

Bearinger Township-2026 ECF Analysis Subdivision Lots-Lakefront

| 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 |
|--------------------|----------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|-----------------------|------------|-----------|----------|------------------------|---------------------------|----------------|
| 021-140-000-324-00 |                | 7/3/2023  | 580000     | WD     | 580000       | 607707         | 119139      | 460861         | 375821.5391  | 1.226                 | 2720       | 169.4342  | 1        | 021-140-000-325-00, 02 | NEW-Subdivision Lots-LAKE | 401            |
| 021-140-000-387-00 | 19009 HAWK LN  | 6/16/2023 | 410000     | WD     | 410000       | 362748         | 117980      | 292020         | 188283.0801  | <u>1.551</u><br>1.389 | 1472       | 198.3832  | 1        | 021-140-000-388-00, 02 | NEW-Subdivision Lots-LAKE | 401            |

For 2026, use 1.35 for Huron Beach, Sub Lots, Lakefront

Bearinger Township-2026 ECF Analysis Black Lake-View 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 |
|--------------------|----------------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|--------------------------|----------------|
| 020-012-000-012-04 | 9340 OCQUEOC LK RD   | 1/10/2025 | 30000      | WD     | 30000        | 80660          | 16401       | 13599          | 74719.76563  | 0.18   | 1265       | 10.750198 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-005-00 | 18355 TOWN HALL HWY  | 5/30/2024 | 120000     | WD     | 120000       | 131933         | 35682       | 84318          | 111919.7656  | 0.75   | 1280       | 65.873438 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-008-02 |                      | 7/15/2024 | 132000     | WD     | 132000       | 117545         | 79750       | 52250          | 43947.67578  | 1.19   | 200        | 261.25    | 6        | 020-022-000-008-03    | NEW-Residential Acre-Lot | 402            |
| 021-036-000-006-00 | 20236 US-23 N        | 4/19/2024 | 58000      | WD     | 58000        | 46970          | 18617       | 39383          | 32968.60547  | 1.19   | 924        | 42.622294 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-033-000-025-00 | 19280 FLEWELLING HWY | 9/12/2023 | 280000     | WD     | 280000       | 217831         | 73801       | 206199         | 167476.75    | 1.23   | 896        | 230.13281 | 6        |                       | NEW-Residential Acre-Lot | 401            |
|                    |                      |           |            |        |              |                |             |                |              | 0.91   |            |           |          |                       |                          |                |

For 2026, use 0.90 for General Residential, View Lots, Inland Lakes, Black Lake View

Bearinger Township-2026 ECF Analysis Subdivision Lots-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 | \$/Sq.Ft. | ECF Area | Other Parcels in Sale  | Land Table                | Property Class |
|--------------------|-----------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|------------------------|---------------------------|----------------|
| 021-140-000-577-00 | 19362 UTA LN    | 5/16/2024 | 100000     | WD     | 100000       | 127930         | 20459       | 79541          | 82670        | 0.962        | 864        | 92.06134  | 2        |                        | NEW-Subdivision Lots-VIEW | 401            |
| 021-140-000-325-00 | 18711 DARTER LN | 7/3/2023  | 580000     | WD     | 580000       | 607707         | 119139      | 460861         | 375821.5391  | 1.226        | 2720       | 169.4342  | 2        | 021-140-000-324-00, 02 | NEW-Subdivision Lots-VIEW | 401            |
| 021-140-000-388-00 |                 | 6/16/2023 | 410000     | WD     | 410000       | 362748         | 117980      | 292020         | 188283.0801  | <u>1.551</u> | 1472       | 198.3832  | 2        | 021-140-000-387-00, 02 | NEW-Subdivision Lots-VIEW | 401            |

