

Rogers 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 in Sale	Land Table	Property Class
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	03-ARM'S LENGTH	72000	53300	74.02777778	106628	6780	65220	132776.5938	0.491	1644	39.67153285	401		Residential Acres and Lots	401
140-025-000-036-00	4274 NAGEL HWY	3/4/2022	64900	WD	03-ARM'S LENGTH	64900	43200	66.56394453	86492	17136	47764	92228.72656	0.518	886	53.90970655	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	03-ARM'S LENGTH	49000	31100	63.46938776	62189	10211	38789	69119.67969	0.561	684	56.70906433	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	03-ARM'S LENGTH	30000	16700	55.66666667	33491	10800	19200	30174.20117	0.636	728	26.37362637	401	142-040-000-008-03	Residential Acres and Lots	401
142-006-000-023-00	3340 BIRCHWOOD TRAIL	11/24/2021	165000	WD	03-ARM'S LENGTH	162500	86700	53.35384615	173463	32240	130260	187796.5469	0.694	1836	70.94771242	401		Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	21-NOT USED/OTHE	50000	26300	52.6	52537	16582	33418	47812.5	0.699	976	34.2397541	401		Residential Acres and Lots	401
142-060-000-017-01	6735 BEACH RD	7/30/2021	197000	WD	03-ARM'S LENGTH	197000	97300	49.39086294	194591	29287	167713	219819.1504	0.763	2016	83.19097222	401		Residential Acres and Lots	401
140-025-000-048-00	6766 FORTY MILE PT RD	4/21/2022	95000	WD	03-ARM'S LENGTH	95000	44500	46.84210526	88964	15406	79594	97816.49219	0.814	1296	61.41512346	401		Residential Acres and Lots	401
140-036-000-008-00	5846 STATE PARK RD	2/2/2023	165000	WD	03-ARM'S LENGTH	165000	67900	41.15151515	135856	18481	146519	156083.7813	0.939	1466	99.94474761	401		Residential Acres and Lots	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	03-ARM'S LENGTH	90000	36200	40.22222222	72432	17443	72557	73123.66797	0.992	1021	71.06464251	401		Residential Acres and Lots	401
142-034-000-030-02	2904 PETERSVILLE RD	7/29/2022	135000	WD	03-ARM'S LENGTH	135000	49200	36.44444444	98397	12616	122384	114070.4775	1.073	1216	100.6447368	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	03-ARM'S LENGTH	50000	18400	36.8	36720	7916	42084	38303.19141	1.099	1024	41.09765625	401		Residential Acres and Lots	401
													0.773						

For 2024, use 0.773 for Rogers Twp Residential

Rogers 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 Par	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	12.45741	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	14.46733	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	39.36762	201			201
002-007-000-090-00	13041 M32/M33	5/26/2021	205000	LC	21-NOT USED/OTHE	205000	67800	33.07317073	199733	54419	150581	220841.9459	0.682	5957	25.27799	201		Commercial	201
032-270-001-006-09	3224 S M65	8/27/2021	48163	LC	21-NOT USED/OTHE	48163	22000	45.67821772	44047	8284	39879	71099.40405	0.561	2050	19.45317	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	6.859184	COM		COMMERCIAL	201 AlconaCounty

