

## **Land Value Analysis**

Enclosed are the land values and analysis for the basis of the assessments. Most sales are utilized over a two-year period, but may vary based on the sampling. Outliers and others may be removed from the analysis as not being a representative sampling. Units of comparison include, site value, rate per front foot, rate per acre, and rate per square foot. Various acceptable methods are utilized in deriving a unit of comparison and a typical rate.

## **Condominium Analysis**

Direct sales comparison approach is utilized for condominiums based on a square foot or lineal foot method. Separate valuation conditions may be utilized to group certain types of properties together, including factors such as size, location, amenities, etc.

## **Economic Condition Factors**

An ECF adjusts the assessor's use of the cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of the construction costs found in the State Tax Commission Assessor's Manual and to "bring" those costs to the County level. Economic condition factors are adjusted annually by the assessor to further refine these costs to the local market.

An ECF must be determined and used in all cost appraisal situations where the *Assessor's Manual* is used. Saying "I didn't need to use an ECF because I used the new *Assessor's Manual*." Is not correct; even if the cost manual being utilized is brand new; it is a statewide manual and must be adjusted to local market conditions through the use of an ECF. It is also incorrect to indicate "I didn't need to use an ECF because I was valuing new construction" Again, an ECF must be used to adjust the statewide costs of the *Assessor's Manual* to local markets. An ECF must be used regardless of the age of the improvements being valued.

The single base for determining fair assessments is true cash value. What is the property worth? What would be the price an informed buyer would be willing to pay for the property in its condition and location? These are questions relating to true cash value. Assessments are to be set at 50% of the true cash value appraisals of each property. When appraising a mass of properties, the assessor frequently uses a cost-less-depreciation analysis and relates it to what properties are selling for through the use of an Economic Condition Factor (ECF). The ECF is derived by analyzing properties which have sold and comparing the cost less depreciation of the buildings to that portion of the sale prices attributable to those buildings. (This procedure will be discussed in detail later.) If there is a consistent relationship between the cost-less-depreciation analysis and the sale values of the buildings, this relationship is expressed as an ECF which is used to adjust the cost-less-depreciation estimates to what properties are selling for in the market.

An ECF is calculated by analyzing verified property sale prices. The portion of each sale price attributed to the building(s) on the parcel is compared to the value on the record card of the same building(s). The ECF represents the relationship between the appraised value of the building as calculated using the Assessors Manual and the sale value of that building. When the building value is added to the value of the land and the land improvements, an indication of true cash value can be obtained for assessed valuations.

**Residential City Lots Land Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
150-031-000-013-00	685 S LAKE ST	05/19/21	\$72,000	WD	\$72,000	\$30,200	41.94	\$81,209	\$2,720	\$11,929	57.1	150.0	\$48
150-122-000-012-00	490 W ERIE ST	07/01/21	\$105,000	WD	\$105,000	\$45,700	43.52	\$119,530	\$5,391	\$19,921	95.3	110.0	\$57
150-009-000-058-00	363 S SECOND ST	04/28/21	\$68,000	WD	\$68,000	\$24,500	36.03	\$69,937	\$5,558	\$7,495	35.9	150.0	\$155
150-019-000-007-00	325 W ERIE ST	03/31/23	\$135,000	WD	\$135,000	\$53,100	39.33	\$138,224	\$14,971	\$18,195	87.1	150.0	\$172
150-027-000-140-00	1055 LARKE AVE	01/03/22	\$80,000	WD	\$80,000	\$28,900	36.13	\$80,992	\$9,458	\$10,450	50.0	150.0	\$189
150-027-000-032-00	1170 W FRIEDRICH ST	04/29/21	\$89,000	WD	\$89,000	\$31,300	35.17	\$88,141	\$11,309	\$10,450	50.0	154.0	\$226
150-027-000-130-00	1038 LARKE AVE	09/01/21	\$78,000	WD	\$78,000	\$27,300	35.00	\$76,353	\$12,097	\$10,450	50.0	150.0	\$242
150-019-000-078-00	176 S 5TH ST	03/16/22	\$79,000	WD	\$79,000	\$29,000	36.71	\$77,313	\$12,137	\$10,450	50.0	150.0	\$243
150-020-000-049-00	565 W FRIEDRICH ST	02/09/22	\$75,000	WD	\$75,000	\$26,700	35.60	\$73,067	\$13,538	\$11,605	55.5	148.0	\$244
150-023-000-004-00	1245 W RIVERVIEW	04/09/21	\$90,000	WD	\$90,000	\$33,700	37.44	\$86,838	\$21,357	\$18,195	87.1	120.0	\$245
150-026-000-008-00	458 S 6TH ST	09/30/21	\$110,000	WD	\$110,000	\$40,900	37.18	\$107,148	\$18,072	\$15,220	72.8	166.0	\$248
150-020-000-021-00	426 N 4TH ST	04/08/22	\$53,000	WD	\$53,000	\$20,700	39.06	\$50,598	\$12,852	\$10,450	50.0	130.0	\$257
150-019-000-048-00	325 W ONTARIO	03/22/22	\$115,000	WD	\$115,000	\$40,400	35.13	\$112,276	\$13,174	\$10,450	50.0	150.0	\$263
<b>Totals:</b>			<b>\$1,149,000</b>		<b>\$1,149,000</b>	<b>\$432,400</b>		<b>\$1,161,626</b>	<b>\$152,634</b>	<b>\$165,260</b>	<b>790.7</b>		
											<b>Average</b>		
											<b>per FF=&gt;</b>	<b>\$193</b>	

