

Belknap Township-2026 ECF Analysis Agricultural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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 Parcels in Sale	Land Table	Property Class
030-009-000-090-00	4439 CO RD 451	9/7/2023	200000	LC	200000	119900	59.95	239889	160000	40000	133148.3359	0.300	1766	22.65006	101		General Agricultural	101
030-027-000-040-01	7981 S ROGERS RD	5/2/2023	420000	LC	420000	201200	47.9047619	402430	264853	155147	229294.9948	0.677	1732	89.57679	101		General Agricultural	101

For 2026, use 0.60 for Belknap Ag ECF

Belknap Township-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	Unit	County
064-V10-009-010-00	112 E PARK ST	10/2/2023	199900	WD	199900	150448	49622	150278	144037.1406	1.043	1163	129.216	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Oscoda	Iosco
064-A30-000-042-00	5650 F 41	3/8/2024	100000	LC	100000	66962	32880	67120	60860.71429	1.103	1200		02300		92300 COMMERCIAL F 41	201	Oscoda	Iosco
070-015-400-028-00	M65	6/15/2023	40000	WD	40000	46796	15896	24104	42916.66667	0.562	1564		201		COMMERCIAL HALE	201	Plainfield	Iosco
018-103-000-102-01	2447 US 23 SOUTH	10/24/2024	165000	WD	165000	119294	55381	109619	135985.1064	0.806	1600	68.5119	201b		Commercial NEW US23-1	201	Alpena Twp	Alpena
092-037-000-015-00	114 ARBOR LANE	10/4/2024	150000	WD	150000	171984	92602	57398	139266.6667	0.412	1645	34.8924	04		Commercial-General	201	Alpena City	Alpena
070-015-400-009-00	3649 N M65	10/20/2023	55000	WD	55000	106909	16500	38500	125568.0556	0.307	1824		201		COMMERCIAL HALE	201	Plainfield	Iosco
132-F20-013-004-00	125 E LAKE ST	8/23/2024	210000	MLC	210000	193802	120424	89576	74119	1.209	1847	48.4981	'COM		COMMERCIAL	201	Tawas City	Iosco
073-L60-999-007-00	4973 N MAIN ST	9/28/2023	55000	WD	55000	55926	15416	39584	56263.88889	0.704	2100		201		COMMERCIAL HALE	201	Plainfield	Iosco
093-677-000-103-00		10/15/2024	145000	WD	145000	79388	852	144148	137003.5088	1.052	2100	68.6419	04	093-677-000-104-00	Commercial-General	207	Alpena City	Alpena
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	East Tawas	Iosco
064-M10-000-009-00	5149 N US-23	12/20/2024	135000	WD	135000	186757	100075	34925	107014.8148	0.326	2556		02200		92200 COMMERCIAL B2	201	Oscoda	Iosco
030-004-000-010-03	3018 CO RD 451	10/27/2023	63400	WD	63400	87071	23364	40036	98010.76772	0.408	2607	15.3571	201		Commercial	201	Belknap	Presque Isle
063-028-100-005-00	5738 F 41	8/13/2024	86750	QC	86750	146445	36906	49844	195605.3527	0.255	2700		02300		92300 COMMERCIAL F 41	201	Oscoda	Iosco
018-103-000-138-00	2500 US 23 SOUTH	1/20/2025	140000	WD	140000	116382	62573	77427	128729.6651	0.601	2970	26.0697	201c		Commercial NEW US23-2	201	Alpena Twp	Alpena
064-V10-011-006-30	117 S STATE ST	4/20/2023	100000	WD	100000	121981	20566	79434	144878.5723	0.548	2992	26.5488	02100		92100 COMMERCIAL B1 & OLD DOWNTOWN	201	Oscoda	Iosco

0.649 Avg of All
 0.606 Avg of Twp Only
 0.628 MidPoint

For 2026, use 0.63 for Belknap Twp Commercial

Belknap Township-2026 ECF Analysis Residential

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
030-030-000-010-00	3151 NOFFZE HWY	8/25/2023	220000	WD	220000	237244	117350	102650	133215.5537	0.771	1811	56.6813915	401		Residential Acreage	401
030-004-000-230-00	3653 CO RD 451	12/2/2024	70000	WD	70000	78177	11674	58326	73892.21875	0.789	1138	51.25307557	BACK		Residential Backlots	401
030-031-000-050-00	8018 MIELKE RD	4/20/2023	160000	WD	160000	161888	116000	44000	50986.6671	0.863	448	98.21428571	401		Residential Acreage	401
030-014-000-070-02	5101 PETERSVILLE RD	4/10/2024	250000	WD	250000	253337	23760	226240	255085.5625	0.887	1736	130.3225806	401		Residential Acreage	401
030-004-000-190-00	3682 CO RD 451	2/28/2024	220000	WD	220000	144809	33136	186864	124081.1094	1.506	1376	135.8023256	401		Residential Acreage	401
030-008-000-040-00	2727 W RISTOW HWY	6/10/2024	260000	WD	260000	153461	20384	239616	147863.3281	<u>1.621</u>	1960	122.2530612	BACK		Residential Backlots	401
										1.073						

For 2026, use 1.073 for Belknap Residential