

Rogers 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 |
| 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 |
| 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 & OI | | 201 Oscoda | Iosco |
| 066-029-100-002-00 | 3965 ARROW ST | 9/20/2024 | 65000 | WD | 65000 | 119818 | 17087 | 47913 | 148885.508 | <u>0.322</u> | 3306 | | 02400 | | 94600 FORMER WAFB | | 201 Oscoda | Iosco |
| | | | | | | | | | | 0.578 | | | | | | | | |

For 2026, use 0.57 for Rogers Twp Commercial

Rogers 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|-----------------------|----------------------------|----------------|
| 140-036-000-014-00 | 5759 US23 N | 9/12/2023 | 46000 | WD | 46000 | 87055 | 11372 | 34628 | 82264.13281 | 0.421 | 1144 | 30.2692 | 401 | | Residential Acres and Lots | 401 |
| 140-025-000-036-00 | 4274 NAGEL HWY | 3/7/2025 | 90000 | WD | 90000 | 97772 | 16682 | 73318 | 88141.30469 | 0.832 | 886 | 82.7517 | 401 | | Residential Acres and Lots | 401 |
| 142-190-000-014-00 | 1100 PINE RD | 6/28/2024 | 120000 | WD | 120000 | 133888 | 21134 | 98866 | 117611.9531 | 0.841 | 2548 | 38.8014 | 401 | 142-190-000-012-00 | Residential Acres and Lots | 401 |
| 142-007-000-001-07 | 3492 QUARRY RD | 8/18/2023 | 60000 | WD | 60000 | 62934 | 28178 | 31822 | 37778.26074 | 0.842 | 288 | 110.493 | 401 | | Residential Acres and Lots | 401 |
| 140-027-000-008-00 | 6601 646 HWY | 5/24/2024 | 55000 | WD | 55000 | 55559 | 21581 | 33419 | 36932.60938 | 0.905 | 544 | 61.432 | 401 | | Residential Acres and Lots | 401 |
| 140-020-000-046-03 | 10750 US23 N | 11/3/2023 | 64800 | WD | 64800 | 63266 | 13950 | 50850 | 53604.34766 | 0.949 | 924 | 55.0325 | 401 | | Residential Acres and Lots | 401 |
| 142-033-000-014-04 | 1776 W HEYTHALER HWY | 9/14/2023 | 289000 | WD | 289000 | 275840 | 42385 | 246615 | 253755.4414 | 0.972 | 2264 | 108.929 | 401 | | Water Influence | 401 |
| 140-023-000-003-03 | 7411 US23 N | 4/9/2024 | 174900 | OTH | 174900 | 161298 | 13533 | 161367 | 160614.125 | 1.005 | 1344 | 120.065 | 401 | | Residential Acres and Lots | 401 |
| 142-030-000-008-20 | 3142 QUADE HWY | 1/14/2025 | 457000 | WD | 457000 | 417827 | 48932 | 408068 | 400972.8302 | 1.018 | 3398 | 120.091 | 401 | | Residential Acres and Lots | 401 |
| 142-190-000-024-00 | 2313 LAMB ST | 6/12/2023 | 192000 | WD | 192000 | 175090 | 20456 | 171544 | 168080.4375 | 1.021 | 1586 | 108.161 | 401 | | Residential Acres and Lots | 401 |
| 140-021-000-116-00 | 7018 646 HWY | 10/9/2024 | 180000 | WD | 180000 | 165015 | 51406 | 128594 | 123488.0459 | 1.041 | 1191 | 107.971 | 401 | | Residential Acres and Lots | 401 |
| 142-032-000-001-00 | 2028 WENZEL HWY | 8/5/2024 | 164500 | WD | 164500 | 144100 | 31886 | 132614 | 121971.7422 | 1.087 | 1080 | 122.791 | 401 | | Residential Acres and Lots | 401 |
| 142-060-000-017-01 | 6735 BEACH RD | 7/19/2024 | 274500 | WD | 274100 | 225592 | 28462 | 245638 | 214271.7363 | 1.146 | 2016 | 121.844 | 401 | | Residential Acres and Lots | 401 |
| 142-050-000-006-00 | 1173 ASPEN LN | 11/6/2023 | 173000 | WD | 173000 | 134915 | 21316 | 151684 | 123477.1719 | 1.228 | 1398 | 108.501 | 401 | | Residential Acres and Lots | 401 |
| 142-034-000-011-01 | 2179 CO RD 451 | 6/14/2024 | 120000 | WD | 120000 | 92700 | 13822 | 106178 | 85736.95313 | 1.238 | 816 | 130.12 | 401 | | Residential Acres and Lots | 401 |
| 142-034-000-012-00 | 2589 CO RD 451 | 11/21/2024 | 300000 | WD | 300000 | 239227 | 77060 | 222940 | 176268.4844 | 1.265 | 1440 | 154.819 | 401 | | Residential Acres and Lots | 401 |
| 140-036-000-032-00 | 4391 NAGEL HWY | 5/1/2024 | 150000 | WD | 149000 | 113116 | 17908 | 131092 | 103486.957 | 1.267 | 1200 | 109.243 | 401 | | Residential Acres and Lots | 401 |
| 140-036-000-012-01 | 4067 NAGEL HWY | 2/24/2025 | 299900 | WD | 299900 | 216080 | 21851 | 278049 | 211118.4844 | 1.317 | 1585 | 175.425 | 401 | | Residential Acres and Lots | 401 |
| 142-006-000-012-00 | 3830 WILDWOOD LN | 6/27/2023 | 370000 | WD | 365000 | 258633 | 39880 | 325120 | 237775.0039 | 1.367 | 1092 | 297.729 | 401 | | Residential Acres and Lots | 401 |
| 140-025-000-014-00 | 6238 HURON SHORE RD | 2/14/2025 | 260000 | WD | 260000 | 150088 | 16085 | 243915 | 145655.4375 | 1.675 | 1382 | 176.494 | 401 | | Residential Acres and Lots | 401 |
| 142-140-000-035-01 | | 7/6/2023 | 625000 | WD | 625000 | 475433 | 101718 | 523282 | 284410.1875 | 1.840 | 2165 | 241.701 | 401 | 142-140-000-013-00 | Residential Acres and Lots | 402 |
| 140-027-000-005-00 | 6955 CHIPMUNK LN | 1/14/2025 | 345000 | WD | 345000 | 211811 | 98524 | 246476 | 123138.043 | 2.002 | 1088 | 226.54 | 401 | | Residential Acres and Lots | 401 |
| 142-060-000-023-00 | | 8/21/2024 | 725000 | WD | 725000 | 693875 | 214560 | 510440 | 205162.8594 | <u>2.488</u> | 1358 | 375.876 | 401 | 142-060-000-003-00, 1 | Residential Acres and Lots | 402 |
| | | | | | | | | | | 1.207 | | | | | | |