For 2024, use 0.54 for Rogers Twp Commercial

Rogers Township-2024 ECF Analysis 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 Parcels in Sale	Land Table	Property Class
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	03-ARM'S LENGTH	72000	53300	74.02777778	106628	6780	65220	132776.5938	0.491	1644	39.67153285	401		Residential Acres and Lots	401
140-025-000-036-00	4274 NAGEL HWY	3/4/2022	64900	WD	03-ARM'S LENGTH	64900	43200	66.56394453	86492	17136	47764	92228.72656	0.518	886	53.90970655	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	03-ARM'S LENGTH	49000	31100	63.46938776	62189	10211	38789	69119.67969	0.561	684	56.70906433	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	03-ARM'S LENGTH	30000	16700	55.66666667	33491	10800	19200	30174.20117	0.636	728	26.37362637	401	142-040-000-008-03	Residential Acres and Lots	401
142-006-000-023-00	3340 BIRCHWOOD TRAIL	11/24/2021	165000	WD	03-ARM'S LENGTH	162500	86700	53.35384615	173463	32240	130260	187796.5469	0.694	1836	70.94771242	401		Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	21-NOT USED/OTHE	50000	26300	52.6	52537	16582	33418	47812.5	0.699	976	34.2397541	401		Residential Acres and Lots	401
142-060-000-017-01	6735 BEACH RD	7/30/2021	197000	WD	03-ARM'S LENGTH	197000	97300	49.39086294	194591	29287	167713	219819.1504	0.763	2016	83.19097222	401		Residential Acres and Lots	401
140-025-000-048-00	6766 FORTY MILE PT RD	4/21/2022	95000	WD	03-ARM'S LENGTH	95000	44500	46.84210526	88964	15406	79594	97816.49219	0.814	1296	61.41512346	401		Residential Acres and Lots	401
140-036-000-008-00	5846 STATE PARK RD	2/2/2023	165000	WD	03-ARM'S LENGTH	165000	67900	41.15151515	135856	18481	146519	156083.7813	0.939	1466	99.94474761	401		Residential Acres and Lots	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	03-ARM'S LENGTH	90000	36200	40.22222222	72432	17443	72557	73123.66797	0.992	1021	71.06464251	401		Residential Acres and Lots	401
142-034-000-030-02	2904 PETERSVILLE RD	7/29/2022	135000	WD	03-ARM'S LENGTH	135000	49200	36.44444444	98397	12616	122384	114070.4775	1.073	1216	100.6447368	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	03-ARM'S LENGTH	50000	18400	36.8	36720	7916	42084	38303.19141	1.099	1024	41.09765625	401		Residential Acres and Lots	401
													0.773						

For 2024, use 0.773 for Rogers Twp Residential

Rogers Township-2024 ECF Analysis Birchwood

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
142-110-000-015-02	2642 US23 N	6/15/2022	49000	WD	03-ARM'S LENGTH	49000	56600	115.5102041	113169	20829	28171	116738.3047	0.241	1262	22.3225	BIRCH		Birchwood	401
142-052-000-004-00	4690 BIRCHWOOD DR	11/30/2022	175000	WD	03-ARM'S LENGTH	175000	88700	50.68571429	177443	37923	137077	176384.3281	0.777	1680	81.5935	BIRCH		Birchwood	401
142-053-000-012-00	3378 BIRCHWOOD DR	6/14/2022	169000	WD	03-ARM'S LENGTH	169000	84600	50.0591716	169213	37433	131567	166599.2344	0.790	1456	90.362	BIRCH		Birchwood	401
142-052-000-043-00	3646 BIRCHWOOD DR	9/10/2021	185000	WD	21-NOT USED/OTHI	185000	88900	48.05405405	177805	27475	157525	190050.5625	0.829	1430	110.157	BIRCH	142-008-000	Birchwood	401
142-052-000-047-00	3560 BIRCHWOOD DR	7/25/2022	77800	WD	03-ARM'S LENGTH	77800	33200	42.67352185	66427	28745	49055	47638.43164	1.030	798	61.4724	BIRCH		Birchwood	401
142-120-000-013-00	2036 WHITE BIRCH LN	2/10/2023	145000	WD	03-ARM'S LENGTH	145000	58700	40.48275862	117379	28732	116268	112069.5313	1.037	1348	86.2522	BIRCH		Birchwood	401

