

Ocqueoc Township-2024 ECF Analysis Agricultural Buildings on Agricultural Land

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 Parc	Land Table	Property Class
100-021-000-012-04	13038 OCQUEOC FALLS HWY	5/20/2022	180000	WD	03-ARM'S LENGTH	180000	93200	51.77777778	244554	48696	131304	306507.0558	0.428	2040	64.36471	101		Agricultural	101 Ag+Res Bldgs
100-029-000-004-05	1417 S DITTMAR RD	43843	63000	WD	03-ARM'S LENGTH	63000	31400	49.84126984	62178	55581	7419	12447.16981	0.59604	0	#DIV/0!	101		Agricultural	101 Ag Bldgs

For 2024, use 0.50 for Ag Buildings Only

Ocqueoc Township-2024 ECF Analysis Residential on Agricultural Land

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 Parcels	Land Table	Property Class
100-021-000-012-04	13038 OCQUEOC FALLS HWY	5/20/2022	180000	WD	03-ARM'S LENGTH	180000	93200	51.77777778	244554	48696	131304	306507.0558	0.428	2040	64.36471	101		Agricultural	101
100-009-000-003-02	3919 N OCQUEOC RD	10/14/2022	170000	WD	03-ARM'S LENGTH	170000	50400	29.64705882	128693	57941	112059	110723.0054	1.012	1842	60.8355	101		Agricultural	101
100-021-000-004-01	1897 N OCQUEOC RD	11/18/2021	45000	WD	08-ESTATE	45000	26500	58.88888889	76052	7500	37500	107280.125	0.350	1324	28.32326	401		Residential	401
101-032-000-003-01	14125 CHEBOYGAN PLAINS HV	7/21/2021	40000	WD	03-ARM'S LENGTH	40000	17700	44.25	50686	20004	19996	48015.64844	0.416	600	33.32667	401		Residential	401
101-028-000-006-05	6695 N OCQUEOC RD	2/14/2023	50000	WD	03-ARM'S LENGTH	50000	25200	50.4	66715	9215	40785	89984.35156	0.453	1148	35.527	401		Residential	401
100-004-000-007-02	4219	8/2/2021	55000	WD	03-ARM'S LENGTH	55000	24000	43.63636364	67602	10891	44109	88749.61126	0.497	852	51.77113	401		Residential	401
100-004-000-007-03	4229 N OCQUEOC RD	3/24/2023	80000	WD	03-ARM'S LENGTH	80000	36800	46	95517	19557	60443	118873.2377	0.508	1560	38.74551	401		Residential	401
100-004-000-007-02	4219	2/2/2023	57000	WD	03-ARM'S LENGTH	57000	25200	44.21052632	67602	10891	46109	88749.61126	0.520	852	54.11854	401		Residential	401
100-034-000-006-02		8/22/2022	240000	WD	03-ARM'S LENGTH	240000	96200	40.08333333	238385	118326	121674	187885.7656	0.648	1680	72.425	401	100-034-000-	Residential	402
100-034-000-013-00	12574 M68 HWY	8/22/2022	240000	WD	03-ARM'S LENGTH	240000	96200	40.08333333	238385	118326	121674	187885.7656	0.648	1680	72.425	401	100-034-000-	Residential	401
100-034-000-001-04	12157 LOOMIS HWY	10/31/2022	165000	WD	03-ARM'S LENGTH	165000	57700	34.96969697	157051	14103	150897	223705.7969	0.675	1792	84.20592	401		Residential	401
100-034-000-011-00	12484 M68 HWY	12/16/2022	240000	WD	03-ARM'S LENGTH	240000	76800	32	208687	31422	208578	277410.0313	0.752	2090	99.79809	401		Residential	401
100-034-000-022-00	12061 NOKES HWY	9/9/2022	200000	WD	03-ARM'S LENGTH	200000	67400	33.7	175747	58726	141274	183131.4531	0.771	1484	95.19811	401		Residential	401
100-032-000-001-01		4/22/2022	70000	LC	21-NOT USED/OTHE	70000	29700	42.42857143	68671	64303	5697	6835.680664	0.833	0	#DIV/0!	401	100-032-000-	Residential	401
100-032-000-001-13		4/22/2022	70000	LC	21-NOT USED/OTHE	70000	29700	42.42857143	68671	64303	5697	6835.680664	0.833	0	#DIV/0!	401	100-032-000-	Residential	402
101-020-000-008-09	7275 CAMP RD	7/25/2022	47500	WD	03-ARM'S LENGTH	47500	15900	33.47368421	40556	18141	29359	35078.24609	0.837	924	31.77381	401		Residential	401
101-038-000-002-01	7451 N OCQUEOC RD	10/14/2021	246000	WD	03-ARM'S LENGTH	246000	63700	25.89430894	189316	36859	209141	238586.8457	0.877	1792	116.7081	401		Residential	401
101-021-000-031-00	15863 US23 N	11/9/2022	150000	WD	03-ARM'S LENGTH	150000	36800	24.53333333	101470	6800	143200	148153.3594	0.967	1232	116.2338	401		Residential	401
100-017-000-013-00	14776 NORTH ALLIS HWY	7/22/2021	141000	WD	03-ARM'S LENGTH	141000	34300	24.32624113	99825	24209	116791	118334.8987	0.987	1520	76.83618	401		Residential	401
100-025-000-001-00	10071 M68 HWY	7/6/2022	226000	WD	03-ARM'S LENGTH	226000	81400	36.01769912	208970	93184	132816	137024.8546	0.969	1200	110.68	RIV2		Residential	401

