

Krakov 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
060-031-000-001-01	10895 LONG LAKE HWY	12/27/2023	195000	WD	195000	206487	48512	146488	225678.5674	0.649	2132	68.70919	101		General Agricultural	101

For 2026, use 0.65 for Ag Class Properties



Krakow 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
060-010-000-001-00	13913 MISIAK HWY	10/30/2023	82000	WD	82000	83336	70848	11152	14796.20898	0.754	0	#DIV/0!	401		General Residential	401
061-055-000-010-00	14824 US23 S	8/4/2023	185000	WD	185000	166577	21522	163478	171866.1094	0.951	1296	126.1404	401		General Residential	401
061-055-000-010-00	14824 US23 S	8/23/2024	204500	WD	204500	172479	26004	178496	173548.5781	1.029	1296	137.7284	401		General Residential	401
061-024-000-001-03	15468 E 638 HWY	8/27/2024	76000	WD	76000	65187	18617	57383	55177.72461	1.040	924	62.10281	401		General Residential	401
061-023-000-002-04	6426 OUTER DR	9/12/2023	290000	WD	290000	187377	20837	269163	197322.2773	<u>1.364</u>	1284	209.6285	401		General Residential	401
										1.027						

For 2026, use 1.027 for General Residential

Krakow Township-2026 ECF Analysis Black Bass Bay

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
061-023-000-002-01	6321 OUTER DR	6/27/2024	312000	WD	312000	279134	140854	171146	171138.6094	1.000	1404	121.899	BLKBY		Black Bass Bay	401
061-085-000-026-00	6761 OUTER DR	7/31/2024	240000	WD	240000	177135	76179	163821	124945.5469	<u>1.311</u>	1456	112.514	BLKBY		Black Bass Bay	401
										1.156						

For 2026, use 1.156 for Black Bass Bay

Krakow Township-2026 ECF Analysis Grand Lake and Long 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
061-080-000-010-00	16963 US23 S	11/9/2023	260000	WD	260000	334456	237070	22930	87107.33496	0.263	576	39.80903	LAKE	061-036-000-011-00	Lakefront Subdivision Lots - MAIN	401
061-145-000-011-03	14821 SHUBERT HWY	11/17/2023	220000	WD	220000	275027	120952	99048	137813.0625	0.719	1152	85.97917	LAKE		Lakefront Subdivision Lots - MAIN	401
061-025-000-067-00	7362 GRAND PT RD	7/24/2024	225000	WD	225000	261579	139790	85210	108934.7031	0.782	1250	68.168	LAKE		Grand Lake Frontage - M&B	401
061-045-000-006-00	14042 HILL ST	8/31/2023	95000	WD	95000	110148	58864	36136	45871.19922	0.788	676	53.45562	LAKE		Lakefront Subdivision Lots - MAIN	401
061-025-000-027-00	7175 HODGETTS DR	11/27/2024	150000	WD	125000	133277	93883	31117	35236.13672	0.883	480	64.82708	LAKE		Grand-Long Lake	401
060-026-000-017-02	14454 LONG LAKE HWY	6/16/2023	392000	OTH	390000	395375	201270	188730	173618.0625	1.087	1344	140.4241	LAKE		Grand-Long Lake LARGE	401
061-023-000-052-00	14667 E 638 HWY	10/10/2024	500000	WD	500000	485895	149746	350254	300669.9375	1.165	2877	121.7428	LAKE		Grand-Long Lake	401
060-023-000-003-00	14999 MAPLE ST	8/2/2024	471000	WD	471000	407744	133617	337383	245194.0938	1.376	2502	134.8453	LAKE		Long Lake Frontage M&B	401
061-025-000-044-00	7710 GRAND PT RD	12/27/2024	385000	LC	385000	339520	164306	220694	156720.9375	1.408	1156	190.9118	LAKE		Grand-Long Lake LARGE	401
061-075-000-021-00	14682 LAKESIDE DR	8/30/2024	235000	WD	200000	176068	85571	114429	80945.4375	1.414	860	133.057	LAKE		Lakefront Subdivision Lots - MAIN	401
061-036-000-020-00	17457 US23 S	10/12/2023	145000	WD	145000	130404	81222	63778	43991.05469	1.450	576	110.7257	LAKE		Grand Lake Frontage - M&B	401
061-025-000-044-00	7710 GRAND PT RD	8/21/2023	385000	WD	380000	328009	153707	226293	155905.1875	1.451	1156	195.7552	LAKE		Grand-Long Lake LARGE	401
060-024-000-013-00	15299 SHUBERT HWY	7/11/2024	310000	WD	305000	250464	142296	162704	96751.34375	1.682	931	174.7626	LAKE		Long Lake Frontage M&B	401
061-023-000-057-00	14375 E 638 HWY	9/15/2023	475000	WD	475000	349994	145539	329461	182875.6719	1.802	2356	139.8391	LAKE		Grand-Long Lake	401
061-075-000-013-00	14566 LAKESIDE DR	7/12/2023	350000	WD	350000	239855	69975	280025	151949.9063	1.843	1776	157.6717	LAKE		Lakefront Subdivision Lots - MAIN	401
060-025-000-008-00	15962 BUDNICK HWY	10/16/2023	315000	WD	315000	256045	178132	136868	69689.625	<u>1.964</u>	912	150.0746	LAKE		Grand-Long Lake LARGE	401
										1.255						

