

2024 Residential Acreage ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land +Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Land Table
031-015-300-020-04		06/09/22	\$90,000	WD	\$90,000	\$29,401	\$60,599	\$66,918	0.906	CD	031-015-300-020-02, 031-015-300-020-01	RESIDENTIAL.ACREAGE
031-035-300-060-00	5969 AU SABLE VALLEY RD	03/10/23	\$50,000	WD	\$50,000	\$26,035	\$23,965	\$26,282	0.912	CD	031-035-300-055-00	RESIDENTIAL.ACREAGE
031-023-200-015-00	7421 M-32 EAST	03/03/23	\$225,000	WD	\$225,000	\$57,674	\$167,326	\$181,984	0.919	CD	031-023-200-010-00	SEC 22, 23, 26, T31N R2W
031-024-400-005-00	3567 TANK TRL	01/24/22	\$139,000	WD	\$139,000	\$37,464	\$101,536	\$108,020	0.940	C		RESIDENTIAL.ACREAGE
031-003-300-020-00	813 TURTLE LAKE RD	08/05/22	\$195,000	WD	\$195,000	\$40,876	\$154,124	\$159,280	0.968	C		RESIDENTIAL.ACREAGE
031-017-200-035-00	4114 MEADOW RD	04/04/23	\$490,000	WD	\$490,000	\$42,082	\$447,918	\$453,127	0.989	BC		RESIDENTIAL.ACREAGE
030-008-400-010-00	4944 OLD STATE RD	09/29/21	\$175,000	WD	\$175,000	\$60,602	\$114,398	\$115,185	0.993	C		RESIDENTIAL.ACREAGE
031-008-200-075-12	4258 OLEY LAKE RD	07/23/21	\$375,000	WD	\$375,000	\$23,135	\$351,865	\$351,381	1.001	C		RESIDENTIAL.ACREAGE
031-002-100-005-04	355 CARGAS RD	02/16/22	\$425,000	WD	\$425,000	\$43,675	\$381,325	\$370,148	1.030	C		RESIDENTIAL.ACREAGE
031-023-200-055-02	7179 M-32 EAST	11/03/21	\$71,500	WD	\$71,500	\$31,311	\$40,189	\$38,615	1.041	D		SEC 22, 23, 26, T31N R2W
031-025-100-015-02	8719 FINNEGAN RD	07/20/21	\$374,000	WD	\$374,000	\$37,673	\$336,327	\$315,810	1.065	C		RESIDENTIAL.ACREAGE
031-009-200-020-01	5013 M-32 EAST	04/28/23	\$290,000	WD	\$290,000	\$29,396	\$260,604	\$231,789	1.124	C		RESIDENTIAL.ACREAGE
031-009-300-010-01	5148 OLEY LAKE RD	07/16/21	\$310,000	WD	\$310,000	\$32,716	\$277,284	\$245,396	1.130	C		RESIDENTIAL.ACREAGE
032-220-000-009-01	11706 CRAPO LAKE RD	03/30/23	\$217,150	WD	\$217,150	\$12,462	\$204,688	\$178,272	1.148	CD		RESIDENTIAL.ACREAGE
031-010-200-035-01	5361 M-32 EAST	09/20/22	\$238,216	WD	\$238,216	\$17,386	\$220,830	\$191,880	1.151	C		RESIDENTIAL.ACREAGE
032-110-000-016-00	1205 BROOK TROUT LN	11/23/21	\$179,900	WD	\$179,900	\$20,041	\$159,859	\$138,097	1.158	C		RESIDENTIAL.ACREAGE
032-180-000-017-00	5758 MCCOY RD	12/22/21	\$248,000	WD	\$248,000	\$28,610	\$219,390	\$189,040	1.161	C		RESIDENTIAL.ACREAGE
031-024-400-020-00	3554 TANK TRL	07/13/21	\$130,000	WD	\$130,000	\$28,786	\$101,214	\$86,962	1.164	D		RESIDENTIAL.ACREAGE
031-023-100-070-00	7669 M-32 EAST	06/02/23	\$168,500	WD	\$168,500	\$33,493	\$135,007	\$113,989	1.184	C		SEC 22, 23, 26, T31N R2W
031-014-400-005-00	7524 M-32 EAST	08/09/23	\$207,500	WD	\$207,500	\$35,910	\$171,590	\$141,019	1.217	C		RESIDENTIAL.ACREAGE
031-019-400-005-03	3658 RANGER LAKE RD	09/02/21	\$209,000	WD	\$209,000	\$21,857	\$187,143	\$146,518	1.277	C		RESIDENTIAL.ACREAGE
031-026-200-015-00	7379 FINNEGAN RD	04/14/23	\$265,000	WD	\$265,000	\$37,294	\$227,706	\$177,521	1.283	C		SEC 22, 23, 26, T31N R2W
		Totals:	\$5,072,766		\$5,072,766		\$4,344,887	\$4,027,234				
									E.C.F. =>	1.079		
									Ave. E.C.F. =>	1.080		