0.699

For 2024, use 0.70 for Residential

Ocqueoc 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 Parc	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	12.4574	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	14.4673	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	39.3676	201		Commercial	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	25.278	201		COMMERCIAL	201 AlconaCounty	
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHER	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.4532	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	6.85918	COM		COMMERCIAL	201 AlconaCounty	
													0.540							

For 2024, use 0.55 for Ocqueoc Twp Commercial

Ocqueoc Township-2024 ECF Analysis Residential

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 Parcels	Land Table	Property Class
100-021-000-012-04	13038 OCQUEOC FALLS HWY	5/20/2022	180000	WD	03-ARM'S LENGTH	180000	93200	51.77777778	244554	48696	131304	306507.0558	0.428	2040	64.36471	101		Agricultural	101
100-009-000-003-02	3919 N OCQUEOC RD	10/14/2022	170000	WD	03-ARM'S LENGTH	170000	50400	29.64705882	128693	57941	112059	110723.0054	1.012	1842	60.8355	101		Agricultural	101
100-021-000-004-01	1897 N OCQUEOC RD	11/18/2021	45000	WD	08-ESTATE	45000	26500	58.88888889	76052	7500	37500	107280.125	0.350	1324	28.32326	401		Residential	401
101-032-000-003-01	14125 CHEBOYGAN PLAINS HV	7/21/2021	40000	WD	03-ARM'S LENGTH	40000	17700	44.25	50686	20004	19996	48015.64844	0.416	600	33.32667	401		Residential	401
101-028-000-006-05	6695 N OCQUEOC RD	2/14/2023	50000	WD	03-ARM'S LENGTH	50000	25200	50.4	66715	9215	40785	89984.35156	0.453	1148	35.527	401		Residential	401
100-004-000-007-02	4219	8/2/2021	55000	WD	03-ARM'S LENGTH	55000	24000	43.63636364	67602	10891	44109	88749.61126	0.497	852	51.77113	401		Residential	401
100-004-000-007-03	4229 N OCQUEOC RD	3/24/2023	80000	WD	03-ARM'S LENGTH	80000	36800	46	95517	19557	60443	118873.2377	0.508	1560	38.74551	401		Residential	401
100-004-000-007-02	4219	2/2/2023	57000	WD	03-ARM'S LENGTH	57000	25200	44.21052632	67602	10891	46109	88749.61126	0.520	852	54.11854	401		Residential	401
100-034-000-006-02		8/22/2022	240000	WD	03-ARM'S LENGTH	240000	96200	40.08333333	238385	118326	121674	187885.7656	0.648	1680	72.425	401	100-034-000-	Residential	402
100-034-000-013-00	12574 M68 HWY	8/22/2022	240000	WD	03-ARM'S LENGTH	240000	96200	40.08333333	238385	118326	121674	187885.7656	0.648	1680	72.425	401	100-034-000-	Residential	401
100-034-000-001-04	12157 LOOMIS HWY	10/31/2022	165000	WD	03-ARM'S LENGTH	165000	57700	34.96969697	157051	14103	150897	223705.7969	0.675	1792	84.20592	401		Residential	401
100-034-000-011-00	12484 M68 HWY	12/16/2022	240000	WD	03-ARM'S LENGTH	240000	76800	32	208687	31422	208578	277410.0313	0.752	2090	99.79809	401		Residential	401
100-034-000-022-00	12061 NOKES HWY	9/9/2022	200000	WD	03-ARM'S LENGTH	200000	67400	33.7	175747	58726	141274	183131.4531	0.771	1484	95.19811	401		Residential	401
100-032-000-001-01		4/22/2022	70000	LC	21-NOT USED/OTHE	70000	29700	42.42857143	68671	64303	5697	6835.680664	0.833	0	#DIV/0!	401	100-032-000-	Residential	402
100-032-000-001-13		4/22/2022	70000	LC	21-NOT USED/OTHE	70000	29700	42.42857143	68671	64303	5697	6835.680664	0.833	0	#DIV/0!	401	100-032-000-	Residential	402
101-020-000-008-09	7275 CAMP RD	7/25/2022	47500	WD	03-ARM'S LENGTH	47500	15900	33.47368421	40556	18141	29359	35078.24609	0.837	924	31.77381	401		Residential	401
101-038-000-002-01	7451 N OCQUEOC RD	10/14/2021	246000	WD	03-ARM'S LENGTH	246000	63700	25.89430894	189316	36859	209141	238586.8457	0.877	1792	116.7081	401		Residential	401
101-021-000-031-00	15863 US23 N	11/9/2022	150000	WD	03-ARM'S LENGTH	150000	36800	24.53333333	101470	6800	143200	148153.3594	0.967	1232	116.2338	401		Residential	401
100-017-000-013-00	14776 NORTH ALLIS HWY	7/22/2021	141000	WD	03-ARM'S LENGTH	141000	34300	24.32624113	99825	24209	116791	118334.8987	0.987	1520	76.83618	401		Residential	401
100-025-000-001-00	10071 M68 HWY	7/6/2022	226000	WD	03-ARM'S LENGTH	226000	81400	36.01769912	208970	93184	132816	137024.8546	0.969	1200	110.68	RIV2		Residential	401