For 2026, use 1.207 for Buza area, Residential, and Lake View

Rogers Township-2026 ECF Analysis Birchwood

| 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 |
|--------------------|---------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-------------|----------|-----------------------|------------|----------------|
| 142-052-000-034-02 | 3910 BIRCHWOOD DR | 4/7/2023 | 265000 | WD | 265000 | 279284 | 78367 | 186633 | 219102.5156 | 0.852 | 2103 | 88.74607703 | BIRCH | | Birchwood | 401 |
| 142-120-000-021-00 | 2096 WHITE BIRCH LN | 5/1/2024 | 160000 | WD | 160000 | 166185 | 63149 | 96851 | 112362.0469 | 0.862 | 936 | 103.4732906 | BIRCH | | Birchwood | 401 |
| 142-052-000-006-00 | 3386 WILDWOOD LN | 3/24/2025 | 150000 | WD | 150000 | 148347 | 81372 | 68628 | 73037.07813 | 0.940 | 1064 | 64.5 | BIRCH | | Birchwood | 401 |
| 142-052-000-034-02 | 3910 BIRCHWOOD DR | 8/11/2023 | 285000 | WD | 285000 | 279284 | 78367 | 206633 | 219102.5156 | 0.943 | 2103 | 98.25630052 | BIRCH | | Birchwood | 401 |
| 142-052-000-015-00 | 4398 BIRCHWOOD DR | 12/27/2024 | 388000 | WD | 358000 | 350637 | 127370 | 230630 | 243475.4688 | 0.947 | 2027 | 113.7789837 | BIRCH | | Birchwood | 401 |
| 142-052-000-016-00 | 4360 BIRCHWOOD DR | 8/5/2024 | 392000 | WD | 392000 | 361062 | 106329 | 285671 | 277789.5313 | 1.028 | 2130 | 134.1178404 | BIRCH | | Birchwood | 401 |
| 142-110-000-026-00 | 2878 US23 N | 7/5/2024 | 190000 | WD | 190000 | 172066 | 33884 | 156116 | 150197.8281 | 1.039 | 1406 | 111.0355619 | BIRCH | | Birchwood | 401 |
| 142-110-000-026-00 | 2878 US23 N | 7/5/2024 | 190000 | WD | 190000 | 172066 | 33884 | 156116 | 150197.8281 | 1.039 | 1406 | 111.0355619 | BIRCH | | Birchwood | 401 |
| 142-110-000-020-00 | 2748 US23 N | 3/19/2024 | 315000 | WD | 315000 | 257346 | 54526 | 260474 | 221177.75 | <u>1.178</u> | 2480 | 105.0298387 | BIRCH | | Birchwood | 401 |
| | | | | | | | | | | 0.981 | | | | | | |

