	82000	379939	63387	18613	222767.0625	0.084	2268	8.206790123	TLA	121-T11-000-082-00	TAWAS LK	402
121-P10-001-012-00	327 LAKEWOOD DR	10/15/2024	60000	CD	60000	124950	48472	11528	53819.84375	0.214	804	14.33830846	TLA		TAWAS LK	401
121-N10-011-004-00	1040 RIVER ST	7/3/2024	62900	WD	62900	191309	38095	24805	107821.25	0.230	1828	13.56947484	TLA		TAWAS LK	401
121-N10-011-004-00	1040 RIVER ST	7/23/2024	89900	WD	89900	191309	38095	51805	107821.25	0.480	1828	28.33971554	TLA		TAWAS LK	401
121-O30-002-007-00	138 WARREN AVE	11/15/2023	148900	WD	148600	231356	24920	123680	145275.1563	0.851	1512	81.7989418	TLA		TAWAS LK	401
121-P10-001-003-00	305 LAKEWOOD DR	11/9/2023	128000	WD	113000	140136	41068	71932	69717.10156	1.032	832	86.45673077	TLA		TAWAS LK	401
121-P20-001-016-00	224 MAPLE DR	11/22/2023	179000	WD	179000	198894	49506	129494	105128.7813	1.232	1004	128.9780876	TLA		TAWAS LK	401
121-T10-003-001-00	407 W TAWAS LAKE RD	7/12/2024	228200	WD	228200	250082	70106	158094	126654.4707	1.248	2304	68.6171875	TLA		TAWAS LK	401
121-T10-003-005-00	805 RAINBOW DR	10/6/2023	160000	WD	160000	140103	51752	108248	62175.23047	1.741	800	135.31	TLA		TAWAS LK	401
121-T10-003-004-00	809 RAINBOW DR	1/3/2025	200000	WD	200000	165493	51904	148096	79935.96094	1.853	1024	144.625	TLA		TAWAS LK	401
120-017-400-009-01	1020 LAKEWOOD DR	9/28/2023	140000	WD	140000	105900	14659	125341	64209.00781	1.952	992	126.3518145	TLA		TAWAS LK	401
121-T10-003-006-00	801 RAINBOW DR	10/6/2023	180000	WD	180000	140167	46094	133906	66201.96875	2.023	720	185.9805556	TLA		TAWAS LK	401
121-P10-002-004-00	308 LAKEWOOD DR	8/1/2024	157000	WD	154000	111215	27998	126002	58562.28125	2.152	780	161.5410256	TLA		TAWAS LK	401
121-P10-002-001-01	306 LAKEWOOD DR	7/19/2024	160000	WD	160000	110826	21560	138440	62819.14063	2.204	735	188.3537415	TLA		TAWAS LK	401
121-P40-000-046-00	875 JAY ST	4/28/2023	267000	WD	267000	164912	50343	216657	80625.61719	<u>2.687</u>	996	217.5271084	TLA		TAWAS LK	401
											<u>1.332</u>					

For 2026, use 1.332 for Tawas Lakefront area

City of East Tawas-2026 ECF Analysis Tawas Lake Backlots

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
121-T61-000-104-00	1019 AIRPORT DR	1/26/2024	51187	WD	51187	104021	14587	36600	77098.27344	0.475	1005	36.41791045	TLA-B		TAWAS LAKE BACK AREA	401
121-O30-003-011-00	130 WOOD AVE	8/23/2024	95000	WD	95000	170145	31583	63417	119450	0.531	1632	38.85845588	TLA-B		TAWAS LAKE BACK AREA	401
121-T70-000-007-00	231 MAPLE DR	10/11/2024	55000	WD	55000	79122	23001	31999	48380.17188	0.661	696	45.97557471	TLA-B		TAWAS LAKE BACK AREA	401
121-T60-000-057-00	1010 AIRPORT DR	12/29/2023	50000	WD	50000	76262	6287	43713	60323.27734	0.725	824	53.04975728	TLA-B		TAWAS LAKE BACK AREA	401
120-017-300-012-01	108 W TAWAS LAKE RD	9/27/2023	152000	WD	152000	213054	28048	123952	159487.9375	0.777	1719	72.10703898	TLA-B		TAWAS LAKE BACK AREA	401
120-017-300-019-75	911 N TAWAS LAKE RD	8/2/2024	275000	WD	275000	350574	38446	236554	269075.875	0.879	1745	135.5610315	TLA-B		TAWAS LAKE BACK AREA	401
120-017-300-004-00	995 N TAWAS LAKE RD	1/3/2025	80000	LC	80000	100391	8133	71867	79532.75781	0.904	936	76.78098291	TLA-B		TAWAS LAKE BACK AREA	401
121-O10-002-008-00	1022 CLIFFORD ST	9/13/2024	80000	WD	78000	94184	5668	72332	76306.89844	0.948	932	77.60944206	TLA-B		TAWAS LAKE BACK AREA	401
121-T61-000-104-00	1019 AIRPORT DR	4/30/2024	95000	WD	95000	102422	11220	83780	78622.41406	1.066	1005	83.36318408	TLA-B		TAWAS LAKE BACK AREA	401
121-T70-000-001-25	931 GELLER CT	8/16/2024	335000	WD	330000	344509	17230	312770	282137.0625	1.109	2072	150.9507722	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-001-00	202 W TAWAS LAKE RD	8/31/2023	219900	WD	219900	207762	37504	182396	146774.1406	1.243	1616	112.8688119	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-010-00	910 GELLER CT	11/20/2024	265000	WD	265000	269895	33166	231834	181272.4073	1.279	1432	161.8952514	TLA-B	121-S10-000-013-00	TAWAS LAKE BACK AREA	401
121-T60-000-073-00	1012 OWOSSO DR	5/5/2024	177000	WD	177000	138572	7359	169641	113114.6563	1.500	1008	168.2946429	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-006-00	881 GELLER CT	6/14/2023	230000	WD	230000	165326	17545	212455	127397.4141	1.668	1480	143.5506757	TLA-B		TAWAS LAKE BACK AREA	401
121-S10-000-017-00	213 ROYAL RD	12/6/2024	122900	WD	122900	86550	9326	113574	66572.41406	1.706	594	191.2020202	TLA-B		TAWAS LAKE BACK AREA	401
121-P40-000-060-00	909 MAPLE DR	11/10/2023	95000	WD	95000	66563	9017	85983	49608.62109	1.733	556	154.6456835	TLA-B		TAWAS LAKE BACK AREA	401
120-017-400-008-00	1010 LAKEWOOD DR	1/14/2025	90000	QC	90000	65084	22367	67633	36825	<u>1.837</u>	528	128.092803	TLA-B		TAWAS LAKE BACK AREA	401
										1.120						

For 2026, use 1.12 for Tawas Lake backlot area