

Bismarck Township-2026 ECF Analysis Agricultural

| 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 |
|--------------------|------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|---------------|------------|-----------|----------|-----------------------|---------------------|----------------|
| 041-025-000-060-02 | 4556 W 638 HWY   | 10/2/2023  | 235000     | WD     | 235000       | 193809         | 89681       | 145319         | 137010.5273  | 1.0606        | 1350       | 107.6437  | 101      |                       | Agricultural        | 101            |
| 041-036-000-090-01 | 4643 W 638 HWY   | 6/20/2023  | 45000      | WD     | 45000        | 70897          | 11896       | 33104          | 77632.89844  | 0.4264        | 1092       | 30.31502  | 401      |                       | Residential Back    | 401            |
| 040-019-000-020-02 |                  | 4/2/2024   | 100000     | LC     | 100000       | 103921         | 92040       | 7960           | 15632.89453  | 0.5092        | 264        | 30.15152  | 401      | 040-019-000-030-00    | Residential Acreage | 401            |
| 041-027-000-050-02 | 6739 NOFFZE HWY  | 2/15/2024  | 170000     | WD     | 170000       | 215009         | 51737       | 118263         | 214831.5863  | 0.5505        | 2070       | 57.13188  | 401      | 041-027-000-050-03    | Residential Acreage | 401            |
| 041-027-000-050-03 |                  | 2/15/2024  | 170000     | WD     | 170000       | 215009         | 51737       | 118263         | 214831.5863  | 0.5505        | 2070       | 57.13188  | 401      | 041-027-000-050-02    | Residential Acreage | 401            |
| 040-019-000-030-00 |                  | 4/1/2024   | 100000     | LC     | 100000       | 102417         | 90536       | 9464           | 15632.89453  | 0.6054        | 264        | 35.84848  | 401      | 040-019-000-020-02    | Residential Acreage | 402            |
| 041-026-000-010-18 |                  | 6/7/2024   | 100000     | WD     | 100000       | 119154         | 51111       | 48889          | 76969.73633  | 0.6352        | 1129       | 43.30292  | 401      | 041-023-000-080-02    | Residential Acreage | 402            |
| 041-033-000-010-02 | 8164 DEWYRE RD   | 1/8/2025   | 89775      | WD     | 89775        | 90987          | 71416       | 18359          | 25751.31607  | 0.7129        | 450        | 40.79778  | 401      |                       | Residential Acreage | 401            |
| 040-013-000-040-02 | 11534 CO RD 451  | 10/24/2023 | 170000     | WD     | 170000       | 149056         | 27934       | 142066         | 159371.0526  | 0.8914        | 1144       | 124.1836  | 401      |                       | Residential Acreage | 401            |
| 041-119-000-004-00 | 8180 LAKE MAY RD | 8/28/2024  | 151330     | WD     | 151330       | 106868         | 7808        | 143522         | 130342.1016  | <u>1.1011</u> | 960        | 149.5021  | 401      |                       | Residential Back    | 401            |

0.7043

For 2026, use 0.70 for Bismarck Twp Residential & Ag properties



Bismarck Township-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 | Unit | County            |
|--------------------|--------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|------------------------|-----------------------|----------------|------|-------------------|
| 012-020-000-501-08 | 1110 DEVERE RD     | 11/4/2024  | 150000     | WD     | 150000       | 385766         | 32912       | 117088         | 588090       | 0.199        | 6944       | 16.86175  | 201a     |                        | 201-Comm-New-Acres    |                | 201  | Alpena Twp Alpena |
| 018-103-000-133-00 | 2539 US 23 SOUTH   | 3/1/2024   | 600000     | WD     | 600000       | 591239         | 165866      | 434134         | 960209.9323  | 0.452        | 7650       | 56.74954  | 201c     |                        | Commercial NEW US23-2 |                | 201  | Alpena Twp Alpena |
| 121-H10-000-004-00 | 821 NEWMAN ST      | 5/31/2024  | 165000     | WD     | 165000       | 408176         | 87371       | 77629          | 403616.6667  | 0.192        | 8690       | 8.933142  | COMM     | 121-H10-999-001-00     | COMMERCIAL            |                | 201  | East Tawas Iosco  |
| 012-016-000-070-00 | 1141 US 23 NORTH   | 8/21/2023  | 560000     | WD     | 560000       | 660189         | 417432      | 142568         | 547984.1986  | 0.260        | 9063       | 15.73077  | 201c     | 012-016-000-068-02     | Commercial NEW US23-2 |                | 201  | Alpena Twp Alpena |
| 066-028-300-003-00 | 5622 N GEORGIA DR  | 5/1/2024   | 700000     | LC     | 700000       | 635379         | 100956      | 599044         | 685378.2609  | 0.874        | 10750      |           | 02400    | 066-028-300-004-00, 06 | 94600 FORMER WAFB     |                | 201  | Oscoda Iosco      |
| 012-016-000-142-00 | 1057 US 23 NORTH   | 6/13/2024  | 1000000    | WD     | 1000000      | 1225100        | 352681      | 647319         | 943163.3333  | 0.686        | 14334      | 45.15969  | 201c     | 018-260-000-445-00     | Commercial NEW US23-2 |                | 202  | Alpena Twp Alpena |
| 064-H90-000-001-00 | 5113 CEDAR LAKE RD | 12/11/2024 | 1115000    | WD     | 1115000      | 1803257        | 324420      | 790580         | 1801570.37   | 0.439        | 14882      |           | 02200    | 064-H95-000-005-00     | 92200 COMMERCIAL B2   |                | 201  | Oscoda Iosco      |
| 012-029-000-340-01 | 1947 M32 W         | 7/31/2023  | 450000     | LC     | 450000       | 311393         | 176610      | 273390         | 304250.5608  | 0.899        | 15498      | 17.64034  | 201c     |                        | Commercial NEW US23-2 |                | 201  | Alpena Twp Alpena |
| 018-103-000-046-01 | 620 S RIPLEY BLVD  | 1/13/2025  | 500000     | WD     | 500000       | 542133         | 184878      | 315122         | 595425       | <u>0.529</u> | 20592      | 15.30313  | 201b     |                        | Commercial NEW US23-1 |                | 201  | Alpena Twp Alpena |
|                    |                    |            |            |        |              |                |             |                |              | 0.503        |            |           |          |                        |                       |                |      |                   |