For 2026, use 0.981 for Birchwood area

Rogers Township-2026 ECF Analysis Buza Breeze

| 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 |
|--------------------|----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|-----------------------|----------------------------|----------------|
| 140-036-000-014-00 | 5759 US23 N | 9/12/2023 | 46000 | WD | 46000 | 87055 | 11372 | 34628 | 82264.13281 | 0.421 | 1144 | 30.2692 | 401 | | Residential Acres and Lots | 401 |
| 140-025-000-036-00 | 4274 NAGEL HWY | 3/7/2025 | 90000 | WD | 90000 | 97772 | 16682 | 73318 | 88141.30469 | 0.832 | 886 | 82.7517 | 401 | | Residential Acres and Lots | 401 |
| 142-190-000-014-00 | 1100 PINE RD | 6/28/2024 | 120000 | WD | 120000 | 133888 | 21134 | 98866 | 117611.9531 | 0.841 | 2548 | 38.8014 | 401 | 142-190-000-012-00 | Residential Acres and Lots | 401 |
| 142-007-000-001-07 | 3492 QUARRY RD | 8/18/2023 | 60000 | WD | 60000 | 62934 | 28178 | 31822 | 37778.26074 | 0.842 | 288 | 110.493 | 401 | | Residential Acres and Lots | 401 |
| 140-027-000-008-00 | 6601 646 HWY | 5/24/2024 | 55000 | WD | 55000 | 55559 | 21581 | 33419 | 36932.60938 | 0.905 | 544 | 61.432 | 401 | | Residential Acres and Lots | 401 |
| 140-020-000-046-03 | 10750 US23 N | 11/3/2023 | 64800 | WD | 64800 | 63266 | 13950 | 50850 | 53604.34766 | 0.949 | 924 | 55.0325 | 401 | | Residential Acres and Lots | 401 |
| 142-033-000-014-04 | 1776 W HEYTHALER HWY | 9/14/2023 | 289000 | WD | 289000 | 275840 | 42385 | 246615 | 253755.4414 | 0.972 | 2264 | 108.929 | 401 | | Water Influence | 401 |
| 140-023-000-003-03 | 7411 US23 N | 4/9/2024 | 174900 | OTH | 174900 | 161298 | 13533 | 161367 | 160614.125 | 1.005 | 1344 | 120.065 | 401 | | Residential Acres and Lots | 401 |
| 142-030-000-008-20 | 3142 QUADE HWY | 1/14/2025 | 457000 | WD | 457000 | 417827 | 48932 | 408068 | 400972.8302 | 1.018 | 3398 | 120.091 | 401 | | Residential Acres and Lots | 401 |
| 142-190-000-024-00 | 2313 LAMB ST | 6/12/2023 | 192000 | WD | 192000 | 175090 | 20456 | 171544 | 168080.4375 | 1.021 | 1586 | 108.161 | 401 | | Residential Acres and Lots | 401 |
| 140-021-000-116-00 | 7018 646 HWY | 10/9/2024 | 180000 | WD | 180000 | 165015 | 51406 | 128594 | 123488.0459 | 1.041 | 1191 | 107.971 | 401 | | Residential Acres and Lots | 401 |
| 142-032-000-001-00 | 2028 WENZEL HWY | 8/5/2024 | 164500 | WD | 164500 | 144100 | 31886 | 132614 | 121971.7422 | 1.087 | 1080 | 122.791 | 401 | | Residential Acres and Lots | 401 |
| 142-060-000-017-01 | 6735 BEACH RD | 7/19/2024 | 274500 | WD | 274100 | 225592 | 28462 | 245638 | 214271.7363 | 1.146 | 2016 | 121.844 | 401 | | Residential Acres and Lots | 401 |
| 142-050-000-006-00 | 1173 ASPEN LN | 11/6/2023 | 173000 | WD | 173000 | 134915 | 21316 | 151684 | 123477.1719 | 1.228 | 1398 | 108.501 | 401 | | Residential Acres and Lots | 401 |
| 142-034-000-011-01 | 2179 CO RD 451 | 6/14/2024 | 120000 | WD | 120000 | 92700 | 13822 | 106178 | 85736.95313 | 1.238 | 816 | 130.12 | 401 | | Residential Acres and Lots | 401 |
| 142-034-000-012-00 | 2589 CO RD 451 | 11/21/2024 | 300000 | WD | 300000 | 239227 | 77060 | 222940 | 176268.4844 | 1.265 | 1440 | 154.819 | 401 | | Residential Acres and Lots | 401 |
| 140-036-000-032-00 | 4391 NAGEL HWY | 5/1/2024 | 150000 | WD | 149000 | 113116 | 17908 | 131092 | 103486.957 | 1.267 | 1200 | 109.243 | 401 | | Residential Acres and Lots | 401 |
| 140-036-000-012-01 | 4067 NAGEL HWY | 2/24/2025 | 299900 | WD | 299900 | 216080 | 21851 | 278049 | 211118.4844 | 1.317 | 1585 | 175.425 | 401 | | Residential Acres and Lots | 401 |
| 142-006-000-012-00 | 3830 WILDWOOD LN | 6/27/2023 | 370000 | WD | 365000 | 258633 | 39880 | 325120 | 237775.0039 | 1.367 | 1092 | 297.729 | 401 | | Residential Acres and Lots | 401 |
| 140-025-000-014-00 | 6238 HURON SHORE RD | 2/14/2025 | 260000 | WD | 260000 | 150088 | 16085 | 243915 | 145655.4375 | 1.675 | 1382 | 176.494 | 401 | | Residential Acres and Lots | 401 |
| 142-140-000-035-01 | | 7/6/2023 | 625000 | WD | 625000 | 475433 | 101718 | 523282 | 284410.1875 | 1.840 | 2165 | 241.701 | 401 | 142-140-000-013-00 | Residential Acres and Lots | 402 |
| 140-027-000-005-00 | 6955 CHIPMUNK LN | 1/14/2025 | 345000 | WD | 345000 | 211811 | 98524 | 246476 | 123138.043 | 2.002 | 1088 | 226.54 | 401 | | Residential Acres and Lots | 401 |
| 142-060-000-023-00 | | 8/21/2024 | 725000 | WD | 725000 | 693875 | 214560 | 510440 | 205162.8594 | <u>2.488</u> | 1358 | 375.876 | 401 | 142-060-000-003-00, 1 | Residential Acres and Lots | 402 |
| | | | | | | | | | | 1.207 | | | | | | |