For 2024, use 0.784 for Birchwood Area

Rogers Township-2024 ECF Analysis Buza Breeze

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 in Sale	Land Table	Property Class
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	03-ARM'S LENGTH	72000	53300	74.02777778	106628	6780	65220	132776.5938	0.491	1644	39.67153285	401		Residential Acres and Lots	401
140-025-000-036-00	4274 NAGEL HWY	3/4/2022	64900	WD	03-ARM'S LENGTH	64900	43200	66.56394453	86492	17136	47764	92228.72656	0.518	886	53.90970655	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	03-ARM'S LENGTH	49000	31100	63.46938776	62189	10211	38789	69119.67969	0.561	684	56.70906433	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	03-ARM'S LENGTH	30000	16700	55.66666667	33491	10800	19200	30174.20117	0.636	728	26.37362637	401	142-040-000-008-03	Residential Acres and Lots	401
142-006-000-023-00	3340 BIRCHWOOD TRAIL	11/24/2021	165000	WD	03-ARM'S LENGTH	162500	86700	53.35384615	173463	32240	130260	187796.5469	0.694	1836	70.94771242	401		Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	21-NOT USED/OTHE	50000	26300	52.6	52537	16582	33418	47812.5	0.699	976	34.2397541	401		Residential Acres and Lots	401
142-060-000-017-01	6735 BEACH RD	7/30/2021	197000	WD	03-ARM'S LENGTH	197000	97300	49.39086294	194591	29287	167713	219819.1504	0.763	2016	83.19097222	401		Residential Acres and Lots	401
140-025-000-048-00	6766 FORTY MILE PT RD	4/21/2022	95000	WD	03-ARM'S LENGTH	95000	44500	46.84210526	88964	15406	79594	97816.49219	0.814	1296	61.41512346	401		Residential Acres and Lots	401
140-036-000-008-00	5846 STATE PARK RD	2/2/2023	165000	WD	03-ARM'S LENGTH	165000	67900	41.15151515	135856	18481	146519	156083.7813	0.939	1466	99.94474761	401		Residential Acres and Lots	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	03-ARM'S LENGTH	90000	36200	40.22222222	72432	17443	72557	73123.66797	0.992	1021	71.06464251	401		Residential Acres and Lots	401
142-034-000-030-02	2904 PETERSVILLE RD	7/29/2022	135000	WD	03-ARM'S LENGTH	135000	49200	36.44444444	98397	12616	122384	114070.4775	1.073	1216	100.6447368	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	03-ARM'S LENGTH	50000	18400	36.8	36720	7916	42084	38303.19141	<u>1.099</u>	1024	41.09765625	401		Residential Acres and Lots	401
													<u>0.773</u>						

For 2024, use 0.773 for Rogers Twp Residential

Rogers Township-2024 ECF Analysis Lake Huron

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 Par	Land Table	Property Class
140-025-000-044-01	6615 FORTY MILE PT	5/27/2021	380000	WD	03-ARM'S LENGTH	380000	197300	51.92105263	394641	143247	236753	312743.3779	0.757	2400	98.64708333	LKHUR		Lake Huron	401
142-070-000-002-01	5678 HEATHER DR	4/30/2021	417000	OTH	21-NOT USED/OTHI	417000	177300	42.51798561	354640	149161	267839	262763.2188	1.019	2880	92.99965278	LKHUR		Lake Huron	401
142-060-000-013-00	6706 BEACH RD	4/5/2021	249900	WD	03-ARM'S LENGTH	249900	109500	43.81752701	218973	123445	126455	121828.1953	1.038	1438	87.93810848	LKHUR		Lake Huron	401
142-140-000-009-00	6136 BEACH RD	9/8/2022	275000	WD	03-ARM'S LENGTH	275000	118400	43.05454545	236853	175223	99777	92647.57422	1.077	1748	57.08066362	LKHUR		Lake Huron	401
													0.973						