Reasonable number of sales in study.
Conclusion is within normal trends.
conclusion of 1.08 was applied to:
RESIDENTIAL ACREAGE

2024 Modular ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Land Table
031-022-100-025-00	6815 M-32 EAST	06/09/22	\$259,000	WD	\$259,000	\$231,778	\$51,727	\$207,273	\$197,858	1.048	MODULAR		SEC 22, 23, 26, T31N R2W
031-023-100-090-00	7539 M-32 EAST	08/19/22	\$130,000	WD	\$130,000	\$155,244	\$32,190	\$97,810	\$135,224	0.723	MODULAR		SEC 22, 23, 26, T31N R2W
031-024-300-015-04	3834 RICHLIN DR	08/12/21	\$155,000	WD	\$155,000	\$168,707	\$19,021	\$135,979	\$164,490	0.827	MODULAR		RESIDENTIAL ACREAGE
Totals:			\$544,000		\$544,000	\$555,729		\$441,062	\$497,573				
										E.C.F. =>	0.886		
										Ave. E.C.F. =>	0.866		

Modular homes have shown to have a lower ECF historically.
 Limited sales but within reason of previous trends.

Conclusion of 0.89 was applied to Modular style homes in the following neighborhood:
 RESIDENTIAL ACREAGE

This conclusion is 0.20 less than other style homes in this neighborhood.
 a deduction for other neighborhoods between 0.10 and 0.20 was applied to modular style homes
 in all other residential neighborhoods depending on trends in those areas.
 Less of an impact has been seen in waterfront property. Adjustments were made as appropriate for those areas.

2024 Agricultural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Other Parcels in Sale	Land Table
031-001-200-005-02	8400 BECKETT RD	06/21/21	\$155,000	WD	\$155,000	\$39,302	\$115,698	\$200,130	0.578	00002		AGRICULTURAL
031-003-400-005-02	6766 BECKETT RD	10/14/21	\$100,000	WD	\$100,000	\$23,612	\$76,388	\$98,016	0.779	00002		RESIDENTIAL ACREAGE
031-030-100-025-12	4201 CHESTER RD	01/28/22	\$305,000	WD	\$305,000	\$101,270	\$203,730	\$227,036	0.897	00002	031-030-200-005-02	RESIDENTIAL ACREAGE
Totals:			\$560,000		\$560,000		\$395,816	\$525,183				
									E.C.F. =>	0.754		
									Ave. E.C.F. =>	0.752		

Limited sales within the time period,
 Both average and calculated ECFs are similar, as well as individual sales
 This reinforces the accuracy of the conclusion.
 Calculated ECF of 0.75 was applied to:
 AGRICULTURAL