1.246

For 2026, use 1.24 for Huron Beach View Lots

Bearinger Township-2026 ECF Analysis Subdivision Lots-Back

| 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 |
|--------------------|-----------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|------------------------|---------------------------|----------------|
| 021-140-000-477-00 | 19204 MARLIN LN | 6/20/2024 | 55000      | WD     | 55000        | 117303         | 7925        | 47075          | 84136.92188  | 0.560        | 1016       | 46.3337   | 3        |                        | NEW-Subdivision Lots-BACK | 401            |
| 021-140-000-329-00 |                 | 7/3/2023  | 580000     | WD     | 580000       | 607707         | 119139      | 460861         | 375821.5391  | 1.226        | 2720       | 169.434   | 3        | 021-140-000-325-00, 02 | NEW-Subdivision Lots-BACK | 402            |
| 021-140-000-391-00 |                 | 6/16/2023 | 410000     | WD     | 410000       | 362748         | 117980      | 292020         | 188283.0801  | <u>1.551</u> | 1472       | 198.383   | 3        | 021-140-000-388-00, 02 | NEW-Subdivision Lots-BACK | 402            |
|                    |                 |           |            |        |              |                |             |                |              | 1.112        |            |           |          |                        |                           |                |

For 2026, use 1.10 for Huron Beach backlots



Bearinger Township-2026 ECF Analysis Lake Huron Frontage Non-Subdivision

| 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 |
|--------------------|----------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|-----------------------|------------|-----------|----------|------------------------|---------------------------|----------------|
| 021-140-000-324-00 |                | 7/3/2023  | 580000     | WD     | 580000       | 607707         | 119139      | 460861         | 375821.5391  | 1.226                 | 2720       | 169.4342  | 1        | 021-140-000-325-00, 02 | NEW-Subdivision Lots-LAKE | 401            |
| 021-140-000-387-00 | 19009 HAWK LN  | 6/16/2023 | 410000     | WD     | 410000       | 362748         | 117980      | 292020         | 188283.0801  | <u>1.551</u><br>1.389 | 1472       | 198.3832  | 1        | 021-140-000-388-00, 02 | NEW-Subdivision Lots-LAKE | 401            |

For 2026, use 1.35 for Huron Beach, Sub Lots, Lakefront

Bearinger Township-2026 ECF Analysis Residential Acres and 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 |
|--------------------|----------------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|--------------------------|----------------|
| 020-012-000-012-04 | 9340 OCQUEOC LK RD   | 1/10/2025 | 30000      | WD     | 30000        | 80660          | 16401       | 13599          | 74719.76563  | 0.18   | 1265       | 10.750198 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-005-00 | 18355 TOWN HALL HWY  | 5/30/2024 | 120000     | WD     | 120000       | 131933         | 35682       | 84318          | 111919.7656  | 0.75   | 1280       | 65.873438 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-008-02 |                      | 7/15/2024 | 132000     | WD     | 132000       | 117545         | 79750       | 52250          | 43947.67578  | 1.19   | 200        | 261.25    | 6        | 020-022-000-008-03    | NEW-Residential Acre-Lot | 402            |
| 021-036-000-006-00 | 20236 US-23 N        | 4/19/2024 | 58000      | WD     | 58000        | 46970          | 18617       | 39383          | 32968.60547  | 1.19   | 924        | 42.622294 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-033-000-025-00 | 19280 FLEWELLING HWY | 9/12/2023 | 280000     | WD     | 280000       | 217831         | 73801       | 206199         | 167476.75    | 1.23   | 896        | 230.13281 | 6        |                       | NEW-Residential Acre-Lot | 401            |
|                    |                      |           |            |        |              |                |             |                |              | 0.91   |            |           |          |                       |                          |                |

For 2026, use 0.90 for General Residential, View Lots, Inland Lakes, Black Lake View