For 2026, use 1.207 for Buza area, Residential, and Lake View

Rogers Township-2026 ECF Analysis Lake Huron

| 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 |
|--------------------|-----------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------------|------------|-----------|----------|-------------------------|------------|----------------|
| 142-060-000-006-00 | 6588 BEACH RD | 11/29/2024 | 200000 | WD | 200000 | 355744 | 98359 | 101641 | 195879 | 0.519 | 1560 | 65.1545 | LKHUR | | Lake Huron | 401 |
| 140-025-000-021-00 | 6075 HURON SHORE RD | 7/13/2023 | 475000 | CD | 475000 | 595388 | 359919 | 115081 | 179200.1563 | 0.642 | 2601 | 44.2449 | LKHUR | | Lake Huron | 401 |
| 140-025-000-024-00 | 6085 HURON SHORE RD | 6/12/2024 | 250000 | WD | 250000 | 289398 | 122115 | 127885 | 127308.2158 | 1.005 | 1412 | 90.5701 | LKHUR | | Lake Huron | 401 |
| 140-023-000-007-00 | 7295 MANITOU BEACH RD | 10/13/2023 | 1000000 | WD | 1000000 | 959309 | 393720 | 606280 | 430433.0293 | 1.409 | 4508 | 134.49 | LKHUR | | Lake Huron | 401 |
| 142-140-000-013-00 | 6054 BEACH RD | 7/6/2023 | 625000 | WD | 625000 | 475433 | 101718 | 523282 | 284410.1875 | 1.840 | 2165 | 241.701 | LKHUR | 142-140-000-035-01 | Lake Huron | 401 |
| 142-210-000-013-00 | 6313 HURON SHORE RD | 11/21/2023 | 238000 | WD | 238000 | 180397 | 91062 | 146938 | 67987.0625 | 2.161 | 938 | 156.65 | LKHUR | | Lake Huron | 401 |
| 142-060-000-003-00 | 6572 BEACH RD | 8/21/2024 | 725000 | WD | 725000 | 496678 | 214560 | 510440 | 205162.8594 | 2.488 | 1358 | 375.876 | LKHUR | 142-060-000-023-00, 142 | Lake Huron | 401 |
| 142-060-000-013-00 | 6706 BEACH RD | 10/31/2024 | 675000 | WD | 575000 | 303984 | 114755 | 460245 | 144009.8906 | <u>3.196</u> | 1438 | 320.059 | LKHUR | | Lake Huron | 401 |
| | | | | | | | | | | 1.657 | | | | | | |

For 2026, use 1.657 for Lake Huron area

Rogers 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 |
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| 142-190-000-014-00 | 1100 PINE RD | 6/28/2024 | 120000 | WD | 120000 | 133888 | 21134 | 98866 | 117611.9531 | 0.841 | 2548 | 38.8014 | 401 | 142-190-000-012-00 | Residential Acres and Lots | 401 |
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| 140-020-000-046-03 | 10750 US23 N | 11/3/2023 | 64800 | WD | 64800 | 63266 | 13950 | 50850 | 53604.34766 | 0.949 | 924 | 55.0325 | 401 | | Residential Acres and Lots | 401 |
| 142-033-000-014-04 | 1776 W HEYTHALER HWY | 9/14/2023 | 289000 | WD | 289000 | 275840 | 42385 | 246615 | 253755.4414 | 0.972 | 2264 | 108.929 | 401 | | Water Influence | 401 |
| 140-023-000-003-03 | 7411 US23 N | 4/9/2024 | 174900 | OTH | 174900 | 161298 | 13533 | 161367 | 160614.125 | 1.005 | 1344 | 120.065 | 401 | | Residential Acres and Lots | 401 |