For 2026, use 0.50 for Bismarck Twp Industrial

Bismarck 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 |
|--------------------|------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|---------------|------------|-----------|----------|-----------------------|---------------------|----------------|
| 041-025-000-060-02 | 4556 W 638 HWY   | 10/2/2023  | 235000     | WD     | 235000       | 193809         | 89681       | 145319         | 137010.5273  | 1.0606        | 1350       | 107.6437  | 101      |                       | Agricultural        | 101            |
| 041-036-000-090-01 | 4643 W 638 HWY   | 6/20/2023  | 45000      | WD     | 45000        | 70897          | 11896       | 33104          | 77632.89844  | 0.4264        | 1092       | 30.31502  | 401      |                       | Residential Back    | 401            |
| 040-019-000-020-02 |                  | 4/2/2024   | 100000     | LC     | 100000       | 103921         | 92040       | 7960           | 15632.89453  | 0.5092        | 264        | 30.15152  | 401      | 040-019-000-030-00    | Residential Acreage | 401            |
| 041-027-000-050-02 | 6739 NOFFZE HWY  | 2/15/2024  | 170000     | WD     | 170000       | 215009         | 51737       | 118263         | 214831.5863  | 0.5505        | 2070       | 57.13188  | 401      | 041-027-000-050-03    | Residential Acreage | 401            |
| 041-027-000-050-03 |                  | 2/15/2024  | 170000     | WD     | 170000       | 215009         | 51737       | 118263         | 214831.5863  | 0.5505        | 2070       | 57.13188  | 401      | 041-027-000-050-02    | Residential Acreage | 401            |
| 040-019-000-030-00 |                  | 4/1/2024   | 100000     | LC     | 100000       | 102417         | 90536       | 9464           | 15632.89453  | 0.6054        | 264        | 35.84848  | 401      | 040-019-000-020-02    | Residential Acreage | 402            |
| 041-026-000-010-18 |                  | 6/7/2024   | 100000     | WD     | 100000       | 119154         | 51111       | 48889          | 76969.73633  | 0.6352        | 1129       | 43.30292  | 401      | 041-023-000-080-02    | Residential Acreage | 402            |
| 041-033-000-010-02 | 8164 DEWYRE RD   | 1/8/2025   | 89775      | WD     | 89775        | 90987          | 71416       | 18359          | 25751.31607  | 0.7129        | 450        | 40.79778  | 401      |                       | Residential Acreage | 401            |
| 040-013-000-040-02 | 11534 CO RD 451  | 10/24/2023 | 170000     | WD     | 170000       | 149056         | 27934       | 142066         | 159371.0526  | 0.8914        | 1144       | 124.1836  | 401      |                       | Residential Acreage | 401            |
| 041-119-000-004-00 | 8180 LAKE MAY RD | 8/28/2024  | 151330     | WD     | 151330       | 106868         | 7808        | 143522         | 130342.1016  | <u>1.1011</u> | 960        | 149.5021  | 401      |                       | Residential Back    | 401            |