**Lake Huron Land Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
150-005-000-035-00	1070 LAKEVIEW DR	12/19/22	\$850,000	WD	\$850,000	\$278,400	32.75	\$831,713	\$160,464	\$142,177	133.0	387.0	\$1,206
150-033-000-004-00	1040 LINDEN ST	12/29/23	\$500,000	WD	\$500,000	\$230,000	46.00	\$493,565	\$113,335	\$106,900	100.0	120.0	\$1,133
<b>Totals:</b>			<b>\$1,350,000</b>		<b>\$1,350,000</b>	<b>\$508,400</b>		<b>\$1,325,278</b>	<b>\$273,799</b>	<b>\$249,077</b>	<b>233.0</b>		
										<b>Average</b>			
										<b>per FF=&gt;</b>	<b>\$1,175</b>		

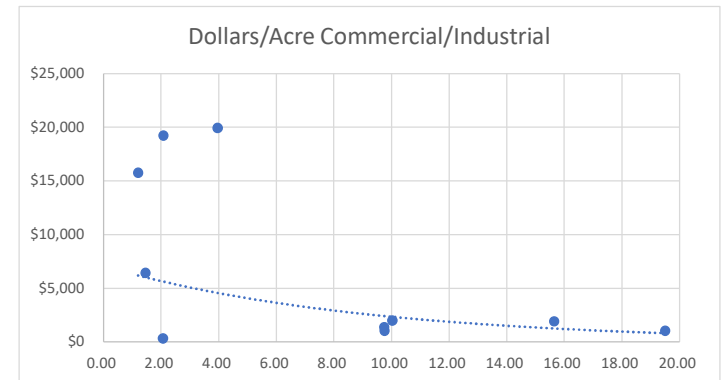
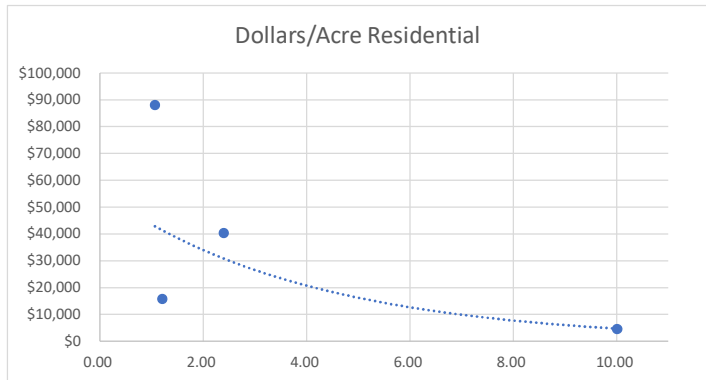
**Acreage Analysis**

**Residential**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
150-116-000-077-03	1525 LARKE AVE	08/04/20	\$148,000	WD	\$147,700	\$38,500	26.07	\$88,573	\$93,641	\$34,514	186.6	478.5	1.06	0.31	\$88,008
150-020-000-077-01	194 DEPOT	11/29/22	\$275,000	WD	\$275,000	\$178,000	64.73	\$390,727	\$96,726	\$212,453	466.6	644.0	2.40	0.41	\$40,370
150-116-000-082-03	1073 LAKEVIEW DR	05/05/23	\$19,000	WD	\$19,000	\$0	0.00	\$0	\$19,000	\$0	150.0	350.0	1.21	1.03	\$15,768
150-121-000-022-12		01/19/24	\$46,000	WD	\$46,000	\$13,500	29.35	\$21,283	\$46,000	\$21,283	0.0	0.0	10.01	14.39	\$4,595
<b>Totals:</b>			<b>\$488,000</b>		<b>\$487,700</b>	<b>\$230,000</b>		<b>\$500,583</b>	<b>\$255,367</b>	<b>\$268,250</b>	<b>803.2</b>		<b>14.68</b>	<b>16.14</b>	
													<b>per Net Acre=&gt;</b>		
													<b>Average</b>		<b>17,401.50</b>