| 142-030-000-008-20 | 3142 QUADE HWY | 1/14/2025 | 457000 | WD | 457000 | 417827 | 48932 | 408068 | 400972.8302 | 1.018 | 3398 | 120.091 | 401 | | Residential Acres and Lots | 401 |
| 142-190-000-024-00 | 2313 LAMB ST | 6/12/2023 | 192000 | WD | 192000 | 175090 | 20456 | 171544 | 168080.4375 | 1.021 | 1586 | 108.161 | 401 | | Residential Acres and Lots | 401 |
| 140-021-000-116-00 | 7018 646 HWY | 10/9/2024 | 180000 | WD | 180000 | 165015 | 51406 | 128594 | 123488.0459 | 1.041 | 1191 | 107.971 | 401 | | Residential Acres and Lots | 401 |
| 142-032-000-001-00 | 2028 WENZEL HWY | 8/5/2024 | 164500 | WD | 164500 | 144100 | 31886 | 132614 | 121971.7422 | 1.087 | 1080 | 122.791 | 401 | | Residential Acres and Lots | 401 |
| 142-060-000-017-01 | 6735 BEACH RD | 7/19/2024 | 274500 | WD | 274100 | 225592 | 28462 | 245638 | 214271.7363 | 1.146 | 2016 | 121.844 | 401 | | Residential Acres and Lots | 401 |
| 142-050-000-006-00 | 1173 ASPEN LN | 11/6/2023 | 173000 | WD | 173000 | 134915 | 21316 | 151684 | 123477.1719 | 1.228 | 1398 | 108.501 | 401 | | Residential Acres and Lots | 401 |
| 142-034-000-011-01 | 2179 CO RD 451 | 6/14/2024 | 120000 | WD | 120000 | 92700 | 13822 | 106178 | 85736.95313 | 1.238 | 816 | 130.12 | 401 | | Residential Acres and Lots | 401 |
| 142-034-000-012-00 | 2589 CO RD 451 | 11/21/2024 | 300000 | WD | 300000 | 239227 | 77060 | 222940 | 176268.4844 | 1.265 | 1440 | 154.819 | 401 | | Residential Acres and Lots | 401 |
| 140-036-000-032-00 | 4391 NAGEL HWY | 5/1/2024 | 150000 | WD | 149000 | 113116 | 17908 | 131092 | 103486.957 | 1.267 | 1200 | 109.243 | 401 | | Residential Acres and Lots | 401 |
| 140-036-000-012-01 | 4067 NAGEL HWY | 2/24/2025 | 299900 | WD | 299900 | 216080 | 21851 | 278049 | 211118.4844 | 1.317 | 1585 | 175.425 | 401 | | Residential Acres and Lots | 401 |
| 142-006-000-012-00 | 3830 WILDWOOD LN | 6/27/2023 | 370000 | WD | 365000 | 258633 | 39880 | 325120 | 237775.0039 | 1.367 | 1092 | 297.729 | 401 | | Residential Acres and Lots | 401 |
| 140-025-000-014-00 | 6238 HURON SHORE RD | 2/14/2025 | 260000 | WD | 260000 | 150088 | 16085 | 243915 | 145655.4375 | 1.675 | 1382 | 176.494 | 401 | | Residential Acres and Lots | 401 |
| 142-140-000-035-01 | | 7/6/2023 | 625000 | WD | 625000 | 475433 | 101718 | 523282 | 284410.1875 | 1.840 | 2165 | 241.701 | 401 | 142-140-000-013-00 | Residential Acres and Lots | 402 |
| 140-027-000-005-00 | 6955 CHIPMUNK LN | 1/14/2025 | 345000 | WD | 345000 | 211811 | 98524 | 246476 | 123138.043 | 2.002 | 1088 | 226.54 | 401 | | Residential Acres and Lots | 401 |
| 142-060-000-023-00 | | 8/21/2024 | 725000 | WD | 725000 | 693875 | 214560 | 510440 | 205162.8594 | <u>2.488</u> | 1358 | 375.876 | 401 | 142-060-000-003-00, 1 | Residential Acres and Lots | 402 |
| | | | | | | | | | | 1.207 | | | | | | |