0.7043

For 2026, use 0.70 for Bismarck Twp Residential & Ag properties

Bismarck Township-2026 ECF Analysis Lake Ella

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|-------------|----------------|
| 041-031-000-110-02 | 8657 INDIAN TRAIL RD | 1/19/2024  | 162000     | WD     | 162000       | 290170         | 139076      | 22924          | 152620.2031  | 0.1502 | 1080       | 21.2259   | LKNET    |                       | Lake Nettie | 401            |
| 041-120-000-016-00 | 8411 INDIAN TRAIL RD | 11/15/2024 | 207000     | WD     | 207000       | 356373         | 186801      | 20199          | 84778.78906  | 0.2383 | 1152       | 17.5339   | LKNET    | 041-031-000-140-05    | Lake Nettie | 401            |
| 041-032-000-730-00 | 8770 LAKE NETTIE RD  | 2/29/2024  | 110000     | WD     | 110000       | 146407         | 93762       | 16238          | 53176.76953  | 0.3054 | 924        | 17.5736   | LKNET    | 041-032-000-735-00    | Lake Nettie | 401            |
| 040-009-000-070-00 | 10989 RUTH LN        | 6/23/2023  | 95000      | WD     | 95000        | 132832         | 40776       | 54224          | 95991.66016  | 0.5649 | 768        | 70.6042   | LKMAY    |                       | Lake May    | 401            |
| 040-009-000-100-00 | 10947 RUTH LN        | 1/24/2025  | 120000     | WD     | 120000       | 130327         | 65436       | 54564          | 67665.27344  | 0.8064 | 672        | 81.1964   | LKMAY    |                       | Lake May    | 401            |
| 040-005-000-010-17 | 9019 FREEL DR        | 9/28/2023  | 220000     | WD     | 199500       | 200568         | 57615       | 141885         | 149064.6563  | 0.9518 | 1120       | 126.683   | LKLOU    |                       | Lake Louise | 401            |
| 040-005-000-010-07 | 9012 FREEL DR        | 8/2/2023   | 215000     | WD     | 210000       | 188455         | 48178       | 161822         | 146274.25    | 1.1063 | 1120       | 144.484   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-024-00 | 8291 INDIAN TRAIL RD | 12/8/2023  | 160000     | WD     | 160000       | 147462         | 53989       | 106011         | 94417.17188  | 1.1228 | 720        | 147.238   | LKNET    |                       | Lake Nettie | 401            |
| 041-115-000-013-00 | 8487 LAKE MAY RD     | 11/3/2023  | 225000     | WD     | 225000       | 205361         | 92979       | 132021         | 117186.6563  | 1.1266 | 1440       | 91.6813   | LKLST    |                       | Lost Lake   | 401            |
| 040-016-000-330-04 | 11309 RUTH HWY       | 10/6/2023  | 230000     | WD     | 230000       | 196579         | 63132       | 166868         | 139152.2344  | 1.1992 | 832        | 200.563   | LKMAY    |                       | Lake May    | 401            |
| 041-115-000-003-00 | 8293 LAKE MAY RD     | 8/9/2024   | 204000     | WD     | 204000       | 165153         | 61533       | 142467         | 108050.0547  | 1.3185 | 1320       | 107.93    | LKLST    |                       | Lost Lake   | 401            |
| 041-032-000-220-20 | 8673 LAKE LOUISE LN  | 9/13/2024  | 230000     | WD     | 214423       | 157080         | 27634       | 186789         | 134980.1875  | 1.3838 | 960        | 194.572   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-026-00 | 8263 INDIAN TRAIL RD | 1/31/2025  | 265000     | WD     | 265000       | 196068         | 75540       | 189460         | 121745.4531  | 1.5562 | 816        | 232.181   | LKNET    |                       | Lake Nettie | 401            |
| 041-033-000-240-00 | 8228 LOST LAKE RD    | 11/27/2024 | 320000     | WD     | 320000       | 220321         | 68056       | 251944         | 158774.7656  | 1.5868 | 1465       | 171.975   | LKLST    |                       | Lost Lake   | 401            |

0.9584 Avg of All

For 2026, use 0.95 for all water properties (all lakes and water influence)