**Commercial/Industrial**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Acre
150-001-000-135-00	338 N THIRD ST	08/28/20	\$135,000	WD	\$135,000	\$88,100	65.26	\$187,843	\$9,442	\$62,285	479.1	772.0	1.47	0.29	\$6,445
150-001-000-117-00	480 N 2ND ST	07/17/20	\$85,000	WD	\$85,000	\$74,800	88.00	\$132,337	\$691	\$48,028	429.5	550.0	2.07	1.21	\$334
150-116-000-082-02		05/05/23	\$19,000	WD	\$19,000	\$0	0.00	\$0	\$19,000	\$0	150.0	350.0	1.21	1.22	\$15,768
150-122-000-035-03	278 WENONAH DR	03/14/22	\$40,000	WD	\$40,000	\$16,400	41.00	\$42,264	\$40,000	\$42,264	237.4	482.0	2.08	2.08	\$19,231
150-121-000-024-05	1015 M68 HWY	01/24/23	\$79,000	WD	\$79,000	\$27,800	35.19	\$100,729	\$79,000	\$100,729	565.9	364.0	3.96	3.96	\$19,949
150-121-000-017-02	CEDAR ST	10/21/21	\$10,250	WD	\$10,250	\$11,500	112.20	\$14,190	\$10,250	\$14,190	0.0	0.0	9.76	4.88	\$1,050
150-121-000-018-03	CEDAR ST	07/28/21	\$13,500	WD	\$13,500	\$14,800	109.63	\$20,932	\$13,500	\$20,932	0.0	0.0	9.75	9.75	\$1,385
150-121-000-017-01	1749 CEDAR ST	06/05/20	\$20,000	WD	\$20,000	\$15,000	75.00	\$21,310	\$20,000	\$21,310	0.0	0.0	10.03	10.03	\$1,994
150-121-000-016-02		11/23/22	\$30,000	WD	\$30,000	\$17,700	59.00	\$28,758	\$30,000	\$28,758	0.0	0.0	15.65	15.65	\$1,917
150-121-000-018-01	CEDAR ST	07/28/21	\$20,500	WD	\$20,500	\$18,600	90.73	\$34,106	\$20,500	\$34,106	0.0	0.0	19.50	19.50	\$1,051
<b>Totals:</b>			<b>\$452,250</b>		<b>\$452,250</b>	<b>\$284,700</b>		<b>\$582,469</b>	<b>\$242,383</b>	<b>\$372,602</b>	<b>1,862.0</b>		<b>75.47</b>	<b>68.57</b>	
													<b>per Net Acre=&gt;</b>		
													<b>Average</b>		<b>3,211.82</b>