For 2024, use 0.70 for Residential

Ocqueoc Township-2024 ECF Analysis Lake Huron Back Lots

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 Parc Land Table	Property Class
101-120-000-031-00	14629 CLEARWATER LN	4/27/2021	67000	WD	03-ARM'S LENGTH	67000	30700	45.82089552	97591	9385	57615	104757.7188	0.550	936	61.5545	HURBK	Lake Huron Subdivision Area	401
101-120-000-055-00	14612 DRIFTWOOD LN	11/11/2021	44200	QC	21-NOT USED/OTHE	44200	22100	50	55466	9498	34702	54593.82422	0.636	668	51.9491	HURBK	Lake Huron Subdivision Area	401
101-040-000-250-00	15440 ROBIN LN	12/6/2021	140000	PTA	03-ARM'S LENGTH	140000	65400	46.71428571	165667	46106	93894	141996.4375	0.661	1344	69.8616	HURBK	101-040-0 Lake Huron Subdivision Area	401
101-040-000-297-00	15501 VALENCIA LN	8/11/2022	60000	WD	03-ARM'S LENGTH	60000	23000	38.33333333	55698	9321	50679	55079.57422	0.920	480	105.581	HURBK	Lake Huron Subdivision Area	401
101-120-000-157-01	14945 LOGMARK LN	7/22/2022	260000	WD	19-MULTI PARCEL A	260000	93000	35.76923077	231474	27657	232343	242062.9531	0.960	1836	126.548	HURBK	101-120-0 Lake Huron Subdivision Area	401
101-060-000-008-01	12715 INDIAN TRAIL	8/9/2021	136000	WD	03-ARM'S LENGTH	136000	48600	35.73529412	118659	12037	123963	126629.4531	0.979	864	143.476	HURBK	Lake Huron Subdivision Area	401
101-040-000-335-00	15620 XAVIER LN	5/7/2021	76000	WD	03-ARM'S LENGTH	76000	24000	31.57894737	60683	7904	68096	62682.89844	1.086	720	94.5778	HURBK	Lake Huron Subdivision Area	401
101-040-000-396-00	9871 PINE TREE TRAIL	12/27/2021	235000	WD	03-ARM'S LENGTH	235000	62900	26.76595745	159752	21931	213069	163682.898	1.302	1248	170.728	HURBK	Lake Huron Subdivision Area	401
101-040-000-207-00	15320 OSMUNDA LN	9/14/2022	197000	WD	03-ARM'S LENGTH	197000	46800	23.75634518	126499	20544	176456	125837.2891	1.402	1288	137	HURBK	101-040-0 Lake Huron Subdivision Area	401