Bismarck Township-2026 ECF Analysis Lake Emma

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|-------------|----------------|
| 041-031-000-110-02 | 8657 INDIAN TRAIL RD | 1/19/2024  | 162000     | WD     | 162000       | 290170         | 139076      | 22924          | 152620.2031  | 0.1502 | 1080       | 21.2259   | LKNET    |                       | Lake Nettie | 401            |
| 041-120-000-016-00 | 8411 INDIAN TRAIL RD | 11/15/2024 | 207000     | WD     | 207000       | 356373         | 186801      | 20199          | 84778.78906  | 0.2383 | 1152       | 17.5339   | LKNET    | 041-031-000-140-05    | Lake Nettie | 401            |
| 041-032-000-730-00 | 8770 LAKE NETTIE RD  | 2/29/2024  | 110000     | WD     | 110000       | 146407         | 93762       | 16238          | 53176.76953  | 0.3054 | 924        | 17.5736   | LKNET    | 041-032-000-735-00    | Lake Nettie | 401            |
| 040-009-000-070-00 | 10989 RUTH LN        | 6/23/2023  | 95000      | WD     | 95000        | 132832         | 40776       | 54224          | 95991.66016  | 0.5649 | 768        | 70.6042   | LKMAY    |                       | Lake May    | 401            |
| 040-009-000-100-00 | 10947 RUTH LN        | 1/24/2025  | 120000     | WD     | 120000       | 130327         | 65436       | 54564          | 67665.27344  | 0.8064 | 672        | 81.1964   | LKMAY    |                       | Lake May    | 401            |
| 040-005-000-010-17 | 9019 FREEL DR        | 9/28/2023  | 220000     | WD     | 199500       | 200568         | 57615       | 141885         | 149064.6563  | 0.9518 | 1120       | 126.683   | LKLOU    |                       | Lake Louise | 401            |
| 040-005-000-010-07 | 9012 FREEL DR        | 8/2/2023   | 215000     | WD     | 210000       | 188455         | 48178       | 161822         | 146274.25    | 1.1063 | 1120       | 144.484   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-024-00 | 8291 INDIAN TRAIL RD | 12/8/2023  | 160000     | WD     | 160000       | 147462         | 53989       | 106011         | 94417.17188  | 1.1228 | 720        | 147.238   | LKNET    |                       | Lake Nettie | 401            |
| 041-115-000-013-00 | 8487 LAKE MAY RD     | 11/3/2023  | 225000     | WD     | 225000       | 205361         | 92979       | 132021         | 117186.6563  | 1.1266 | 1440       | 91.6813   | LKLST    |                       | Lost Lake   | 401            |
| 040-016-000-330-04 | 11309 RUTH HWY       | 10/6/2023  | 230000     | WD     | 230000       | 196579         | 63132       | 166868         | 139152.2344  | 1.1992 | 832        | 200.563   | LKMAY    |                       | Lake May    | 401            |
| 041-115-000-003-00 | 8293 LAKE MAY RD     | 8/9/2024   | 204000     | WD     | 204000       | 165153         | 61533       | 142467         | 108050.0547  | 1.3185 | 1320       | 107.93    | LKLST    |                       | Lost Lake   | 401            |
| 041-032-000-220-20 | 8673 LAKE LOUISE LN  | 9/13/2024  | 230000     | WD     | 214423       | 157080         | 27634       | 186789         | 134980.1875  | 1.3838 | 960        | 194.572   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-026-00 | 8263 INDIAN TRAIL RD | 1/31/2025  | 265000     | WD     | 265000       | 196068         | 75540       | 189460         | 121745.4531  | 1.5562 | 816        | 232.181   | LKNET    |                       | Lake Nettie | 401            |
| 041-033-000-240-00 | 8228 LOST LAKE RD    | 11/27/2024 | 320000     | WD     | 320000       | 220321         | 68056       | 251944         | 158774.7656  | 1.5868 | 1465       | 171.975   | LKLST    |                       | Lost Lake   | 401            |

0.9584 Avg of All

For 2026, use 0.95 for all water properties (all lakes and water influence)