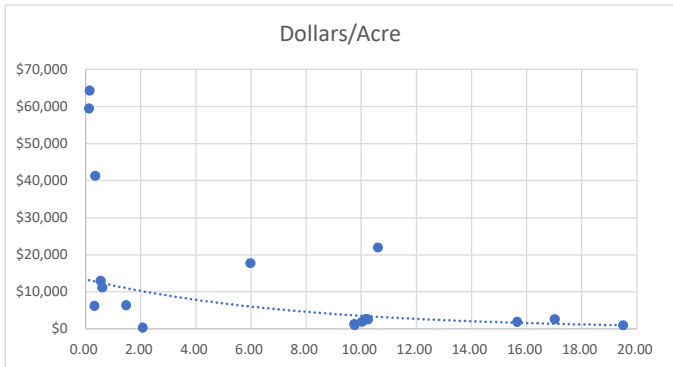


**Commercial Industrial Land Analysis**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
150-009-000-070-00	306 S THIRD ST	06/01/23	\$80,000	WD	\$80,000	\$38,400	48.00	\$81,366	\$6,841	\$8,207	0.12	0.12	\$59,487
150-001-000-138-00	N THIRD ST	06/17/20	\$9,000	WD	\$9,000	\$3,400	37.78	\$6,237	\$9,000	\$6,237	0.14	0.14	\$64,286
150-009-000-028-00	326 S 1ST ST	07/24/20	\$65,600	WD	\$65,600	\$32,200	49.09	\$81,197	\$1,947	\$17,544	0.31	0.14	\$6,260
150-009-000-054-00	175 E WOODWARD AVE	07/06/21	\$30,000	WD	\$30,000	\$14,100	47.00	\$33,591	\$14,209	\$17,800	0.34	0.34	\$41,305
150-005-000-001-00	1010 W 3RD ST	09/16/20	\$17,500	WD	\$17,500	\$15,500	88.57	\$38,257	\$7,011	\$27,768	0.54	0.54	\$13,056
150-030-000-096-00	1242 W THIRD ST	07/27/21	\$125,000	WD	\$125,000	\$106,100	84.88	\$150,129	\$6,738	\$31,867	0.60	0.60	\$11,174
150-001-000-135-00	338 N THIRD ST	08/28/20	\$135,000	WD	\$135,000	\$88,100	65.26	\$187,843	\$9,442	\$62,285	1.47	0.29	\$6,445
<b>Totals:</b>			<b>\$462,100</b>		<b>\$462,100</b>	<b>\$297,800</b>		<b>\$578,620</b>	<b>\$55,188</b>	<b>\$171,708</b>	<b>3.52</b>	<b>2.17</b>	
											<b>Average</b>		
											<b>per Net Acre=&gt;</b>		<b>15,700.71</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
150-001-000-117-00	480 N 2ND ST	07/17/20	\$85,000	WD	\$85,000	\$74,800	88.00	\$132,337	\$691	\$48,028	2.07	1.21	\$334
051-301-005-00	1308 BOYNE AVE	11/16/21	\$255,000	WD	\$255,000	\$0	0.00	\$238,429	\$106,211	\$89,640	5.98	5.98	\$17,773
<b>Totals:</b>			<b>\$340,000</b>		<b>\$340,000</b>	<b>\$74,800</b>		<b>\$370,766</b>	<b>\$106,902</b>	<b>\$137,668</b>	<b>8.04</b>	<b>7.18</b>	
											<b>Average</b>		
											<b>per Net Acre=&gt;</b>		<b>13,292.96</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
150-121-000-018-03	CEDAR ST	07/28/21	\$13,500	WD	\$13,500	\$14,800	109.63	\$20,932	\$13,500	\$20,932	9.75	9.75	\$1,385
150-121-000-017-02	CEDAR ST	10/21/21	\$10,250	WD	\$10,250	\$11,500	112.20	\$14,190	\$10,250	\$14,190	9.76	4.88	\$1,050
150-121-000-017-01	1749 CEDAR ST	06/05/20	\$20,000	WD	\$20,000	\$15,000	75.00	\$21,310	\$20,000	\$21,310	10.03	10.03	\$1,994
001-022-000-005-03	4669 AIRPORT RD	11/25/20	\$27,500	WD	\$27,500	\$15,300	55.64	\$236,131	\$27,500	\$26,495	10.18	10.18	\$2,701
001-022-000-570-02	3420 COUNTY ROAD 491	05/29/20	\$26,000	LC	\$26,000	\$15,400	59.23	\$179,057	\$26,000	\$26,660	10.24	10.24	\$2,539
051-301-004-10	1254 BOYNE AVE	07/27/22	\$1,500,000	WD	\$1,500,000	\$425,300	28.35	\$1,425,915	\$233,070	\$158,985	10.60	10.60	\$21,990
150-121-000-016-02		11/23/22	\$30,000	WD	\$30,000	\$17,700	59.00	\$28,758	\$30,000	\$28,758	15.65	15.65	\$1,917
001-022-000-570-04		12/14/20	\$45,000	WD	\$45,000	\$19,700	43.78	\$43,424	\$45,000	\$43,424	17.02	10.22	\$2,644
150-121-000-018-01	CEDAR ST	07/28/21	\$20,500	WD	\$20,500	\$18,600	90.73	\$34,106	\$20,500	\$34,106	19.50	19.50	\$1,051
<b>Totals:</b>			<b>\$1,692,750</b>		<b>\$1,692,750</b>	<b>\$553,300</b>		<b>\$2,003,823</b>	<b>\$425,820</b>	<b>\$374,860</b>	<b>112.73</b>	<b>101.05</b>	
											<b>Average</b>		
											<b>per Net Acre=&gt;</b>		<b>3,777.38</b>



Acres	Value
1.0	\$15,700
1.5	\$21,050
2.0	\$26,400
2.5	\$27,850
3.0	\$29,200
4.0	\$32,100
5.0	\$35,000
7.0	\$36,108
10.0	\$37,770
15.0	\$39,900
20.0	\$42,500
25.0	\$44,900
30.0	\$47,400
40.0	\$63,200
50.0	\$75,000
100.0	\$122,500

<b>Industrial Large Acreage Rate</b>
\$3777 Per Acre

**Commercial Land Analysis FF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF	
150-001-000-138-00	N THIRD ST	06/17/20	\$9,000	WD	\$9,000	\$3,400	37.78	\$6,237	\$9,000	\$6,237	48.0	122.0	\$188	
150-009-000-054-00	175 E WOODWARD AVE	07/06/21	\$30,000	WD	\$30,000	\$14,100	47.00	\$37,657	\$10,143	\$17,800	100.0	150.0	\$101	
150-121-000-024-05	1015 M68 HWY	01/24/23	\$79,000	WD	\$79,000	\$27,800	35.19	\$100,729	\$79,000	\$100,729	565.9	364.0	\$140	
150-122-000-035-03	278 WENONAH DR	03/14/22	\$40,000	WD	\$40,000	\$16,400	41.00	\$42,264	\$40,000	\$42,264	237.4	482.0	\$168	
<b>Totals:</b>			<b>\$158,000</b>		<b>\$158,000</b>	<b>\$61,700</b>		<b>\$186,887</b>	<b>\$138,143</b>	<b>\$167,030</b>	<b>951.3</b>			
											<b>Average</b>			
											<b>per FF=&gt;</b>	<b>\$145</b>		

