

Bismarck Township-2024 ECF Analysis Agricultural

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 Pa Land Table	Property Class
040-012-000-100-00	4074 W 634 HWY	8/13/2021	415000	WD	03-ARM'S LENGTH	415000	162300	39.10843373	324510	127372	287628	230143.1746	1.2498	2432	118.27	101	Agricultural	101

1.2498  
0.75 Residential ECF  
0.9999 Average

For 2024, use 0.95 for Ag Buildings in the Ag Class  
For 2024, use 0.75 for Residential Buildings in the Ag Class

Bismarck Township-2024 ECF Analysis Commercial

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 Parce Land Table	Property Class
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.5324	1964	39.36761711	201		201

The above sale is in Bismarck Twp, indicating a 0.53 ECF

General Presque Isle County Commercial-Industrial Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce Land Table	Property Class
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741374	201	Commercial	201
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201	Commercial	201
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46732738	201	Commercial	201
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36761711	201		201
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799228	201	Commercial	201

0.504

For Bismarck Twp, use 0.50 for Commercial and Industrial ECF

Bismarck Township-2024 ECF Analysis Industrial

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 Parce Land Table	Property Class
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.5324	1964	39.36761711	201		201

The above sale is in Bismarck Twp, indicating a 0.53 ECF

General Presque Isle County Commercial-Industrial Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Other Parce Land Table	Property Class
022-023-000-889-00	16400 M32 W	8/31/2021	205000	WD	03-ARM'S LENGTH	205000	100000	48.7804878	273381	44698	160302	326690	0.491	12868	12.45741374	201	Commercial	201
042-009-000-625-00	9101 S BOLTON RD	7/29/2021	80000	WD	03-ARM'S LENGTH	80000	40500	50.625	146821	17768	62232	159128.2368	0.391	3200	19.4475	201	Commercial	201
142-033-000-019-00	2854 CO RD 451	7/6/2022	250000	WD	03-ARM'S LENGTH	250000	144900	57.96	289744	117161	132839	313787.2727	0.423	9182	14.46732738	201	Commercial	201
042-100-006-004-00	4095 PINKERTON AVE	10/14/2021	105000	WD	03-ARM'S LENGTH	105000	50100	47.71428571	100299	27682	77318	145234	0.532	1964	39.36761711	201		201
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHER	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799228	201	Commercial	201

0.504

For Bismarck Twp, use 0.50 for Commercial and Industrial ECF

Bismarck Township-2024 ECF Analysis 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 Par	Land Table	Property Class
040-013-000-040-05	11388 CO RD 451	12/22/2022	100000	WD	03-ARM'S LENGTH	100000	55400	55.4	110749	80863	19137	42694.28516	0.4482	952	20.1019	401		Residential A	401
041-026-000-010-15		12/5/2022	42400	WD	03-ARM'S LENGTH	42400	23800	56.13207547	47611	26378	16022	30332.85742	0.5282	1238	12.9418	401	041-026-0	Residential A	402
040-002-000-010-01	9118 S WARD BRANCH F	11/17/2021	138500	WD	03-ARM'S LENGTH	138500	70000	50.54151625	140024	17418	121082	175151.4263	0.6913	1500	80.7213	401		Residential A	401
040-020-000-050-02	8113 W 634 HWY	11/9/2021	149000	WD	03-ARM'S LENGTH	149000	73200	49.12751678	146341	20758	128242	179404.2924	0.7148	1344	95.4182	401		Residential A	401
040-036-000-070-01	14990 CO RD 451	1/13/2023	150000	WD	03-ARM'S LENGTH	150000	71600	47.73333333	143342	39202	110798	148771.4308	0.7448	1657	66.8666	401	040-036-C	Residential A	401
042-100-006-001-00	8018 CO RD 451	4/7/2022	27000	LC	21-NOT USED/OTHI	27000	11200	41.48148148	22486	2908	24092	27968.57227	0.8614	1344	17.9256	401			401
041-110-000-024-00		8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	401	041-115-C	Residential B.	401
											630545	811828.3331	0.7152						
													0.7767						

For 2024, use 0.75 for Residential Buildings (prior year was 0.70 as well)