Bismarck Township-2026 ECF Analysis Lake Louise

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|-------------|----------------|
| 041-031-000-110-02 | 8657 INDIAN TRAIL RD | 1/19/2024  | 162000     | WD     | 162000       | 290170         | 139076      | 22924          | 152620.2031  | 0.1502 | 1080       | 21.2259   | LKNET    |                       | Lake Nettie | 401            |
| 041-120-000-016-00 | 8411 INDIAN TRAIL RD | 11/15/2024 | 207000     | WD     | 207000       | 356373         | 186801      | 20199          | 84778.78906  | 0.2383 | 1152       | 17.5339   | LKNET    | 041-031-000-140-05    | Lake Nettie | 401            |
| 041-032-000-730-00 | 8770 LAKE NETTIE RD  | 2/29/2024  | 110000     | WD     | 110000       | 146407         | 93762       | 16238          | 53176.76953  | 0.3054 | 924        | 17.5736   | LKNET    | 041-032-000-735-00    | Lake Nettie | 401            |
| 040-009-000-070-00 | 10989 RUTH LN        | 6/23/2023  | 95000      | WD     | 95000        | 132832         | 40776       | 54224          | 95991.66016  | 0.5649 | 768        | 70.6042   | LKMAY    |                       | Lake May    | 401            |
| 040-009-000-100-00 | 10947 RUTH LN        | 1/24/2025  | 120000     | WD     | 120000       | 130327         | 65436       | 54564          | 67665.27344  | 0.8064 | 672        | 81.1964   | LKMAY    |                       | Lake May    | 401            |
| 040-005-000-010-17 | 9019 FREEL DR        | 9/28/2023  | 220000     | WD     | 199500       | 200568         | 57615       | 141885         | 149064.6563  | 0.9518 | 1120       | 126.683   | LKLOU    |                       | Lake Louise | 401            |
| 040-005-000-010-07 | 9012 FREEL DR        | 8/2/2023   | 215000     | WD     | 210000       | 188455         | 48178       | 161822         | 146274.25    | 1.1063 | 1120       | 144.484   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-024-00 | 8291 INDIAN TRAIL RD | 12/8/2023  | 160000     | WD     | 160000       | 147462         | 53989       | 106011         | 94417.17188  | 1.1228 | 720        | 147.238   | LKNET    |                       | Lake Nettie | 401            |
| 041-115-000-013-00 | 8487 LAKE MAY RD     | 11/3/2023  | 225000     | WD     | 225000       | 205361         | 92979       | 132021         | 117186.6563  | 1.1266 | 1440       | 91.6813   | LKLST    |                       | Lost Lake   | 401            |
| 040-016-000-330-04 | 11309 RUTH HWY       | 10/6/2023  | 230000     | WD     | 230000       | 196579         | 63132       | 166868         | 139152.2344  | 1.1992 | 832        | 200.563   | LKMAY    |                       | Lake May    | 401            |
| 041-115-000-003-00 | 8293 LAKE MAY RD     | 8/9/2024   | 204000     | WD     | 204000       | 165153         | 61533       | 142467         | 108050.0547  | 1.3185 | 1320       | 107.93    | LKLST    |                       | Lost Lake   | 401            |
| 041-032-000-220-20 | 8673 LAKE LOUISE LN  | 9/13/2024  | 230000     | WD     | 214423       | 157080         | 27634       | 186789         | 134980.1875  | 1.3838 | 960        | 194.572   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-026-00 | 8263 INDIAN TRAIL RD | 1/31/2025  | 265000     | WD     | 265000       | 196068         | 75540       | 189460         | 121745.4531  | 1.5562 | 816        | 232.181   | LKNET    |                       | Lake Nettie | 401            |
| 041-033-000-240-00 | 8228 LOST LAKE RD    | 11/27/2024 | 320000     | WD     | 320000       | 220321         | 68056       | 251944         | 158774.7656  | 1.5868 | 1465       | 171.975   | LKLST    |                       | Lost Lake   | 401            |

0.9584 Avg of All

For 2026, use 0.95 for all water properties (all lakes and water influence)

Bismarck Township-2026 ECF Analysis Lost Lake

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|-------------|----------------|
| 041-031-000-110-02 | 8657 INDIAN TRAIL RD | 1/19/2024  | 162000     | WD     | 162000       | 290170         | 139076      | 22924          | 152620.2031  | 0.1502 | 1080       | 21.2259   | LKNET    |                       | Lake Nettie | 401            |
| 041-120-000-016-00 | 8411 INDIAN TRAIL RD | 11/15/2024 | 207000     | WD     | 207000       | 356373         | 186801      | 20199          | 84778.78906  | 0.2383 | 1152       | 17.5339   | LKNET    | 041-031-000-140-05    | Lake Nettie | 401            |
| 041-032-000-730-00 | 8770 LAKE NETTIE RD  | 2/29/2024  | 110000     | WD     | 110000       | 146407         | 93762       | 16238          | 53176.76953  | 0.3054 | 924        | 17.5736   | LKNET    | 041-032-000-735-00    | Lake Nettie | 401            |
| 040-009-000-070-00 | 10989 RUTH LN        | 6/23/2023  | 95000      | WD     | 95000        | 132832         | 40776       | 54224          | 95991.66016  | 0.5649 | 768        | 70.6042   | LKMAY    |                       | Lake May    | 401            |
| 040-009-000-100-00 | 10947 RUTH LN        | 1/24/2025  | 120000     | WD     | 120000       | 130327         | 65436       | 54564          | 67665.27344  | 0.8064 | 672        | 81.1964   | LKMAY    |                       | Lake May    | 401            |
| 040-005-000-010-17 | 9019 FREEL DR        | 9/28/2023  | 220000     | WD     | 199500       | 200568         | 57615       | 141885         | 149064.6563  | 0.9518 | 1120       | 126.683   | LKLOU    |                       | Lake Louise | 401            |
| 040-005-000-010-07 | 9012 FREEL DR        | 8/2/2023   | 215000     | WD     | 210000       | 188455         | 48178       | 161822         | 146274.25    | 1.1063 | 1120       | 144.484   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-024-00 | 8291 INDIAN TRAIL RD | 12/8/2023  | 160000     | WD     | 160000       | 147462         | 53989       | 106011         | 94417.17188  | 1.1228 | 720        | 147.238   | LKNET    |                       | Lake Nettie | 401            |
| 041-115-000-013-00 | 8487 LAKE MAY RD     | 11/3/2023  | 225000     | WD     | 225000       | 205361         | 92979       | 132021         | 117186.6563  | 1.1266 | 1440       | 91.6813   | LKLST    |                       | Lost Lake   | 401            |
| 040-016-000-330-04 | 11309 RUTH HWY       | 10/6/2023  | 230000     | WD     | 230000       | 196579         | 63132       | 166868         | 139152.2344  | 1.1992 | 832        | 200.563   | LKMAY    |                       | Lake May    | 401            |
| 041-115-000-003-00 | 8293 LAKE MAY RD     | 8/9/2024   | 204000     | WD     | 204000       | 165153         | 61533       | 142467         | 108050.0547  | 1.3185 | 1320       | 107.93    | LKLST    |                       | Lost Lake   | 401            |
| 041-032-000-220-20 | 8673 LAKE LOUISE LN  | 9/13/2024  | 230000     | WD     | 214423       | 157080         | 27634       | 186789         | 134980.1875  | 1.3838 | 960        | 194.572   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-026-00 | 8263 INDIAN TRAIL RD | 1/31/2025  | 265000     | WD     | 265000       | 196068         | 75540       | 189460         | 121745.4531  | 1.5562 | 816        | 232.181   | LKNET    |                       | Lake Nettie | 401            |
| 041-033-000-240-00 | 8228 LOST LAKE RD    | 11/27/2024 | 320000     | WD     | 320000       | 220321         | 68056       | 251944         | 158774.7656  | 1.5868 | 1465       | 171.975   | LKLST    |                       | Lost Lake   | 401            |