**Residential ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
150-001-000-054-00	235 E ONTARIO	06/14/21	\$160,000	WD	\$160,000	\$43,600	27.25	\$122,233	\$15,959	\$144,041	\$146,787	0.981
150-001-000-058-04	151 S 1ST ST	01/04/23	\$70,500	WD	\$70,500	\$50,800	72.06	\$116,408	\$16,405	\$54,095	\$138,126	0.392
150-001-000-065-00	166 S SECOND ST	12/23/22	\$65,000	WD	\$65,000	\$25,100	38.62	\$57,854	\$10,231	\$54,769	\$65,778	0.833
150-001-000-243-00	157 LARKE AVE	11/23/22	\$64,000	WD	\$64,000	\$36,600	57.19	\$86,362	\$10,058	\$53,942	\$107,169	0.503
150-001-000-245-00	190 W HURON AVE	08/26/21	\$99,500	WD	\$99,500	\$29,000	29.15	\$86,809	\$10,448	\$89,052	\$108,776	0.819
150-004-000-027-00	321 HOEFT RD	06/28/21	\$200,000	WD	\$200,000	\$75,000	37.50	\$166,357	\$29,298	\$170,702	\$224,316	0.761
150-004-000-027-00	321 HOEFT RD	11/24/21	\$200,000	WD	\$200,000	\$75,000	37.50	\$201,798	\$29,319	\$170,681	\$245,697	0.695
150-005-000-008-00	1120 W 3RD ST	10/27/22	\$142,000	WD	\$142,000	\$45,000	31.69	\$105,073	\$9,265	\$132,735	\$134,562	0.986
150-006-000-013-00	489 S 4TH ST	10/12/22	\$170,000	WD	\$170,000	\$54,500	32.06	\$143,454	\$21,678	\$148,322	\$173,470	0.855
150-006-000-015-00	520 E BREGE DR	10/01/21	\$93,000	WD	\$93,000	\$47,500	51.08	\$131,189	\$19,325	\$73,675	\$159,350	0.462
150-007-000-003-00	470 E BREGE DR	08/09/21	\$130,000	WD	\$130,000	\$45,500	35.00	\$123,442	\$19,887	\$110,113	\$147,514	0.746
150-007-000-021-00	473 BREGE DR	02/11/22	\$172,000	WD	\$172,000	\$74,600	43.37	\$201,424	\$62,115	\$109,885	\$198,446	0.554
150-009-000-052-00	223 E WOODWARD AVE	05/18/21	\$55,000	WD	\$55,000	\$28,600	52.00	\$79,745	\$11,682	\$43,318	\$94,010	0.461
150-009-000-058-00	363 S SECOND ST	04/28/21	\$68,000	WD	\$68,000	\$24,500	36.03	\$68,811	\$6,517	\$61,483	\$86,041	0.715
150-009-000-073-00	365 S 3RD ST	09/08/21	\$135,200	WD	\$135,200	\$31,600	23.37	\$84,974	\$10,098	\$125,102	\$106,661	1.173
150-009-000-078-00	376 S 4TH ST	04/20/21	\$120,000	WD	\$120,000	\$34,300	28.58	\$92,893	\$11,457	\$108,543	\$116,006	0.936
150-009-000-087-00	343 S 4TH ST	06/17/21	\$120,000	WD	\$120,000	\$30,700	25.58	\$83,413	\$14,086	\$105,914	\$98,756	1.072
150-009-000-108-00	190 W IRA ST	12/01/22	\$129,900	WD	\$129,900	\$30,100	23.17	\$78,322	\$14,475	\$115,425	\$90,950	1.269
150-009-000-118-00	425 S SECOND ST	12/19/22	\$110,000	WD	\$110,000	\$31,400	28.55	\$71,790	\$6,369	\$103,631	\$90,361	1.147
150-009-000-135-00	410 S THIRD ST	04/06/21	\$90,000	WD	\$90,000	\$33,900	37.67	\$85,959	\$19,300	\$70,700	\$94,956	0.745