For 2026, use 1.255 for Grand Lake, Long Lake, Lake Huron

Krakow Township-2026 ECF Analysis Lake Huron Frontage

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
061-080-000-010-00	16963 US23 S	11/9/2023	260000	WD	260000	334456	237070	22930	87107.33496	0.263	576	39.80903	LAKE	061-036-000-011-00	Lakefront Subdivision Lots - MAIN	401
061-145-000-011-03	14821 SHUBERT HWY	11/17/2023	220000	WD	220000	275027	120952	99048	137813.0625	0.719	1152	85.97917	LAKE		Lakefront Subdivision Lots - MAIN	401
061-025-000-067-00	7362 GRAND PT RD	7/24/2024	225000	WD	225000	261579	139790	85210	108934.7031	0.782	1250	68.168	LAKE		Grand Lake Frontage - M&B	401
061-045-000-006-00	14042 HILL ST	8/31/2023	95000	WD	95000	110148	58864	36136	45871.19922	0.788	676	53.45562	LAKE		Lakefront Subdivision Lots - MAIN	401
061-025-000-027-00	7175 HODGETTS DR	11/27/2024	150000	WD	125000	133277	93883	31117	35236.13672	0.883	480	64.82708	LAKE		Grand-Long Lake	401
060-026-000-017-02	14454 LONG LAKE HWY	6/16/2023	392000	OTH	390000	395375	201270	188730	173618.0625	1.087	1344	140.4241	LAKE		Grand-Long Lake LARGE	401
061-023-000-052-00	14667 E 638 HWY	10/10/2024	500000	WD	500000	485895	149746	350254	300669.9375	1.165	2877	121.7428	LAKE		Grand-Long Lake	401
060-023-000-003-00	14999 MAPLE ST	8/2/2024	471000	WD	471000	407744	133617	337383	245194.0938	1.376	2502	134.8453	LAKE		Long Lake Frontage M&B	401
061-025-000-044-00	7710 GRAND PT RD	12/27/2024	385000	LC	385000	339520	164306	220694	156720.9375	1.408	1156	190.9118	LAKE		Grand-Long Lake LARGE	401
061-075-000-021-00	14682 LAKESIDE DR	8/30/2024	235000	WD	200000	176068	85571	114429	80945.4375	1.414	860	133.057	LAKE		Lakefront Subdivision Lots - MAIN	401
061-036-000-020-00	17457 US23 S	10/12/2023	145000	WD	145000	130404	81222	63778	43991.05469	1.450	576	110.7257	LAKE		Grand Lake Frontage - M&B	401
061-025-000-044-00	7710 GRAND PT RD	8/21/2023	385000	WD	380000	328009	153707	226293	155905.1875	1.451	1156	195.7552	LAKE		Grand-Long Lake LARGE	401
060-024-000-013-00	15299 SHUBERT HWY	7/11/2024	310000	WD	305000	250464	142296	162704	96751.34375	1.682	931	174.7626	LAKE		Long Lake Frontage M&B	401
061-023-000-057-00	14375 E 638 HWY	9/15/2023	475000	WD	475000	349994	145539	329461	182875.6719	1.802	2356	139.8391	LAKE		Grand-Long Lake	401
061-075-000-013-00	14566 LAKESIDE DR	7/12/2023	350000	WD	350000	239855	69975	280025	151949.9063	1.843	1776	157.6717	LAKE		Lakefront Subdivision Lots - MAIN	401
060-025-000-008-00	15962 BUDNICK HWY	10/16/2023	315000	WD	315000	256045	178132	136868	69689.625	<u>1.964</u>	912	150.0746	LAKE		Grand-Long Lake LARGE	401
										1.255						

For 2026, use 1.255 for Grand Lake, Long Lake, Lake Huron

Krakow Township-2026 ECF Analysis Lake 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
061-105-000-001-00	8179 KAROL ST	11/13/2024	125000	WD	125000	113239	31790	93210	85108.67188	1.095	792	117.6894	VIEW	061-105-000-002-00	Lake View LOTS-SUBS	401
061-023-000-051-01		9/4/2024	165000	WD	165000	96898	15697	149303	84849.53125	1.760	0	#DIV/0!	VIEW		General Residential	401

For 2026, use General Residential for Lake View, 1.027