0.9584 Avg of All

For 2026, use 0.95 for all water properties (all lakes and water influence)

Bismarck Township-2026 ECF Analysis Lake May

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|-------------|----------------|
| 041-031-000-110-02 | 8657 INDIAN TRAIL RD | 1/19/2024  | 162000     | WD     | 162000       | 290170         | 139076      | 22924          | 152620.2031  | 0.1502 | 1080       | 21.2259   | LKNET    |                       | Lake Nettie | 401            |
| 041-120-000-016-00 | 8411 INDIAN TRAIL RD | 11/15/2024 | 207000     | WD     | 207000       | 356373         | 186801      | 20199          | 84778.78906  | 0.2383 | 1152       | 17.5339   | LKNET    | 041-031-000-140-05    | Lake Nettie | 401            |
| 041-032-000-730-00 | 8770 LAKE NETTIE RD  | 2/29/2024  | 110000     | WD     | 110000       | 146407         | 93762       | 16238          | 53176.76953  | 0.3054 | 924        | 17.5736   | LKNET    | 041-032-000-735-00    | Lake Nettie | 401            |
| 040-009-000-070-00 | 10989 RUTH LN        | 6/23/2023  | 95000      | WD     | 95000        | 132832         | 40776       | 54224          | 95991.66016  | 0.5649 | 768        | 70.6042   | LKMAY    |                       | Lake May    | 401            |
| 040-009-000-100-00 | 10947 RUTH LN        | 1/24/2025  | 120000     | WD     | 120000       | 130327         | 65436       | 54564          | 67665.27344  | 0.8064 | 672        | 81.1964   | LKMAY    |                       | Lake May    | 401            |
| 040-005-000-010-17 | 9019 FREEL DR        | 9/28/2023  | 220000     | WD     | 199500       | 200568         | 57615       | 141885         | 149064.6563  | 0.9518 | 1120       | 126.683   | LKLOU    |                       | Lake Louise | 401            |
| 040-005-000-010-07 | 9012 FREEL DR        | 8/2/2023   | 215000     | WD     | 210000       | 188455         | 48178       | 161822         | 146274.25    | 1.1063 | 1120       | 144.484   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-024-00 | 8291 INDIAN TRAIL RD | 12/8/2023  | 160000     | WD     | 160000       | 147462         | 53989       | 106011         | 94417.17188  | 1.1228 | 720        | 147.238   | LKNET    |                       | Lake Nettie | 401            |
| 041-115-000-013-00 | 8487 LAKE MAY RD     | 11/3/2023  | 225000     | WD     | 225000       | 205361         | 92979       | 132021         | 117186.6563  | 1.1266 | 1440       | 91.6813   | LKLST    |                       | Lost Lake   | 401            |
| 040-016-000-330-04 | 11309 RUTH HWY       | 10/6/2023  | 230000     | WD     | 230000       | 196579         | 63132       | 166868         | 139152.2344  | 1.1992 | 832        | 200.563   | LKMAY    |                       | Lake May    | 401            |
| 041-115-000-003-00 | 8293 LAKE MAY RD     | 8/9/2024   | 204000     | WD     | 204000       | 165153         | 61533       | 142467         | 108050.0547  | 1.3185 | 1320       | 107.93    | LKLST    |                       | Lost Lake   | 401            |
| 041-032-000-220-20 | 8673 LAKE LOUISE LN  | 9/13/2024  | 230000     | WD     | 214423       | 157080         | 27634       | 186789         | 134980.1875  | 1.3838 | 960        | 194.572   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-026-00 | 8263 INDIAN TRAIL RD | 1/31/2025  | 265000     | WD     | 265000       | 196068         | 75540       | 189460         | 121745.4531  | 1.5562 | 816        | 232.181   | LKNET    |                       | Lake Nettie | 401            |
| 041-033-000-240-00 | 8228 LOST LAKE RD    | 11/27/2024 | 320000     | WD     | 320000       | 220321         | 68056       | 251944         | 158774.7656  | 1.5868 | 1465       | 171.975   | LKLST    |                       | Lost Lake   | 401            |