150-011-000-005-01	1266 LARKE AVE	09/28/21	\$92,000	WD	\$92,000	\$37,100	40.33	\$115,648	\$24,588	\$67,412	\$127,893	0.527
150-011-000-022-00	1288 DETTLOFF	06/01/21	\$85,000	WD	\$85,000	\$46,100	54.24	\$125,652	\$35,964	\$49,036	\$125,966	0.389
150-015-000-005-00	168 DORIS LANE	09/20/21	\$165,101	WD	\$165,101	\$41,400	25.08	\$109,138	\$20,346	\$144,755	\$126,484	1.144
150-019-000-002-00	120 S 5TH ST	11/09/22	\$140,000	WD	\$140,000	\$52,800	37.71	\$135,375	\$25,751	\$114,249	\$156,160	0.732
150-019-000-007-00	325 W ERIE ST	03/31/23	\$135,000	WD	\$135,000	\$53,100	39.33	\$139,329	\$33,584	\$101,416	\$150,634	0.673
150-019-000-025-00	410 W ONTARIO	07/02/21	\$250,000	WD	\$250,000	\$56,000	22.40	\$163,830	\$22,890	\$227,110	\$200,769	1.131
150-019-000-037-00	291 S SIXTH ST	10/21/22	\$240,000	WD	\$240,000	\$60,800	25.33	\$160,697	\$20,931	\$219,069	\$199,097	1.100
150-019-000-040-00	441 W WOODWARD AVE	11/04/21	\$80,000	WD	\$80,000	\$19,500	24.38	\$48,165	\$9,650	\$70,350	\$54,865	1.282
150-019-000-048-00	325 W ONTARIO	03/22/22	\$115,000	WD	\$115,000	\$40,400	35.13	\$111,476	\$12,871	\$102,129	\$140,463	0.727
150-019-000-049-00	221 S 5TH ST	12/12/22	\$40,000	WD	\$40,000	\$38,600	96.50	\$101,293	\$12,635	\$27,365	\$126,293	0.217
150-019-000-078-00	176 S 5TH ST	03/16/22	\$79,000	WD	\$79,000	\$29,000	36.71	\$76,513	\$10,955	\$68,045	\$93,387	0.729
150-019-000-078-00	176 S 5TH ST	02/22/23	\$100,000	WD	\$100,000	\$29,500	29.50	\$76,513	\$10,955	\$89,045	\$93,387	0.954
150-019-000-102-00	312 S 5TH ST	05/25/21	\$145,000	WD	\$145,000	\$33,200	22.90	\$89,708	\$10,949	\$134,051	\$112,192	1.195
150-020-000-021-00	426 N 4TH ST	04/08/22	\$53,000	WD	\$53,000	\$20,700	39.06	\$49,798	\$12,346	\$40,654	\$52,601	0.773
150-020-000-049-00	565 W FRIEDRICH ST	02/09/22	\$75,000	WD	\$75,000	\$26,700	35.60	\$72,463	\$12,094	\$62,906	\$84,788	0.742
150-020-000-058-00	558 W FRIEDRICH ST	01/25/23	\$135,000	WD	\$135,000	\$42,000	31.11	\$99,134	\$13,622	\$121,378	\$120,101	1.011
150-020-000-077-01	194 DEPOT	11/29/22	\$275,000	WD	\$275,000	\$178,000	64.73	\$390,727	\$219,171	\$55,829	\$240,949	0.232
150-021-000-035-00	446 S 1ST ST	10/05/22	\$78,000	WD	\$78,000	\$37,500	48.08	\$90,057	\$9,909	\$68,091	\$110,702	0.615
150-022-000-004-00	431 LINDEN ST	07/06/21	\$112,000	WD	\$112,000	\$29,100	25.98	\$81,269	\$12,745	\$99,255	\$96,242	1.031
150-023-000-004-00	1245 W RIVERVIEW	04/09/21	\$90,000	WD	\$90,000	\$33,700	37.44	\$87,943	\$19,300	\$70,700	\$94,942	0.745

