

Bearinger Township-2024 ECF Lake Huron, Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. 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
021-037-000-001-01	21915 US-23 N	5/27/2021	357000	WD	03-ARM'S LENGTH	357000	181700	50.89635854	363384	188881	168119	194757.813	0.863	1456	115.466	1		NEW-Subdivision Lots-LAKE	401
021-045-000-070-00	16113 HOCKNOW LN	7/27/2021	320000	WD	03-ARM'S LENGTH	320000	143900	44.96875	287796	103533	216467	205650.672	1.053	1485	145.769	1		NEW-Subdivision Lots-LAKE	401
021-038-000-008-00	21349 US-23 N	10/1/2021	399900	WD	03-ARM'S LENGTH	399900	178700	44.68617154	357460	161642	238258	218546.875	1.090	1568	151.95	1		NEW-Subdivision Lots-LAKE	401
021-140-000-371-00	18743 GANNET LN	8/18/2022	339000	WD	19-MULTI PARCEL A	339000	139600	41.179941	279129	128992	210008	169454.748	1.239	1562	134.448	1	021-140-00	NEW-Subdivision Lots-LAKE	401
													1.061						

For 2024, use 1.06 for Lake Huron, Subdivision Properties

Bearinger Township-2024 ECF Black Lake View Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other P: Land Table	Property Class
021-100-000-018-00	5661 SILVER BEACH C	6/10/2022	70000	WD	03-ARM'S LENGTH	70000	42100	60.14285714	84231	29394	40606	65989.17188	0.615	612	66.3497	10	021-100 NEW-Black Lake VIEW	401
020-030-000-012-00		11/9/2021	329500	WD	03-ARM'S LENGTH	329500	92700	28.13353566	185439	67000	262500	106096.877	2.474	800	328.125	10	020-030 NEW-Black Lake VIEW	401
													1.545					

For 2024, use View Lots sales analysis, 0.94

Bearinger Township-2024 ECF Subdivision View Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. 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
021-085-000-004-00	19247 US-23 N	1/10/2023	110000	WD	03-ARM'S LENGTH	110000	74300	67.54545455	148612	39597	70403	131185.3125	0.537	1248	56.4127	7	NEW-US23 View Lot	401
021-024-000-051-00	22770 US-23 N	11/12/2021	369000	WD	08-ESTATE	369000	184900	50.10840108	369736	35174	333826	402601.6875	0.829	2100	158.965	7	NEW-US23 View Lot	401
021-024-000-058-00		10/8/2021	145000	WD	03-ARM'S LENGTH	145000	56500	38.96551724	112876	70504	74496	50989.16797	1.461	576	129.333	7	021-024-000-058-00 NEW-US23 View Lot	402
													0.942					

For 2024, use 0.94 for View Lots

Bearing Township-2024 ECF Lake Huron, Subdivision Backlots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. 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
021-140-000-363-00	16027 PINE TREE TRA	10/8/2021	40000	PTA	21-NOT USED/OTHEr	40000	53200	133	106424	7210	32790	119391.094	0.2746	2124	15.43785311	3	NEW-Subdivision Lots-BACK	401
021-140-000-302-00		8/4/2021	82000	WD	03-ARM'S LENGTH	82000	33000	40.24390244	65927	11702	70298	65252.707	1.0773	728	96.56318681	3	021-140-0C NEW-Subdivision Lots-BACK	402
021-045-000-048-00	16152 EUTAW LN	11/19/2021	145000	WD	14-INTO/OUT OF TRU	145000	55400	38.20689655	110856	14384	130616	116091.453	1.1251	1056	123.6893939	3	021-045-0C NEW-Subdivision Lots-BACK	401
021-140-000-375-00		8/18/2022	339000	WD	19-MULTI PARCEL AF	339000	139600	41.179941	279129	128992	210008	169454.748	1.2393	1562	134.4481434	3	021-140-0C NEW-Subdivision Lots-BACK	402
													0.9291					

For 2024, use 0.92 for Huron Beach Subdivision Backlots

Bearinger Township-2024 ECF Black Lake Water Frontage

Parcel Num	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. 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
020-032-00	5330 SILVER BEACH I	6/11/2021	370000	WD	14-INTO/OUT O	370000	233500	63.10810811	466964	142388	227612	271839.188	0.837	2796	81.4063	4		NEW-Black Lake	401
020-031-00	20933 BLUFFS HWY	5/7/2021	300000	WD	03-ARM'S LENG	300000	188300	62.76666667	376501	105191	194809	227227.813	0.857	1690	115.272	4		NEW-Black Lake	401
021-050-00	21293 BLUFFS HWY	8/13/2021	390000	WD	03-ARM'S LENG	390000	230100	59	460185	156862	233138	254039.359	0.918	2649	88.0098	4		NEW-Black Lake	401
021-050-00	21433 BLUFFS HWY	6/20/2022	549900	WD	03-ARM'S LENG	549900	241900	43.98981633	483719	103559	446341	318391.969	1.402	3125	142.829	4		NEW-Black Lake	401
020-032-00	5028 CO RD 489	4/14/2021	210000	WD	03-ARM'S LENG	210000	74300	35.38095238	148530	50623	159377	81999.1641	1.944	864	184.464	4		NEW-Black Lake	401
													1.192						