0.9584 Avg of All

For 2026, use 0.95 for all water properties (all lakes and water influence)

Bismarck Township-2026 ECF Analysis Lake Nettie

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|-------------|----------------|
| 041-031-000-110-02 | 8657 INDIAN TRAIL RD | 1/19/2024  | 162000     | WD     | 162000       | 290170         | 139076      | 22924          | 152620.2031  | 0.1502 | 1080       | 21.2259   | LKNET    |                       | Lake Nettie | 401            |
| 041-120-000-016-00 | 8411 INDIAN TRAIL RD | 11/15/2024 | 207000     | WD     | 207000       | 356373         | 186801      | 20199          | 84778.78906  | 0.2383 | 1152       | 17.5339   | LKNET    | 041-031-000-140-05    | Lake Nettie | 401            |
| 041-032-000-730-00 | 8770 LAKE NETTIE RD  | 2/29/2024  | 110000     | WD     | 110000       | 146407         | 93762       | 16238          | 53176.76953  | 0.3054 | 924        | 17.5736   | LKNET    | 041-032-000-735-00    | Lake Nettie | 401            |
| 040-009-000-070-00 | 10989 RUTH LN        | 6/23/2023  | 95000      | WD     | 95000        | 132832         | 40776       | 54224          | 95991.66016  | 0.5649 | 768        | 70.6042   | LKMAY    |                       | Lake May    | 401            |
| 040-009-000-100-00 | 10947 RUTH LN        | 1/24/2025  | 120000     | WD     | 120000       | 130327         | 65436       | 54564          | 67665.27344  | 0.8064 | 672        | 81.1964   | LKMAY    |                       | Lake May    | 401            |
| 040-005-000-010-17 | 9019 FREEL DR        | 9/28/2023  | 220000     | WD     | 199500       | 200568         | 57615       | 141885         | 149064.6563  | 0.9518 | 1120       | 126.683   | LKLOU    |                       | Lake Louise | 401            |
| 040-005-000-010-07 | 9012 FREEL DR        | 8/2/2023   | 215000     | WD     | 210000       | 188455         | 48178       | 161822         | 146274.25    | 1.1063 | 1120       | 144.484   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-024-00 | 8291 INDIAN TRAIL RD | 12/8/2023  | 160000     | WD     | 160000       | 147462         | 53989       | 106011         | 94417.17188  | 1.1228 | 720        | 147.238   | LKNET    |                       | Lake Nettie | 401            |
| 041-115-000-013-00 | 8487 LAKE MAY RD     | 11/3/2023  | 225000     | WD     | 225000       | 205361         | 92979       | 132021         | 117186.6563  | 1.1266 | 1440       | 91.6813   | LKLST    |                       | Lost Lake   | 401            |
| 040-016-000-330-04 | 11309 RUTH HWY       | 10/6/2023  | 230000     | WD     | 230000       | 196579         | 63132       | 166868         | 139152.2344  | 1.1992 | 832        | 200.563   | LKMAY    |                       | Lake May    | 401            |
| 041-115-000-003-00 | 8293 LAKE MAY RD     | 8/9/2024   | 204000     | WD     | 204000       | 165153         | 61533       | 142467         | 108050.0547  | 1.3185 | 1320       | 107.93    | LKLST    |                       | Lost Lake   | 401            |
| 041-032-000-220-20 | 8673 LAKE LOUISE LN  | 9/13/2024  | 230000     | WD     | 214423       | 157080         | 27634       | 186789         | 134980.1875  | 1.3838 | 960        | 194.572   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-026-00 | 8263 INDIAN TRAIL RD | 1/31/2025  | 265000     | WD     | 265000       | 196068         | 75540       | 189460         | 121745.4531  | 1.5562 | 816        | 232.181   | LKNET    |                       | Lake Nettie | 401            |
| 041-033-000-240-00 | 8228 LOST LAKE RD    | 11/27/2024 | 320000     | WD     | 320000       | 220321         | 68056       | 251944         | 158774.7656  | 1.5868 | 1465       | 171.975   | LKLST    |                       | Lost Lake   | 401            |