150-023-000-031-00	1053 ST PAUL	02/18/22	\$65,000	WD	\$65,000	\$24,700	38.00	\$53,264	\$21,723	\$43,277	\$47,285	0.915
150-023-000-045-01	1245 FOREST AVE	04/21/22	\$100,000	WD	\$100,000	\$30,400	30.40	\$78,715	\$24,091	\$75,909	\$75,552	1.005
150-024-000-008-00	308 W HURON AVE	02/28/23	\$67,000	QC	\$67,000	\$28,500	42.54	\$75,747	\$9,650	\$57,350	\$94,155	0.609
150-026-000-004-00	422 S SIXTH ST	10/02/22	\$163,000	WD	\$163,000	\$56,300	34.54	\$147,848	\$28,698	\$134,302	\$169,729	0.791
150-026-000-008-00	458 S 6TH ST	09/30/21	\$110,000	WD	\$110,000	\$40,900	37.18	\$107,368	\$19,615	\$90,385	\$125,004	0.723
150-026-000-014-00	407 S SIXTH ST	04/23/21	\$76,000	WD	\$76,000	\$48,800	64.21	\$133,874	\$17,761	\$58,239	\$165,403	0.352
150-026-000-021-00	463 S SIXTH ST	07/09/21	\$95,000	WD	\$95,000	\$47,100	49.58	\$125,046	\$24,122	\$70,878	\$143,766	0.493
150-026-000-040-00	388 S 7TH ST	07/02/21	\$95,000	WD	\$95,000	\$29,300	30.84	\$75,390	\$13,639	\$81,361	\$87,964	0.925
150-027-000-027-00	1165 W THIRD ST	04/19/21	\$90,000	WD	\$90,000	\$24,100	26.78	\$66,480	\$9,650	\$80,350	\$79,817	1.007
150-027-000-032-00	1170 W FRIEDRICH ST	04/29/21	\$89,000	WD	\$89,000	\$31,300	35.17	\$87,341	\$12,938	\$76,062	\$104,499	0.728
150-027-000-043-00	1145 W FRIEDRICH ST	07/19/21	\$55,000	WD	\$55,000	\$34,800	63.27	\$98,874	\$9,650	\$45,350	\$125,315	0.362
150-027-000-054-00	1063 W FRIEDRICH ST	01/20/23	\$85,000	WD	\$85,000	\$32,300	38.00	\$76,205	\$12,277	\$72,723	\$89,787	0.810
150-027-000-059-00	565 N STATE ST	03/21/22	\$110,000	WD	\$110,000	\$45,900	41.73	\$147,711	\$32,344	\$77,656	\$162,032	0.479
150-027-000-077-00	1145 D'VINCENT	03/15/23	\$85,100	WD	\$85,100	\$33,400	39.25	\$77,716	\$9,650	\$75,450	\$95,598	0.789
150-027-000-130-00	1038 LARKE AVE	09/01/21	\$78,000	WD	\$78,000	\$27,300	35.00	\$75,553	\$10,412	\$67,588	\$91,490	0.739
150-027-000-140-00	1055 LARKE AVE	01/03/22	\$80,000	WD	\$80,000	\$28,900	36.13	\$80,192	\$11,652	\$68,348	\$96,264	0.710
150-027-000-179-00	1067 BIRCH ST	04/05/21	\$95,000	WD	\$95,000	\$22,800	24.00	\$61,058	\$10,634	\$84,366	\$70,820	1.191
150-027-000-186-03	351 HILLTOP LANE	11/17/22	\$80,000	WD	\$80,000	\$49,000	61.25	\$120,728	\$26,567	\$53,433	\$132,249	0.404
150-030-000-048-00	722 SUSIE LANE	02/11/22	\$125,000	WD	\$125,000	\$31,300	25.04	\$86,158	\$19,147	\$105,853	\$94,117	1.125
150-030-000-048-00	722 SUSIE LANE	10/18/22	\$112,000	WD	\$112,000	\$35,700	31.88	\$86,158	\$19,147	\$92,853	\$94,117	0.987
150-030-000-067-00	1215 BIRCHWOOD AVE	01/20/23	\$120,000	WD	\$120,000	\$39,000	32.50	\$92,535	\$12,461	\$107,539	\$112,463	0.956
150-031-000-013-00	685 S LAKE ST	05/19/21	\$72,000	WD	\$72,000	\$30,200	41.94	\$80,667	\$12,843	\$59,157	\$93,680	0.631
150-032-000-005-00	730 S 1ST ST	06/28/21	\$55,000	WD	\$55,000	\$29,300	53.27	\$78,504	\$15,685	\$39,315	\$86,767	0.453
150-032-000-064-00	165 DUELTGEN	10/07/22	\$118,000	WD	\$118,000	\$38,400	32.54	\$87,221	\$12,818	\$105,182	\$102,767	1.024
150-032-000-065-00	DUELTGEN	10/07/22	\$118,000	WD	\$118,000	\$45,600	38.64	\$106,229	\$31,826	\$86,174	\$102,767	0.839
150-115-000-011-00	281 LARKE AVE	01/20/22	\$77,000	WD	\$77,000	\$28,200	36.62	\$87,889	\$10,628	\$66,372	\$108,513	0.612
150-115-000-011-00	281 LARKE AVE	10/19/22	\$165,000	WD	\$165,000	\$34,500	20.91	\$87,889	\$10,628	\$154,372	\$108,513	1.423
150-115-000-024-00	343 N 5TH ST	09/13/21	\$62,000	WD	\$62,000	\$26,800	43.23	\$74,030	\$11,724	\$50,276	\$87,508	0.575
150-115-000-026-00	361 N 5TH ST	09/16/22	\$115,000	WD	\$115,000	\$42,200	36.70	\$102,953	\$20,429	\$94,571	\$115,904	0.816
150-115-000-041-00	386 N SIXTH ST	10/08/21	\$75,000	WD	\$75,000	\$31,300	41.73	\$121,012	\$9,825	\$65,175	\$156,162	0.417
150-115-000-048-00	349 N 6TH ST	01/25/23	\$159,000	WD	\$159,000	\$26,800	16.86	\$108,683	\$10,357	\$148,643	\$138,098	1.076
150-115-000-072-00	339 N SEVENTH ST	02/28/22	\$138,000	WD	\$138,000	\$57,900	41.96	\$144,304	\$33,547	\$104,453	\$155,696	0.671
150-116-000-028-00	1289 DETTLOFF	10/12/21	\$98,500	WD	\$98,500	\$33,300	33.81	\$88,088	\$19,300	\$79,200	\$96,612	0.820
150-116-000-044-01	652 OAK ST	07/02/21	\$95,000	WD	\$95,000	\$45,900	48.32	\$120,398	\$26,335	\$68,665	\$139,767	0.491
150-116-000-057-09	606 OAK	12/08/21	\$90,000	WD	\$90,000	\$47,700	53.00	\$127,452	\$19,300	\$70,700	\$160,701	0.440
150-122-000-012-00	490 W ERIE ST	07/01/21	\$105,000	WD	\$105,000	\$45,700	43.52	\$121,225	\$24,330	\$80,670	\$138,027	0.584
<b>Totals:</b>			<b>\$8,395,801</b>		<b>\$8,395,801</b>	<b>\$3,058,100</b>		<b>\$8,003,543</b>		<b>\$6,871,170</b>	<b>\$9,184,556</b>	<b>E.C.F. =&gt; 0.748</b>