For 2024, Use 0.944 for Lake Huron Back Lots and View Lots

Ocqueoc Township-2024 ECF Analysis Lake Huron Frontage

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 Parc	Land Table	Property Class
101-140-000-030-00	10356 RAVEN DR	5/25/2021	328000	WD	03-ARM'S LENGTH	328000	213700	65.15243902	480345	200895	127105	253354.4844	0.502	1904	66.75683	HURLK		Lake Huron - Main Frontage	401
101-120-000-078-01	14657 FAWN LN	7/2/2021	160000	WD	03-ARM'S LENGTH	160000	74000	46.25	206468	98299	61701	98068	0.629	936	65.91987	HURLK		Lake Huron Subdivision Area	401
101-013-000-018-00		5/19/2021	400000	WD	03-ARM'S LENGTH	400000	152000	38	418401	83340	316660	303772.4375	1.042	1800	175.9222	HURLK		Lake Huron - Main Frontage	401
101-140-000-015-00	10180 RAVEN DR	7/20/2022	489000	WD	03-ARM'S LENGTH	489000	180500	36.91206544	407715	123217	365783	257931.0938	1.418	1770	206.6571	HURLK		Lake Huron - Main Frontage	401
101-120-000-121-00		8/10/2021	287000	WD	03-ARM'S LENGTH	287000	81100	28.25783972	176303	119252	167748	95403.00781	1.758	1226	136.8254	HURLK	101-120-00	Lake Huron Subdivision Area	402
101-140-000-005-00	10058 RAVEN DR	12/29/2022	285000	WD	03-ARM'S LENGTH	285000	87300	30.63157895	195946	64275	220725	119375.3438	1.849	988	223.4059	HURLK		Lake Huron - Main Frontage	401

For 2024, Use 1.200 for Lake Huron Frontage

Ocqueoc Township-2024 ECF Analysis Lake Huron View Lots

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 Parc Land Table	Property Class
101-120-000-031-00	14629 CLEARWATER LN	4/27/2021	67000	WD	03-ARM'S LENGTH	67000	30700	45.82089552	97591	9385	57615	104757.7188	0.550	936	61.5545	HURBK	Lake Huron Subdivion Area	401
101-120-000-055-00	14612 DRIFTWOOD LN	11/11/2021	44200	QC	21-NOT USED/OTHE	44200	22100	50	55466	9498	34702	54593.82422	0.636	668	51.9491	HURBK	Lake Huron Subdivion Area	401
101-040-000-250-00	15440 ROBIN LN	12/6/2021	140000	PTA	03-ARM'S LENGTH	140000	65400	46.71428571	165667	46106	93894	141996.4375	0.661	1344	69.8616	HURBK	101-040-0 Lake Huron Subdivion Area	401
101-040-000-297-00	15501 VALENCIA LN	8/11/2022	60000	WD	03-ARM'S LENGTH	60000	23000	38.33333333	55698	9321	50679	55079.57422	0.920	480	105.581	HURBK	Lake Huron Subdivion Area	401
101-120-000-157-01	14945 LOGMARK LN	7/22/2022	260000	WD	19-MULTI PARCEL A	260000	93000	35.76923077	231474	27657	232343	242062.9531	0.960	1836	126.548	HURBK	101-120-0 Lake Huron Subdivion Area	401
101-060-000-008-01	12715 INDIAN TRAIL	8/9/2021	136000	WD	03-ARM'S LENGTH	136000	48600	35.73529412	118659	12037	123963	126629.4531	0.979	864	143.476	HURBK	Lake Huron Subdivion Area	401
101-040-000-335-00	15620 XAVIER LN	5/7/2021	76000	WD	03-ARM'S LENGTH	76000	24000	31.57894737	60683	7904	68096	62682.89844	1.086	720	94.5778	HURBK	Lake Huron Subdivion Area	401
101-040-000-396-00	9871 PINE TREE TRAIL	12/27/2021	235000	WD	03-ARM'S LENGTH	235000	62900	26.76595745	159752	21931	213069	163682.898	1.302	1248	170.728	HURBK	Lake Huron Subdivion Area	401
101-040-000-207-00	15320 OSMUNDA LN	9/14/2022	197000	WD	03-ARM'S LENGTH	197000	46800	23.75634518	126499	20544	176456	125837.2891	1.402	1288	137	HURBK	101-040-0 Lake Huron Subdivion Area	401

