

Krakow 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 Parcels	Land Table	Property Class
060-030-000-005-03	10700 LONG LAKE HWY	8/12/2021	238400	WD	03-ARM'S LENGTH	238400	84200	35.31879195	168467	65424	172976	162017.3021	1.068	1404	123.2022792	101		General Agricultural	101

For 2024, use Residential Study, 0.66 on Ag Parcels

Krakow Township-2024 ECF Analysis Commercial

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	Commerical	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/OTHEI	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799228	201	Commercial	201
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHEI	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317073	COM	COMMERCIAL	201 AlconaCounty
032-270-003-009-00	3327 S M65	8/10/2021	20000	WD	03-ARM'S LENGTH	20000	8100	40.5	16232	6556	13444	19236.58052	0.699	1960	6.859183673	COM	COMMERCIAL	201 AlconaCounty

For 2024, use 0.55 for Krakow Twp Commercial

Krakow Township-2024 ECF Analysis General 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	
061-035-000-013-00	14259 NORTH GRAND LAKE HWY	10/22/2021	11000	PTA	21-NOT USED/OTHER	11000	35500	322.7272727	71057	8384	2616	111916.0703	0.023	1176	2.22449	401		General Residential	401	
060-029-000-003-01	11325 CLINTON LAKE HWY	1/20/2023	50000	WD	03-ARM'S LENGTH	50000	44100	88.2	88121	11796	38204	136294.6406	0.280	1248	30.6122	401		General Residential	401	
060-020-000-004-00	12487 BLEMKE RD	7/1/2021	131000	WD	03-ARM'S LENGTH	131000	64000	48.85496183	127937	110939	20061	30353.57227	0.661	550	36.4745	401		General Residential	401	
060-009-000-002-04	12453 NORTH GRAND LAKE HWY	8/18/2022	90000	CD	21-NOT USED/OTHER	90000	40000	44.44444444	79991	27698	62302	93380.35826	0.667	1430	43.5678	401		General Residential	401	
061-035-000-022-06	16172 US23 S	11/23/2021	180000	WD	21-NOT USED/OTHER	180000	64600	35.88888889	129149	41772	138228	156030.3594	0.886	1428	96.7983	401		General Residential	401	
061-022-000-013-04	13852 E 638 HWY	6/10/2022	162500	WD	03-ARM'S LENGTH	162500	51500	31.69230769	103097	21316	141184	146037.4933	0.967	1144	123.413	401		General Residential	401	
060-014-000-003-00	11685 CLINTON CREEK RD	3/24/2023	175000	WD	03-ARM'S LENGTH	175000	68700	39.25714286	137361	102937	72063	61471.42969	1.172	1440	50.0438	401		General Residential	401	
													0.665							

For 2024, use 0.66 for Residential Parcels

Krakow Township-2024 ECF Analysis Black Bass Bay

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
061-023-000-002-01	6321 OUTER DR	5/25/2021	202000	WD	14-INTO/OUT OF TR	202000	107500	53.21782178	214962	86347	115653	176426.6094	0.656	1404	82.37393162	BLKBY	122-225-000 Black Bass Bay	401
061-024-000-011-05	6248 BLACK BASS BAY RD	3/14/2022	428300	WD	03-ARM'S LENGTH	428300	176800	41.279477	353686	118494	309806	322622.7676	0.960	2656	116.6438253	BLKBY	061-024-000 Black Bass Bay	401
													0.808					

For 2024, use 0.808 for Black Bass Bay

Krakov Township-2024 ECF Analysis Grand Lake and Long 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 Parce Land Table	Property Class
061-160-000-007-00	15098 LONG LAKE HWY	9/9/2021	215000	WD	21-NOT USED/OTHER	215000	188600	87.72093023	377258	166907	48093	295436.7837	0.163	2100	22.90142857	LAKE	Grand-Long Lake	401
061-027-000-012-00	15469 US23 S	7/15/2021	123000	WD	03-ARM'S LENGTH	123000	72900	59.26829268	145861	99187	23813	65553.36719	0.363	748	31.8355615	LAKE	Grand Lake Frontage - M&B	401
061-056-000-009-00	15139 US23 S	9/3/2021	300000	WD	03-ARM'S LENGTH	300000	130900	43.63333333	261712	121249	178751	197279.5	0.906	2080	85.93798077	LAKE	Lakefront Subdivision Lots - MAIN	401
060-024-000-008-04		12/17/2021	80000	WD	03-ARM'S LENGTH	80000	38200	47.75	76432	64022	15978	17429.77539	0.917	0	#DIV/0!	LAKE	060-024-00 Long Lake Frontage M&B	401
060-023-000-008-01	14739 SHUBERT HWY	1/30/2023	212500	WD	03-ARM'S LENGTH	212500	94200	44.32941176	188456	111124	101376	108612.3594	0.933	1288	78.70807453	LAKE	060-023-00 Long Lake Frontage M&B	401
061-025-000-003-01	7042 GRAND PT RD	9/16/2021	290000	WD	03-ARM'S LENGTH	290000	128500	44.31034483	256933	179107	110893	109306.1758	1.015	2496	44.42828526	LAKE	Grand-Long Lake LARGE	401
061-025-000-021-06	7227 GRAND PT RD	9/24/2021	264900	WD	03-ARM'S LENGTH	264900	114400	43.18610797	228730	153571	111329	105560.3906	1.055	1024	108.7197266	LAKE	Grand-Long Lake LARGE	401
061-050-000-006-01	6198 GRAND PT RD	8/5/2022	527000	WD	03-ARM'S LENGTH	527000	201200	38.17836812	402353	151894	375106	351768.25	1.066	2748	136.5014556	LAKE	Lakefront Subdivision Lots - MAIN	401
061-023-000-017-00	6600 GRAND PT RD	11/19/2021	293900	WD	03-ARM'S LENGTH	293900	117300	39.91153454	234587	123382	170518	156186.7969	1.092	1568	108.7487245	LAKE	Grand-Long Lake	401
060-024-000-009-02	15433 SHUBERT HWY	10/8/2021	192000	WD	03-ARM'S LENGTH	192000	76800	40	153582	90296	101704	88884.83129	1.144	960	105.9416667	LAKE	Long Lake Frontage M&B	401
061-022-000-024-00	6741 CEDAR PT RD	6/25/2021	228500	WD	03-ARM'S LENGTH	228500	79000	34.57330416	167700	75479	153021	129523.875	1.181	1183	129.3499577	LAKE	Grand-Long Lake	401
060-023-000-001-04	12777 SHUBERT RD	10/25/2021	300522	WD	03-ARM'S LENGTH	300522	112700	37.50141421	225485	112934	187588	158077.25	1.187	1248	150.3108974	LAKE	Long Lake Frontage M&B	401
061-022-000-026-00	6703 CEDAR PT RD	9/8/2021	250000	LC	21-NOT USED/OTHER	250000	91600	36.64	183146	87690	162310	134067.4199	1.211	1008	161.0218254	LAKE	Grand-Long Lake	401