**Lake Huron ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
150-005-000-035-00	1070 LAKEVIEW DR	12/19/22	\$850,000	WD	\$850,000	\$278,400	32.75	\$845,811	\$179,346	\$670,654	\$536,606	1.250
150-033-000-004-00	1040 LINDEN ST	12/29/23	\$500,000	WD	\$500,000	\$230,000	46.00	\$504,165	\$160,827	\$339,173	\$276,440	1.227
<b>Totals:</b>			<b>\$1,350,000</b>		<b>\$1,350,000</b>	<b>\$508,400</b>		<b>\$1,349,976</b>		<b>\$1,009,827</b>	<b>\$813,046</b>	<b>E.C.F. =&gt; 1.242</b>

**Commercial ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
150-001-000-214-00	123 N THIRD ST	11/10/23	\$135,000	WD	\$135,000	\$38,800	28.74	\$101,712	\$3,625	\$131,375	\$155,694	0.844
150-001-000-216-00	100 W ERIE ST	04/15/20	\$125,000	WD	\$125,000	\$51,000	40.80	\$144,399	\$5,800	\$119,200	\$219,998	0.542
150-009-000-028-00	326 S 1ST ST	07/24/20	\$65,600	WD	\$65,600	\$32,200	49.09	\$81,197	\$17,544	\$48,056	\$112,461	0.427
150-009-000-054-00	175 E WOODWARD AVE	07/06/21	\$30,000	WD	\$30,000	\$14,100	47.00	\$34,357	\$14,500	\$15,500	\$31,519	0.492
150-030-000-096-00	1242 W THIRD ST	07/27/21	\$125,000	WD	\$125,000	\$106,100	84.88	\$171,810	\$37,758	\$87,242	\$212,781	0.410
<b>Totals:</b>			<b>\$480,600</b>		<b>\$480,600</b>	<b>\$242,200</b>		<b>\$533,475</b>		<b>\$401,373</b>	<b>\$732,453</b>	<b>0.548</b>
											<b>E.C.F. =&gt;</b>	<b>0.548</b>

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**Multi Jurisdiction Industrial ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
051-300-002-00	200 AIR INDUSTRIAL PARK DR	03/25/20	\$250,000	WD	\$250,000	\$75,000	30.00	\$311,826	\$106,214	\$143,786	\$243,905	0.590
051-301-004-10	1254 BOYNE AVE	07/27/22	\$1,500,000	WD	\$1,500,000	\$425,300	28.35	\$1,494,809	\$310,756	\$1,189,244	\$1,824,427	0.652
051-336-163-25	615 BEARDSLEY ST	09/09/21	\$305,000	WD	\$305,000	\$198,300	65.02	\$660,457	\$303,513	\$1,487	\$423,421	0.004
014-015-003-00	8250 LORD RD	05/28/21	\$875,000	PTA	\$875,000	\$390,500	44.63	\$780,951	\$585,481	\$289,519	\$348,578	0.831
<b>Totals:</b>			<b>\$2,930,000</b>		<b>\$2,930,000</b>	<b>\$1,089,100</b>		<b>\$3,248,043</b>		<b>\$1,624,036</b>	<b>\$2,840,331</b>	<b>0.572</b>
											<b>E.C.F. =&gt;</b>	<b>0.572</b>