Bismarck Township-2024 ECF Analysis Lake Ella

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	21-NOT USED/OTHER	130880	96300	73.57885086	192674	64243	66637	151095.293	0.4410	1488	44.7829	LKNET		Lake Nettie	401
041-075-000-005-01	10588 LAKE MAY RD	8/2/2021	100000	WD	03-ARM'S LENGTH	100000	71800	71.8	143532	30733	69267	154519.1719	0.4483	1248	55.5024	LKMAY		Lake May	401
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	170000	86500	50.88235294	173070	63095	106905	150650.6875	0.7096	1014	105.429	LKLOU		Lake Louise	401
041-032-000-650-00	8614 LAKE NETTIE RD	8/16/2021	180000	WD	08-ESTATE	180000	94200	52.33333333	188333	62803	117197	147682.3594	0.7936	1374	85.2962	LKNET	041-032-0	Lake Nettie	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	03-ARM'S LENGTH	275000	125000	45.45454545	250012	65572	209428	252657.54	0.8289	2310	90.6615	LKEMA		Lake Emma	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	LKLST	041-110-0	Lake Nettie	401
041-110-000-044-00	8641 LAKEVIEW DR	10/1/2021	260000	WD	03-ARM'S LENGTH	260000	96800	37.23076923	193622	29223	230777	224588.7988	1.0276	1800	128.209	LKLST		Lost Lake	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	209000	77200	36.93779904	154334	33496	175504	165531.5	1.0602	1008	174.111	LKLOU		Lake Louise	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	93500	34.75836431	187009	39678	229322	173330.5938	1.3230	1464	156.641	LKNET		Lake Nettie	401
040-016-000-300-00	11169 EAST PTE RD	8/8/2022	449900	WD	03-ARM'S LENGTH	449900	127600	28.36185819	255121	38886	411014	296212.3418	1.3876	1540	266.892	LKMAY		Lake May	401
													0.9037						

For 2024, use 0.90 for All Lakes and Water Influence

Bismarck Township-2024 ECF Analysis Lake Emma

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	21-NOT USED/OTHER	130880	96300	73.57885086	192674	64243	66637	151095.293	0.4410	1488	44.7829	LKNET		Lake Nettie	401
041-075-000-005-01	10588 LAKE MAY RD	8/2/2021	100000	WD	03-ARM'S LENGTH	100000	71800	71.8	143532	30733	69267	154519.1719	0.4483	1248	55.5024	LKMAY		Lake May	401
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	170000	86500	50.88235294	173070	63095	106905	150650.6875	0.7096	1014	105.429	LKLOU		Lake Louise	401
041-032-000-650-00	8614 LAKE NETTIE RD	8/16/2021	180000	WD	08-ESTATE	180000	94200	52.33333333	188333	62803	117197	147682.3594	0.7936	1374	85.2962	LKNET	041-032-0	Lake Nettie	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	03-ARM'S LENGTH	275000	125000	45.45454545	250012	65572	209428	252657.54	0.8289	2310	90.6615	LKEMA		Lake Emma	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	LKLST	041-110-0	Lost Lake	401
041-110-000-044-00	8641 LAKEVIEW DR	10/1/2021	260000	WD	03-ARM'S LENGTH	260000	96800	37.23076923	193622	29223	230777	224588.7988	1.0276	1800	128.209	LKLST		Lost Lake	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	209000	77200	36.93779904	154334	33496	175504	165531.5	1.0602	1008	174.111	LKLOU		Lake Louise	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	93500	34.75836431	187009	39678	229322	173330.5938	1.3230	1464	156.641	LKNET		Lake Nettie	401
040-016-000-300-00	11169 EAST PTE RD	8/8/2022	449900	WD	03-ARM'S LENGTH	449900	127600	28.36185819	255121	38886	411014	296212.3418	1.3876	1540	266.892	LKMAY		Lake May	401
													0.9037						

For 2024, use 0.90 for All Lakes and Water Influence

Bismarck Township-2024 ECF Analysis Lake Louise

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	21-NOT USED/OTHER	130880	96300	73.57885086	192674	64243	66637	151095.293	0.4410	1488	44.7829	LKNET		Lake Nettie	401
041-075-000-005-01	10588 LAKE MAY RD	8/2/2021	100000	WD	03-ARM'S LENGTH	100000	71800	71.8	143532	30733	69267	154519.1719	0.4483	1248	55.5024	LKMAY		Lake May	401
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	170000	86500	50.88235294	173070	63095	106905	150650.6875	0.7096	1014	105.429	LKLOU		Lake Louise	401
041-032-000-650-00	8614 LAKE NETTIE RD	8/16/2021	180000	WD	08-ESTATE	180000	94200	52.33333333	188333	62803	117197	147682.3594	0.7936	1374	85.2962	LKNET	041-032-0	Lake Nettie	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	03-ARM'S LENGTH	275000	125000	45.45454545	250012	65572	209428	252657.54	0.8289	2310	90.6615	LKEMA		Lake Emma	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	LKLST	041-110-0	Lost Lake	401
041-110-000-044-00	8641 LAKEVIEW DR	10/1/2021	260000	WD	03-ARM'S LENGTH	260000	96800	37.23076923	193622	29223	230777	224588.7988	1.0276	1800	128.209	LKLST		Lost Lake	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	209000	77200	36.93779904	154334	33496	175504	165531.5	1.0602	1008	174.111	LKLOU		Lake Louise	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	93500	34.75836431	187009	39678	229322	173330.5938	1.3230	1464	156.641	LKNET		Lake Nettie	401
040-016-000-300-00	11169 EAST PTE RD	8/8/2022	449900	WD	03-ARM'S LENGTH	449900	127600	28.36185819	255121	38886	411014	296212.3418	1.3876	1540	266.892	LKMAY		Lake May	401
													0.9037						

