

Moltke 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
080-025-000-008-00	4703 M68 HWY	1/2/2025	110000	WD	110000	116288	20346	89654	125743.1217	0.7130	2357	38.0373356	RES		RESIDENTIAL	401
080-024-000-005-00	4810 M68 HWY	10/2/2024	85000	WD	85000	83820	15189	69811	89948.88281	0.7761	1072	65.12220149	RES		RESIDENTIAL	401
080-021-000-001-00	7039 CHURCH HWY	9/19/2023	410000	WD	410000	368414	256408	153592	160008.5647	0.9599	2760	55.64927536	AG		AGRICULTURE	101

For 2026, use 0.78 for Residential & Ag parcels

Moltke 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
121-O40-017-002-00	201 E WESTOVER ST	8/8/2024	160000	WD	160000	154824	43076	116924	110641.5859	1.057	1292	90.4985	DT		DOWNTOWN AREA	201	Tawas City	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
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	135923	21088	107912	127594.4444	0.846	1587	67.9975	COMM		DOWNTOWN AREA	201	East Tawas	Iosco
121-O40-026-002-00	114 W STATE ST	6/28/2023	129000	WD	129000	135923	21088	107912	127594.4444	0.846	1587	67.9975	COMM		DOWNTOWN AREA	201	Tawas City	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
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
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
011-004-000-791-00	3392 US 23 SOUTH	9/8/2023	130000	WD	130000	154197	67054	62946	196711.061	0.320	2920	21.5568	201b		Commercial NEW US23-1	201	Alpena Twp	Alpena
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 & OLI	201	Oscoda	Iosco
066-029-100-002-00	3965 ARROW ST	9/20/2024	65000	WD	65000	119818	17087	47913	148885.508	0.322	3306		02400		94600 FORMER WAFB	201	Oscoda	Iosco

0.545

0.534 Avg of PI County & Alpena County - Twp Sales

For 2026, use 0.55 for Moltke Twp Commercial

Moltke Township-2026 ECF Analysis Residential

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