For 2024, use 0.973 for Lake Huron, Rogers Twp

Rogers Township-2024 ECF Analysis Lake View

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 in Sale	Land Table	Property Class
140-026-000-010-00	6092 MEREDITH RD	6/30/2022	72000	WD	03-ARM'S LENGTH	72000	53300	74.02777778	106628	6780	65220	132776.5938	0.491	1644	39.67153285	401		Residential Acres and Lots	401
140-025-000-036-00	4274 NAGEL HWY	3/4/2022	64900	WD	03-ARM'S LENGTH	64900	43200	66.56394453	86492	17136	47764	92228.72656	0.518	886	53.90970655	401		Residential Acres and Lots	401
140-029-000-060-00	8765 646 HWY	6/21/2022	49000	WD	03-ARM'S LENGTH	49000	31100	63.46938776	62189	10211	38789	69119.67969	0.561	684	56.70906433	401		Residential Acres and Lots	401
142-040-000-007-00	7614 646 HWY	10/12/2022	30000	WD	03-ARM'S LENGTH	30000	16700	55.66666667	33491	10800	19200	30174.20117	0.636	728	26.37362637	401	142-040-000-008-03	Residential Acres and Lots	401
142-006-000-023-00	3340 BIRCHWOOD TRAIL	11/24/2021	165000	WD	03-ARM'S LENGTH	162500	86700	53.35384615	173463	32240	130260	187796.5469	0.694	1836	70.94771242	401		Residential Acres and Lots	401
140-036-000-020-00	4241 NAGEL HWY	6/7/2022	50000	WD	21-NOT USED/OTHE	50000	26300	52.6	52537	16582	33418	47812.5	0.699	976	34.2397541	401		Residential Acres and Lots	401
142-060-000-017-01	6735 BEACH RD	7/30/2021	197000	WD	03-ARM'S LENGTH	197000	97300	49.39086294	194591	29287	167713	219819.1504	0.763	2016	83.19097222	401		Residential Acres and Lots	401
140-025-000-048-00	6766 FORTY MILE PT RD	4/21/2022	95000	WD	03-ARM'S LENGTH	95000	44500	46.84210526	88964	15406	79594	97816.49219	0.814	1296	61.41512346	401		Residential Acres and Lots	401
140-036-000-008-00	5846 STATE PARK RD	2/2/2023	165000	WD	03-ARM'S LENGTH	165000	67900	41.15151515	135856	18481	146519	156083.7813	0.939	1466	99.94474761	401		Residential Acres and Lots	401
142-031-000-004-01	3340 LEZER HWY	10/19/2022	90000	WD	03-ARM'S LENGTH	90000	36200	40.22222222	72432	17443	72557	73123.66797	0.992	1021	71.06464251	401		Residential Acres and Lots	401
142-034-000-030-02	2904 PETERSVILLE RD	7/29/2022	135000	WD	03-ARM'S LENGTH	135000	49200	36.44444444	98397	12616	122384	114070.4775	1.073	1216	100.6447368	401		Residential Acres and Lots	401
142-033-000-008-00	2376 CO RD 451	3/27/2023	50000	WD	03-ARM'S LENGTH	50000	18400	36.8	36720	7916	42084	38303.19141	<u>1.099</u>	1024	41.09765625	401		Residential Acres and Lots	401
													0.773						

For 2024, use 0.773 for Rogers Twp Residential

Rogers Township-2024 ECF Analysis Twin Lakes

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
142-150-000-030-00	6998 CHIPPEWA TRAIL	2/11/2022	105000	WD	03-ARM'S LENGTH	105000	71300	67.9047619	142576	22541	82459	160046.6611	0.515	1248	66.0729	TWIN	Twin Lakes	401
142-150-000-104-00	6794 CLAY BANKS RD	9/16/2022	101000	WD	03-ARM'S LENGTH	101000	53100	52.57425743	106140	8700	92300	129920	0.710	1053	87.6543	TWIN	Twin Lakes	401
142-150-000-020-00	6768 CHIPPEWA TRAIL	3/31/2022	400000	WD	03-ARM'S LENGTH	400000	111100	27.775	222073	16488	383512	274113.332	1.399	1890	202.916	TWIN	142-150-000-020-00	401

0.875 Avg of All
 0.613 Avg of Sale 1-2
 0.744 Midpoint

For 2024, use 0.75 for Twin Lakes Area