For 2024, use 0.90 for All Lakes and Water Influence

Bismarck Township-2024 ECF Analysis Lost Lake

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	21-NOT USED/OTHER	130880	96300	73.57885086	192674	64243	66637	151095.293	0.4410	1488	44.7829	LKNET		Lake Nettie	401
041-075-000-005-01	10588 LAKE MAY RD	8/2/2021	100000	WD	03-ARM'S LENGTH	100000	71800	71.8	143532	30733	69267	154519.1719	0.4483	1248	55.5024	LKMAY		Lake May	401
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	170000	86500	50.88235294	173070	63095	106905	150650.6875	0.7096	1014	105.429	LKLOU		Lake Louise	401
041-032-000-650-00	8614 LAKE NETTIE RD	8/16/2021	180000	WD	08-ESTATE	180000	94200	52.33333333	188333	62803	117197	147682.3594	0.7936	1374	85.2962	LKNET	041-032-0	Lake Nettie	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	03-ARM'S LENGTH	275000	125000	45.45454545	250012	65572	209428	252657.54	0.8289	2310	90.6615	LKEMA		Lake Emma	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	LKLST	041-110-0	Lost Lake	401
041-110-000-044-00	8641 LAKEVIEW DR	10/1/2021	260000	WD	03-ARM'S LENGTH	260000	96800	37.23076923	193622	29223	230777	224588.7988	1.0276	1800	128.209	LKLST		Lost Lake	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	209000	77200	36.93779904	154334	33496	175504	165531.5	1.0602	1008	174.111	LKLOU		Lake Louise	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	93500	34.75836431	187009	39678	229322	173330.5938	1.3230	1464	156.641	LKNET		Lake Nettie	401
040-016-000-300-00	11169 EAST PTE RD	8/8/2022	449900	WD	03-ARM'S LENGTH	449900	127600	28.36185819	255121	38886	411014	296212.3418	1.3876	1540	266.892	LKMAY		Lake May	401
													0.9037						

For 2024, use 0.90 for All Lakes and Water Influence

Bismarck Township-2024 ECF Analysis Lake May

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	21-NOT USED/OTHER	130880	96300	73.57885086	192674	64243	66637	151095.293	0.4410	1488	44.7829	LKNET		Lake Nettie	401
041-075-000-005-01	10588 LAKE MAY RD	8/2/2021	100000	WD	03-ARM'S LENGTH	100000	71800	71.8	143532	30733	69267	154519.1719	0.4483	1248	55.5024	LKMAY		Lake May	401
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	170000	86500	50.88235294	173070	63095	106905	150650.6875	0.7096	1014	105.429	LKLOU		Lake Louise	401
041-032-000-650-00	8614 LAKE NETTIE RD	8/16/2021	180000	WD	08-ESTATE	180000	94200	52.33333333	188333	62803	117197	147682.3594	0.7936	1374	85.2962	LKNET	041-032-0	Lake Nettie	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	03-ARM'S LENGTH	275000	125000	45.45454545	250012	65572	209428	252657.54	0.8289	2310	90.6615	LKEMA		Lake Emma	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	LKLST	041-110-0	Lost Lake	401
041-110-000-044-00	8641 LAKEVIEW DR	10/1/2021	260000	WD	03-ARM'S LENGTH	260000	96800	37.23076923	193622	29223	230777	224588.7988	1.0276	1800	128.209	LKLST		Lost Lake	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	209000	77200	36.93779904	154334	33496	175504	165531.5	1.0602	1008	174.111	LKLOU		Lake Louise	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	93500	34.75836431	187009	39678	229322	173330.5938	1.3230	1464	156.641	LKNET		Lake Nettie	401
040-016-000-300-00	11169 EAST PTE RD	8/8/2022	449900	WD	03-ARM'S LENGTH	449900	127600	28.36185819	255121	38886	411014	296212.3418	1.3876	1540	266.892	LKMAY		Lake May	401
													0.9037						