For 2024, use 0.941 for Grand Lake and Long Lake

Krakov Township-2024 ECF Analysis Lake Huron Frontage

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
061-160-000-007-00	15098 LONG LAKE HWY	9/9/2021	215000	WD	21-NOT USED/OTHER	215000	188600	87.72093023	377258	166907	48093	295436.7837	0.163	2100	22.90142857	LAKE		Grand-Long Lake	401
061-027-000-012-00	15469 US23 S	7/15/2021	123000	WD	03-ARM'S LENGTH	123000	72900	59.26829268	145861	99187	23813	65553.36719	0.363	748	31.8355615	LAKE		Grand Lake Frontage - M&B	401
061-056-000-009-00	15139 US23 S	9/3/2021	300000	WD	03-ARM'S LENGTH	300000	130900	43.63333333	261712	121249	178751	197279.5	0.906	2080	85.93798077	LAKE		Lakefront Subdivision Lots - MAIN	401
060-024-000-008-04		12/17/2021	80000	WD	03-ARM'S LENGTH	80000	38200	47.75	76432	64022	15978	17429.77539	0.917	0	#DIV/0!	LAKE	060-024-00	Long Lake Frontage M&B	401
060-023-000-008-01	14739 SHUBERT HWY	1/30/2023	212500	WD	03-ARM'S LENGTH	212500	94200	44.32941176	188456	111124	101376	108612.3594	0.933	1288	78.70807453	LAKE	060-023-00	Long Lake Frontage M&B	401
061-025-000-003-01	7042 GRAND PT RD	9/16/2021	290000	WD	03-ARM'S LENGTH	290000	128500	44.31034483	256933	179107	110893	109306.1758	1.015	2496	44.42828526	LAKE		Grand-Long Lake LARGE	401
061-025-000-021-06	7227 GRAND PT RD	9/24/2021	264900	WD	03-ARM'S LENGTH	264900	114400	43.18610797	228730	153571	111329	105560.3906	1.055	1024	108.7197266	LAKE		Grand-Long Lake LARGE	401
061-050-000-006-01	6198 GRAND PT RD	8/5/2022	527000	WD	03-ARM'S LENGTH	527000	201200	38.17836812	402353	151894	375106	351768.25	1.066	2748	136.5014556	LAKE		Lakefront Subdivision Lots - MAIN	401
061-023-000-017-00	6600 GRAND PT RD	11/19/2021	293900	WD	03-ARM'S LENGTH	293900	117300	39.91153454	234587	123382	170518	156186.7969	1.092	1568	108.7487245	LAKE		Grand-Long Lake	401
060-024-000-009-02	15433 SHUBERT HWY	10/8/2021	192000	WD	03-ARM'S LENGTH	192000	76800	40	153582	90296	101704	88884.83129	1.144	960	105.9416667	LAKE		Long Lake Frontage M&B	401
061-022-000-024-00	6741 CEDAR PT RD	6/25/2021	228500	WD	03-ARM'S LENGTH	228500	79000	34.57330416	167700	75479	153021	129523.875	1.181	1183	129.3499577	LAKE		Grand-Long Lake	401
060-023-000-001-04	12777 SHUBERT RD	10/25/2021	300522	WD	03-ARM'S LENGTH	300522	112700	37.50141421	225485	112934	187588	158077.25	1.187	1248	150.3108974	LAKE		Long Lake Frontage M&B	401
061-022-000-026-00	6703 CEDAR PT RD	9/8/2021	250000	LC	21-NOT USED/OTHER	250000	91600	36.64	183146	87690	162310	134067.4199	1.211	1008	161.0218254	LAKE		Grand-Long Lake	401

For 2024, use 0.941 for Lake Huron Frontage