Bearinger Township-2026 ECF Analysis US-23 View 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 |
|--------------------|----------------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|--------------------------|----------------|
| 020-012-000-012-04 | 9340 OCQUEOC LK RD   | 1/10/2025 | 30000      | WD     | 30000        | 80660          | 16401       | 13599          | 74719.76563  | 0.18   | 1265       | 10.750198 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-005-00 | 18355 TOWN HALL HWY  | 5/30/2024 | 120000     | WD     | 120000       | 131933         | 35682       | 84318          | 111919.7656  | 0.75   | 1280       | 65.873438 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-008-02 |                      | 7/15/2024 | 132000     | WD     | 132000       | 117545         | 79750       | 52250          | 43947.67578  | 1.19   | 200        | 261.25    | 6        | 020-022-000-008-03    | NEW-Residential Acre-Lot | 402            |
| 021-036-000-006-00 | 20236 US-23 N        | 4/19/2024 | 58000      | WD     | 58000        | 46970          | 18617       | 39383          | 32968.60547  | 1.19   | 924        | 42.622294 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-033-000-025-00 | 19280 FLEWELLING HWY | 9/12/2023 | 280000     | WD     | 280000       | 217831         | 73801       | 206199         | 167476.75    | 1.23   | 896        | 230.13281 | 6        |                       | NEW-Residential Acre-Lot | 401            |
|                    |                      |           |            |        |              |                |             |                |              | 0.91   |            |           |          |                       |                          |                |

For 2026, use 0.90 for General Residential, View Lots, Inland Lakes, Black Lake View

Bearinger Township-2026 ECF Analysis River

| 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 |
|--------------------|----------------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|--------------------------|----------------|
| 020-012-000-012-04 | 9340 OCQUEOC LK RD   | 1/10/2025 | 30000      | WD     | 30000        | 80660          | 16401       | 13599          | 74719.76563  | 0.18   | 1265       | 10.750198 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-005-00 | 18355 TOWN HALL HWY  | 5/30/2024 | 120000     | WD     | 120000       | 131933         | 35682       | 84318          | 111919.7656  | 0.75   | 1280       | 65.873438 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-008-02 |                      | 7/15/2024 | 132000     | WD     | 132000       | 117545         | 79750       | 52250          | 43947.67578  | 1.19   | 200        | 261.25    | 6        | 020-022-000-008-03    | NEW-Residential Acre-Lot | 402            |
| 021-036-000-006-00 | 20236 US-23 N        | 4/19/2024 | 58000      | WD     | 58000        | 46970          | 18617       | 39383          | 32968.60547  | 1.19   | 924        | 42.622294 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-033-000-025-00 | 19280 FLEWELLING HWY | 9/12/2023 | 280000     | WD     | 280000       | 217831         | 73801       | 206199         | 167476.75    | 1.23   | 896        | 230.13281 | 6        |                       | NEW-Residential Acre-Lot | 401            |
|                    |                      |           |            |        |              |                |             |                |              | 0.91   |            |           |          |                       |                          |                |

For 2026, use 0.90 for General Residential, View Lots, Inland Lakes, Black Lake View

Bearinger Township-2026 ECF Analysis Small Lakes-Clear/Orchard

| 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 |
|--------------------|----------------------|-----------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|--------------------------|----------------|
| 020-012-000-012-04 | 9340 OCQUEOC LK RD   | 1/10/2025 | 30000      | WD     | 30000        | 80660          | 16401       | 13599          | 74719.76563  | 0.18   | 1265       | 10.750198 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-005-00 | 18355 TOWN HALL HWY  | 5/30/2024 | 120000     | WD     | 120000       | 131933         | 35682       | 84318          | 111919.7656  | 0.75   | 1280       | 65.873438 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-022-000-008-02 |                      | 7/15/2024 | 132000     | WD     | 132000       | 117545         | 79750       | 52250          | 43947.67578  | 1.19   | 200        | 261.25    | 6        | 020-022-000-008-03    | NEW-Residential Acre-Lot | 402            |
| 021-036-000-006-00 | 20236 US-23 N        | 4/19/2024 | 58000      | WD     | 58000        | 46970          | 18617       | 39383          | 32968.60547  | 1.19   | 924        | 42.622294 | 6        |                       | NEW-Residential Acre-Lot | 401            |
| 020-033-000-025-00 | 19280 FLEWELLING HWY | 9/12/2023 | 280000     | WD     | 280000       | 217831         | 73801       | 206199         | 167476.75    | 1.23   | 896        | 230.13281 | 6        |                       | NEW-Residential Acre-Lot | 401            |

0.91

For 2026, use 0.90 for General Residential, View Lots, Inland Lakes, Black Lake View