2024 Average Lake Front ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
030-001-300-025-00	6796 LARKSPUR LN	10/26/21	\$365,000	WD	\$365,000	\$404,287	\$85,952	\$279,048	\$258,809	1.078	BASS LAKE SUB/BIG BASS LK
032-160-000-018-00	6807 RIDGE DR	07/19/22	\$297,500	WD	\$297,500	\$271,842	\$40,394	\$257,106	\$188,169	1.366	BASS LAKE SUB/BIG BASS LK
032-190-000-012-00	7862 BLUEBERRY LN	08/06/21	\$159,000	WD	\$159,000	\$148,837	\$43,379	\$115,621	\$94,159	1.228	E. VAN BUREN/LITTLE BASS LK
Totals:			\$821,500		\$821,500	\$824,966		\$651,775	\$541,137		
										E.C.F. =>	1.204
										Ave. E.C.F. =>	1.224

Limited sales in this area but
all within normal trends for waterfront property on these lakes.
Conclusion of 1.02 was applied to:
LOWER CHUB LAKE, WFT
BASS LAKE SUB/BIG BASS LK
LITTLE BASS LK
EMERALD LAKE
OLEY LAKE

2024 Lake Louise and Ranger Lake Off water lots ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Land Table
032-140-000-072-01	3029 COOLWATER AVE	12/29/21	\$90,000	WD	\$90,000	\$10,084	\$79,916	\$119,725	0.667	MODULAR		LK LOUISE/OFF WATER
032-200-000-200-00	3419 BIRCHDALE DR	06/25/21	\$159,000	WD	\$159,000	\$13,358	\$145,642	\$195,029	0.747	C		LK LOUISE/OFF WATER
032-200-000-055-00	3481 COOLWATER AVE	02/04/22	\$99,840	WD	\$99,840	\$7,163	\$92,677	\$123,548	0.750	CD		LK LOUISE/OFF WATER
032-140-000-065-00	3121 COOLWATER AVE	11/24/21	\$68,000	WD	\$68,000	\$11,658	\$56,342	\$73,512	0.766	MODULAR	032-140-000-066-00	LK LOUISE/OFF WATER
032-200-000-149-01		09/19/22	\$146,000	WD	\$146,000	\$12,709	\$133,291	\$169,435	0.787	MODULAR		LK LOUISE/OFF WATER
032-200-000-033-00		10/06/21	\$120,000	WD	\$120,000	\$17,081	\$102,919	\$124,139	0.829	C	032-200-000-034-01	LK LOUISE/OFF WATER
032-200-000-034-01	3454 COOLWATER AVE	10/06/21	\$120,000	WD	\$120,000	\$17,081	\$102,919	\$124,139	0.829	C	032-200-000-033-00	LK LOUISE/OFF WATER
032-210-000-040-00	3385 HAVENWOOD DR	09/27/21	\$185,000	WD	\$185,000	\$13,672	\$171,328	\$189,186	0.906	MODULAR	032-210-000-039-00, 032-210-000-041-00	LK LOUISE/OFF WATER
032-120-000-128-00	3483 SOUTHVIEW DR	12/03/22	\$149,500	WD	\$149,500	\$9,338	\$140,162	\$151,220	0.927	C		LK LOUISE/OFF WATER
032-120-000-074-00	3726 SOUTHVIEW DR	09/03/21	\$155,000	WD	\$155,000	\$21,188	\$133,812	\$143,805	0.931	MODULAR		LK LOUISE/OFF WATER
032-200-000-129-01	3410 BIRCHDALE DR	06/04/21	\$140,000	WD	\$140,000	\$15,142	\$124,858	\$133,148	0.938	C		LK LOUISE/OFF WATER
032-200-000-059-00	3473 COOLWATER AVE	07/07/21	\$95,000	WD	\$95,000	\$8,789	\$86,211	\$91,117	0.946	CD		LK LOUISE/OFF WATER
Totals:			\$1,527,340		\$1,527,340		\$1,370,077	\$1,638,002				
									E.C.F. =>	0.836		
									Ave. E.C.F. =>	0.835		

Several sales within this neighborhood group.
Conclusion of 0.84 was applied to:
LK LOUISE, OFF WATER
RANGER LAKE SUB OFF WFT

This area modulars show similar values as all other type homes.
This is not the typical trend for modulars but it is supported by the data.