For 2026, use 1.207 for Buza area, Residential, and Lake View

Rogers Township-2026 ECF Analysis Twin Lakes

| 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 |
|--------------------|---------------------|------------|------------|--------|--------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|-----------------------|------------|----------------|
| 142-150-000-147-00 | 7434 PAWNEE TRAIL | 4/28/2023 | 189000 | WD | 189000 | 175483 | 27273 | 161727 | 190501.2813 | 0.849 | 1568 | 103.142 | TWIN | | Twin Lakes | 401 |
| 142-150-000-070-00 | 6123 SIOUX TRAIL | 10/17/2024 | 155000 | WD | 155000 | 127345 | 16628 | 138372 | 142309.7656 | 0.972 | 1144 | 120.955 | TWIN | | Twin Lakes | 401 |
| 142-150-000-083-01 | 6134 CHEYENNE CT | 12/31/2024 | 280000 | WD | 280000 | 226247 | 30017 | 249983 | 252223.6563 | 0.991 | 1704 | 146.704 | TWIN | | Twin Lakes | 401 |
| 142-150-000-036-00 | 7080 CHIPPEWA TRAIL | 6/21/2024 | 275000 | WD | 275000 | 211390 | 14093 | 260907 | 247079.6836 | 1.056 | 1620 | 161.054 | TWIN | 142-150-000-035-00 | Twin Lakes | 401 |
| 142-150-000-082-00 | 6172 CHEYENNE CT | 9/6/2024 | 100000 | WD | 100000 | 68817 | 11286 | 88714 | 73947.29883 | 1.200 | 1337 | 66.353 | TWIN | | Twin Lakes | 401 |
| 142-150-000-081-02 | 6847 CHIPPEWA TRAIL | 9/26/2024 | 210000 | WD | 210000 | 140578 | 30620 | 179380 | 141334.1914 | 1.269 | 1188 | 150.993 | TWIN | | Twin Lakes | 401 |
| | | | | | | | | | | 1.056 | | | | | | |

For 2026, use 1.056 for Twin Lakes area