For 2024, use 1.192 for Black Lake Water Frontage

Bearing Township-2024 ECF Lake Huron, Non-Subdivision

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. 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
021-037-000-001-01	21915 US-23 N	5/27/2021	357000	WD	03-ARM'S LENGTH	357000	181700	50.89635854	363384	188881	168119	194757.813	0.863	1456	115.466	1		NEW-Subdivision Lots-LAKE	401
021-045-000-070-00	16113 HOCKNOW LN	7/27/2021	320000	WD	03-ARM'S LENGTH	320000	143900	44.96875	287796	103533	216467	205650.672	1.053	1485	145.769	1		NEW-Subdivision Lots-LAKE	401
021-038-000-008-00	21349 US-23 N	10/1/2021	399900	WD	03-ARM'S LENGTH	399900	178700	44.68617154	357460	161642	238258	218546.875	1.090	1568	151.95	1		NEW-Subdivision Lots-LAKE	401
021-140-000-371-00	18743 GANNET LN	8/18/2022	339000	WD	19-MULTI PARCEL A	339000	139600	41.179941	279129	128992	210008	169454.748	1.239	1562	134.448	1	021-140-00	NEW-Subdivision Lots-LAKE	401
													1.061						

For 2024, use 1.06 for Lake Huron, Non-Subdivision Properties

Bearinger Township-2024 ECF Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. 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
020-012-000-012-05	9360 OCQUEOC LK RD	3/14/2023	40000	QC	03-ARM'S LENGTH	40000	64200	160.5	128492	10435	29565	142066.1875	0.208	1560	18.95192	6	NEW-Residential Acre-Lot	401
020-001-000-003-06	19042 US-23 N	10/27/2021	110000	LC	21-NOT USED/OTH	110000	83600	76	167233	24205	85795	172115.5313	0.498	1728	49.64988	6	NEW-Residential Acre-Lot	401
020-034-000-002-00		11/5/2021	60000	WD	03-ARM'S LENGTH	60000	35700	59.5	71333	38018	21982	40090.25391	0.548	590	37.25763	6	020-034-01 NEW-Residential Acre-Lot	401
021-090-000-078-00	16297 GRACE HARBOR HWY	11/10/2022	58500	WD	03-ARM'S LENGTH	58500	35400	60.51282051	70762	23093	35407	57363.41797	0.617	624	56.74199	6	021-090-01 NEW-Residential Acre-Lot	401
020-029-000-016-07	6095 BLACK MOUNTAIN F	11/15/2021	123770	WD	19-MULTI PARCEL /	123770	60400	48.80019391	120700	27354	96416	112329.7266	0.858	936	103.0085	6	020-029-01 NEW-Residential Acre-Lot	401
020-028-000-002-02	6294 CO RD 489	8/31/2022	125000	WD	03-ARM'S LENGTH	125000	41100	32.88	82148	28872	96128	64110.71094	1.499	1378	69.75907	6	NEW-Residential Acre-Lot	401
020-001-000-003-03	19254 US-23 N	10/12/2021	77000	WD	03-ARM'S LENGTH	77000	30600	39.74025974	61119	42005	34995	23001.20313	1.521	0	#DIV/0!	6	020-001-01 NEW-Residential Acre-Lot	401

For 2024, use 0.82 for Residential

Bearinger Township-2024 ECF US-23 View Lots

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. 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
021-085-000-004-00	19247 US-23 N	1/10/2023	110000	WD	03-ARM'S LENGTH	110000	74300	67.54545455	148612	39597	70403	131185.3125	0.537	1248	56.4127	7	NEW-US23 View Lot	401
021-024-000-051-00	22770 US-23 N	11/12/2021	369000	WD	08-ESTATE	369000	184900	50.10840108	369736	35174	333826	402601.6875	0.829	2100	158.965	7	NEW-US23 View Lot	401
021-024-000-058-00		10/8/2021	145000	WD	03-ARM'S LENGTH	145000	56500	38.96551724	112876	70504	74496	50989.16797	1.461	576	129.333	7	021-024-000-058-00 NEW-US23 View Lot	402
													0.942					

For 2024, use 0.94 for View Lots

Bearinger Township-2024 ECF River

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Land Table	Property Class
020-001-000-006-02	10296 OCQUEOC LK RD	6/28/2021	250000	WD	03-ARM'S LENGTH	250000	0	0	294105	149179	100821	182067.8438	0.554	1728	58.3455	SMLAK	SMALL LAKE - CLEAR/ORCHARD	1
020-012-000-024-00	9910 OCQUEOC LK RD	4/29/2022	248000	WD	03-ARM'S LENGTH	248000	87500	35.28225806	175002	45764	202236	162359.2969	1.246	1272	158.991	SMLAK	SMALL LAKE - CLEAR/ORCHARD	401
													0.900					

For 2024, use 0.90 for River

Bearing Township-2024 ECF Small Lakes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Land Table	Property Class
020-001-000-006-02	10296 OCQUEOC LK RD	6/28/2021	250000	WD	03-ARM'S LENGTH	250000	0	0	294105	149179	100821	182067.8438	0.554	1728	58.3455	SMLAK	SMALL LAKE - CLEAR/ORCHARD	1
020-012-000-024-00	9910 OCQUEOC LK RD	4/29/2022	248000	WD	03-ARM'S LENGTH	248000	87500	35.28225806	175002	45764	202236	162359.2969	1.246	1272	158.991	SMLAK	SMALL LAKE - CLEAR/ORCHARD	401
													0.900					

For 2024, use 0.90 for Small Lakes