For 2024, use 0.90 for All Lakes and Water Influence

Bismarck Township-2024 ECF Analysis Lake Nettie

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	21-NOT USED/OTHER	130880	96300	73.57885086	192674	64243	66637	151095.293	0.4410	1488	44.7829	LKNET		Lake Nettie	401
041-075-000-005-01	10588 LAKE MAY RD	8/2/2021	100000	WD	03-ARM'S LENGTH	100000	71800	71.8	143532	30733	69267	154519.1719	0.4483	1248	55.5024	LKMAY		Lake May	401
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	170000	86500	50.88235294	173070	63095	106905	150650.6875	0.7096	1014	105.429	LKLOU		Lake Louise	401
041-032-000-650-00	8614 LAKE NETTIE RD	8/16/2021	180000	WD	08-ESTATE	180000	94200	52.33333333	188333	62803	117197	147682.3594	0.7936	1374	85.2962	LKNET	041-032-0	Lake Nettie	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	03-ARM'S LENGTH	275000	125000	45.45454545	250012	65572	209428	252657.54	0.8289	2310	90.6615	LKEMA		Lake Emma	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	LKLST	041-110-0	Lost Lake	401
041-110-000-044-00	8641 LAKEVIEW DR	10/1/2021	260000	WD	03-ARM'S LENGTH	260000	96800	37.23076923	193622	29223	230777	224588.7988	1.0276	1800	128.209	LKLST		Lost Lake	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	209000	77200	36.93779904	154334	33496	175504	165531.5	1.0602	1008	174.111	LKLOU		Lake Louise	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	93500	34.75836431	187009	39678	229322	173330.5938	1.3230	1464	156.641	LKNET		Lake Nettie	401
040-016-000-300-00	11169 EAST PTE RD	8/8/2022	449900	WD	03-ARM'S LENGTH	449900	127600	28.36185819	255121	38886	411014	296212.3418	1.3876	1540	266.892	LKMAY		Lake May	401

For 2024, use 0.90 for All Lakes and Water Influence

Bismarck Township-2024 ECF Analysis Water Influence

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
041-120-000-003-00	8607 INDIAN TRAIL RD	10/27/2022	130880	OTH	21-NOT USED/OTHER	130880	96300	73.57885086	192674	64243	66637	151095.293	0.4410	1488	44.7829	LKNET		Lake Nettie	401
041-075-000-005-01	10588 LAKE MAY RD	8/2/2021	100000	WD	03-ARM'S LENGTH	100000	71800	71.8	143532	30733	69267	154519.1719	0.4483	1248	55.5024	LKMAY		Lake May	401
040-005-000-010-25	9019 S LAKE LOUISE RD	3/17/2023	170000	WD	03-ARM'S LENGTH	170000	86500	50.88235294	173070	63095	106905	150650.6875	0.7096	1014	105.429	LKLOU		Lake Louise	401
041-032-000-650-00	8614 LAKE NETTIE RD	8/16/2021	180000	WD	08-ESTATE	180000	94200	52.33333333	188333	62803	117197	147682.3594	0.7936	1374	85.2962	LKNET	041-032-0	Lake Nettie	401
040-018-000-140-08	11480 LAKE EMMA RD	7/1/2022	275000	WD	03-ARM'S LENGTH	275000	125000	45.45454545	250012	65572	209428	252657.54	0.8289	2310	90.6615	LKEMA		Lake Emma	401
041-115-000-014-00	8515 LAKE MAY RD	8/24/2022	250000	WD	03-ARM'S LENGTH	250000	95300	38.12	190722	38828	211172	207505.4688	1.0177	1560	135.367	LKLST	041-110-0	Lost Lake	401
041-110-000-044-00	8641 LAKEVIEW DR	10/1/2021	260000	WD	03-ARM'S LENGTH	260000	96800	37.23076923	193622	29223	230777	224588.7988	1.0276	1800	128.209	LKLST		Lost Lake	401
040-005-000-010-26	9035 S LAKE LOUISE RD	1/13/2023	209000	WD	03-ARM'S LENGTH	209000	77200	36.93779904	154334	33496	175504	165531.5	1.0602	1008	174.111	LKLOU		Lake Louise	401
041-032-000-500-00	8482 LAKE NETTIE RD	8/19/2022	269000	WD	03-ARM'S LENGTH	269000	93500	34.75836431	187009	39678	229322	173330.5938	1.3230	1464	156.641	LKNET		Lake Nettie	401
040-016-000-300-00	11169 EAST PTE RD	8/8/2022	449900	WD	03-ARM'S LENGTH	449900	127600	28.36185819	255121	38886	411014	296212.3418	1.3876	1540	266.892	LKMAY		Lake May	401
													0.9037						

For 2024, use 0.90 for All Lakes and Water Influence