0.9584 Avg of All

For 2026, use 0.95 for all water properties (all lakes and water influence)

Bismarck Township-2026 ECF Analysis Water Influence

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|-------------|----------------|
| 041-031-000-110-02 | 8657 INDIAN TRAIL RD | 1/19/2024  | 162000     | WD     | 162000       | 290170         | 139076      | 22924          | 152620.2031  | 0.1502 | 1080       | 21.2259   | LKNET    |                       | Lake Nettie | 401            |
| 041-120-000-016-00 | 8411 INDIAN TRAIL RD | 11/15/2024 | 207000     | WD     | 207000       | 356373         | 186801      | 20199          | 84778.78906  | 0.2383 | 1152       | 17.5339   | LKNET    | 041-031-000-140-05    | Lake Nettie | 401            |
| 041-032-000-730-00 | 8770 LAKE NETTIE RD  | 2/29/2024  | 110000     | WD     | 110000       | 146407         | 93762       | 16238          | 53176.76953  | 0.3054 | 924        | 17.5736   | LKNET    | 041-032-000-735-00    | Lake Nettie | 401            |
| 040-009-000-070-00 | 10989 RUTH LN        | 6/23/2023  | 95000      | WD     | 95000        | 132832         | 40776       | 54224          | 95991.66016  | 0.5649 | 768        | 70.6042   | LKMAY    |                       | Lake May    | 401            |
| 040-009-000-100-00 | 10947 RUTH LN        | 1/24/2025  | 120000     | WD     | 120000       | 130327         | 65436       | 54564          | 67665.27344  | 0.8064 | 672        | 81.1964   | LKMAY    |                       | Lake May    | 401            |
| 040-005-000-010-17 | 9019 FREEL DR        | 9/28/2023  | 220000     | WD     | 199500       | 200568         | 57615       | 141885         | 149064.6563  | 0.9518 | 1120       | 126.683   | LKLOU    |                       | Lake Louise | 401            |
| 040-005-000-010-07 | 9012 FREEL DR        | 8/2/2023   | 215000     | WD     | 210000       | 188455         | 48178       | 161822         | 146274.25    | 1.1063 | 1120       | 144.484   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-024-00 | 8291 INDIAN TRAIL RD | 12/8/2023  | 160000     | WD     | 160000       | 147462         | 53989       | 106011         | 94417.17188  | 1.1228 | 720        | 147.238   | LKNET    |                       | Lake Nettie | 401            |
| 041-115-000-013-00 | 8487 LAKE MAY RD     | 11/3/2023  | 225000     | WD     | 225000       | 205361         | 92979       | 132021         | 117186.6563  | 1.1266 | 1440       | 91.6813   | LKLST    |                       | Lost Lake   | 401            |
| 040-016-000-330-04 | 11309 RUTH HWY       | 10/6/2023  | 230000     | WD     | 230000       | 196579         | 63132       | 166868         | 139152.2344  | 1.1992 | 832        | 200.563   | LKMAY    |                       | Lake May    | 401            |
| 041-115-000-003-00 | 8293 LAKE MAY RD     | 8/9/2024   | 204000     | WD     | 204000       | 165153         | 61533       | 142467         | 108050.0547  | 1.3185 | 1320       | 107.93    | LKLST    |                       | Lost Lake   | 401            |
| 041-032-000-220-20 | 8673 LAKE LOUISE LN  | 9/13/2024  | 230000     | WD     | 214423       | 157080         | 27634       | 186789         | 134980.1875  | 1.3838 | 960        | 194.572   | LKLOU    |                       | Lake Louise | 401            |
| 041-120-000-026-00 | 8263 INDIAN TRAIL RD | 1/31/2025  | 265000     | WD     | 265000       | 196068         | 75540       | 189460         | 121745.4531  | 1.5562 | 816        | 232.181   | LKNET    |                       | Lake Nettie | 401            |
| 041-033-000-240-00 | 8228 LOST LAKE RD    | 11/27/2024 | 320000     | WD     | 320000       | 220321         | 68056       | 251944         | 158774.7656  | 1.5868 | 1465       | 171.975   | LKLST    |                       | Lost Lake   | 401            |

0.9584 Avg of All

For 2026, use 0.95 for all water properties (all lakes and water influence)