2024 Lake Louise Waterfront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Land Table
032-130-000-001-00	8449 NORTHVALE RD	11/08/21	\$162,000	WD	\$162,000	\$181,370	\$23,423	\$138,577	\$152,901	0.906	C	032-130-000-002-00	LAKE LOUISE, WATERFRNT
032-140-000-022-00	8499 NORTHVALE RD	10/15/21	\$300,000	WD	\$300,000	\$243,223	\$15,544	\$284,456	\$218,292	1.303	C		LAKE LOUISE, WATERFRNT
032-210-000-014-00	3332 HAVENWOOD DR	08/09/21	\$165,500	WD	\$165,500	\$124,254	\$18,167	\$147,333	\$101,713	1.449	C		LAKE LOUISE, WATERFRNT
Totals:			\$627,500		\$627,500	\$548,847		\$570,366	\$472,907				
										E.C.F. =>	1.206		
										Ave. E.C.F. =>	1.219		

Limited sale in time period. Conclusion is supported by other lakes of similar quality, which trend close to the same the last few years.

Conclusion of 1.20 was applied to:

LAKE LOUISE, WATERFRNT

032-130-000-007-00 8317 M-32 EAST 05/08/23 \$128,000 WD \$128,000 \$110,524 \$17,121 \$110,879 \$99,049 1.119 MODULAR LAKE LOUISE, WATERFRNT
 The above sale supports modulars have a slightly lower ECF.

2024 Ranger Lake WFT ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Land Table
032-150-000-034-00	6132 RANGER TRL	10/19/23	\$210,000	WD	\$210,000	\$26,360	\$183,640	\$185,548	0.990	WATERFRONT	RANGER LAKE WFT
Totals:			\$210,000		\$210,000		\$183,640	\$185,548			
									E.C.F. =>	0.990	
									Ave. E.C.F. =>	0.990	

Ranger Lake has trended below all other lakes
calculated ECF historically for several years.
Only one sale within this time period but is within normal trends for this area.
Conclusion of 0.99 ECF was applied to:
RANGER LK WFT

2024 Big Lake Waterfront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Other Parcels in Sale	Land Table
031-008-300-070-00	4218 OLEY LAKE RD	07/01/22	\$325,000	WD	\$325,000	\$343,879	\$66,973	\$258,027	\$234,666	1.100	C		BIG LAKE WFT
032-170-000-036-01	1512 SHALLOW SHORES DR	07/28/22	\$285,000	WD	\$285,000	\$241,671	\$95,056	\$189,944	\$124,250	1.529	C		BIG LAKE WFT
Totals:			\$610,000		\$610,000	\$585,550		\$447,971	\$358,916				
										E.C.F. =>	1.248		
										Ave. E.C.F. =>	1.314		

Big Lake is superior to other lakes within the township,
 both in quality and location, sitting just outside of Gaylord.
 Limited sales within the time period but well within typical trends.
 Conclusion of 1.248 was applied to neighborhood:
 BIG LAKE WFT

2024 Commercial/Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale	Land Table
080-032-400-035-03	1244 WINIFRED RD	12/09/22	\$150,000	WD	\$150,000	\$20,125	\$129,875	\$127,909	1.015		COMMERCIAL
080-033-100-015-00	905 N CENTER AVE	03/31/22	\$750,000	WD	\$750,000	\$110,021	\$639,979	\$966,753	0.662	080-033-100-025-00	COMMERCIAL
081-210-000-049-00	1129 ANNA DR	06/01/22	\$20,000	WD	\$20,000	\$8,625	\$11,375	\$16,243	0.700		COMMERCIAL
Totals:			\$920,000		\$920,000		\$781,229	\$1,110,905			
									E.C.F. =>	0.703	
									Ave. E.C.F. =>	0.793	

With limited sales, ECF conclusion is with in normal trends.
 2024 ECF of 0.70 was applied to:
 COMMERCIAL
 INDUSTRIAL