For 2024, Use 0.944 for Lake Huron Back Lots and View Lots

Ocqueoc Township-2024 ECF Analysis Inland Lake/River

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 Parc	Land Table	Property Class
101-130-000-019-00	15222 CIRCLE DR	9/8/2021	148000	WD	03-ARM'S LENGTH	148000	42600	28.78378378	129203	14375	133625	135891.125	0.983	1144	116.8051	LKRVR		Water Influence - Ocq River/Lake	401
101-150-000-004-01	6438 SILVER ROCK HWY	1/25/2022	270000	WD	03-ARM'S LENGTH	270000	99000	36.66666667	235377	104085	165915	155375.1406	1.068	1080	153.625	LKRVR		Water Influence - Ocq River/Lake	401
101-030-000-005-06	6684 SILVER ROCK	8/20/2021	84500	WD	03-ARM'S LENGTH	84500	31700	37.5147929	64509	46892	37608	20848.52148	1.804	0	#DIV/0!	LKRVR		Water Influence - Ocq River/Lake	401

1.285 Avg of All  
1.026 Avg of Sales 1-2

For 2024, Use 1.026 for Rivers



Ocqueoc Township-2024 ECF Analysis Minor Ocqueoc River Frontage

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 Parc.	Land Table	Property Class
101-130-000-019-00	15222 CIRCLE DR	9/8/2021	148000	WD	03-ARM'S LENGTH	148000	42600	28.78378378	129203	14375	133625	135891.125	0.983	1144	116.8051	LKRVR		Water Influence - Ocq River/Lake	401
101-150-000-004-01	6438 SILVER ROCK HWY	1/25/2022	270000	WD	03-ARM'S LENGTH	270000	99000	36.66666667	235377	104085	165915	155375.1406	1.068	1080	153.625	LKRVR		Water Influence - Ocq River/Lake	401
101-030-000-005-06	6684 SILVER ROCK	8/20/2021	84500	WD	03-ARM'S LENGTH	84500	31700	37.5147929	64509	46892	37608	20848.52148	1.804	0	#DIV/0!	LKRVR		Water Influence - Ocq River/Lake	401

1.285 Avg of All  
1.026 Avg of Sales 1-2

For 2024, Use 1.026 for Rivers

Ocqueoc Township-2024 ECF Analysis Ocqueoc River Main Frontage

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 Parc.	Land Table	Property Class
101-130-000-019-00	15222 CIRCLE DR	9/8/2021	148000	WD	03-ARM'S LENGTH	148000	42600	28.78378378	129203	14375	133625	135891.125	0.983	1144	116.8051	LKRVR		Water Influence - Ocq River/Lake	401
101-150-000-004-01	6438 SILVER ROCK HWY	1/25/2022	270000	WD	03-ARM'S LENGTH	270000	99000	36.66666667	235377	104085	165915	155375.1406	1.068	1080	153.625	LKRVR		Water Influence - Ocq River/Lake	401
101-030-000-005-06	6684 SILVER ROCK	8/20/2021	84500	WD	03-ARM'S LENGTH	84500	31700	37.5147929	64509	46892	37608	20848.52148	1.804	0	#DIV/0!	LKRVR		Water Influence - Ocq River/Lake	401

1.285 Avg of All  
 1.026 Avg of Sales 1-2  
 For 2024, Use 1.026 for Rivers