

Tawas Township, Iosco County ECF Study
April 1, 2020 - March 31, 2022

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
100-002-100-007-00	497 TOWNLINE RD	06/01/21	WD	\$70,000	\$29,100	41.57	\$58,179	\$6,181	\$63,819	\$65,820	0.970	840	\$75.98	RANCH
100-002-100-025-00	714 RUEL RD	04/01/21	WD	\$170,000	\$83,300	49.00	\$166,663	\$18,450	\$151,550	\$187,611	0.808	1,534	\$98.79	RANCH
100-003-200-003-00	1271 TOWNLINE RD	06/24/20	WD	\$63,000	\$41,000	65.08	\$81,943	\$7,621	\$55,379	\$94,078	0.589	900	\$61.53	RANCH
100-004-200-007-55	1181 S LORENZ RD	10/21/20	WD	\$285,000	\$125,900	44.18	\$251,764	\$52,590	\$232,410	\$252,119	0.922	1,860	\$124.95	RANCH
100-006-100-005-90	1164 S MCARDLE RD	10/27/21	WD	\$160,000	\$64,800	40.50	\$129,628	\$12,380	\$147,620	\$148,415	0.995	1,178	\$125.31	RANCH
101-009-100-003-00	1258 N PLANK RD	06/30/21	WD	\$157,000	\$68,400	43.57	\$136,866	\$20,405	\$136,595	\$147,419	0.927	1,444	\$94.59	MANUFACTURED
101-009-100-008-50**	1669 ESSEX RD	09/21/20	WD	\$465,000	\$260,700	56.06	\$521,480	\$82,580	\$382,420	\$555,570	0.688	6,148	\$62.20	1.75 STY
101-009-300-004-00	1110 LORENZ RD	02/26/21	WD	\$107,000	\$56,400	52.71	\$112,877	\$9,814	\$97,186	\$130,459	0.745	1,466	\$66.29	RANCH
101-014-200-004-25	900 N KOBS RD	05/21/21	WD	\$345,000	\$168,400	48.81	\$336,749	\$71,057	\$273,943	\$336,319	0.815	2,212	\$123.84	RANCH
101-014-300-003-75	635 KOBS RD	12/10/21	WD	\$305,000	\$133,500	43.77	\$266,949	\$48,001	\$256,999	\$277,149	0.927	2,400	\$107.08	RANCH
101-015-300-002-00	1283 LAIDLAW RD	11/24/21	WD	\$146,000	\$69,000	47.26	\$138,007	\$12,723	\$133,277	\$158,587	0.840	2,360	\$56.47	2STORY
101-016-100-002-00**	997 PLANK RD	11/12/21	WD	\$160,000	\$81,200	50.75	\$162,405	\$21,566	\$138,434	\$178,277	0.777	1,634	\$84.72	RANCH
101-016-400-003-00	1717 LAIDLAW RD	12/13/21	WD	\$500,000	\$265,900	53.18	\$531,718	\$85,544	\$414,456	\$564,777	0.734	3,552	\$116.68	RANCH
101-021-300-001-50	1984 M-55	02/23/22	WD	\$110,000	\$58,100	52.82	\$116,162	\$12,225	\$97,775	\$131,566	0.743	1,388	\$70.44	RANCH
101-021-400-001-20	1612 W M 55	11/12/21	WD	\$264,900	\$121,100	45.72	\$242,143	\$20,441	\$244,459	\$280,635	0.871	1,674	\$146.03	RANCH
101-022-300-003-90	78 N REMPert RD	08/12/21	WD	\$85,000	\$51,500	60.59	\$103,046	\$13,643	\$71,357	\$113,168	0.631	900	\$79.29	RANCH
101-023-100-001-70	531 MILLER RD	12/15/21	WD	\$190,000	\$69,900	36.79	\$139,745	\$8,425	\$181,575	\$166,228	1.092	1,222	\$148.59	RANCH
101-023-200-005-00	254 N PLANK RD	05/11/21	WD	\$175,500	\$88,500	50.43	\$176,939	\$11,788	\$163,712	\$209,052	0.783	2,924	\$55.99	BI-LEVEL
101-023-400-001-20	138 N PLANK RD	05/14/21	WD	\$279,900	\$98,100	35.05	\$196,185	\$29,837	\$250,063	\$210,567	1.188	1,400	\$178.62	RANCH
101-023-400-005-00**	200 N PLANK RD	10/15/21	WD	\$150,000	\$72,900	48.60	\$145,863	\$22,753	\$127,247	\$155,835	0.817	1,248	\$101.96	RANCH
101-023-400-015-05	151 N PLANK RD	01/04/21	WD	\$442,500	\$218,200	49.31	\$436,328	\$35,450	\$407,050	\$507,441	0.802	4,228	\$96.27	2STORY
101-023-400-017-00	628 W M-55	06/18/21	WD	\$106,000	\$57,900	54.62	\$115,711	\$10,480	\$95,520	\$133,204	0.717	1,472	\$64.89	RANCH
101-023-400-027-00	530 M-55	11/30/20	WD	\$108,000	\$68,100	63.06	\$136,246	\$12,826	\$95,174	\$156,228	0.609	1,656	\$57.47	RANCH
101-023-400-030-00**	514 M-55	12/14/21	WD	\$80,000	\$35,900	44.88	\$71,797	\$7,779	\$72,221	\$81,035	0.891	762	\$94.78	RANCH
101-023-400-032-00	25 PLANK RD	12/07/20	WD	\$62,000	\$42,600	68.71	\$85,238	\$4,022	\$57,978	\$102,805	0.564	1,344	\$43.14	RANCH
101-024-300-013-00	432 M-55	10/13/21	WD	\$159,900	\$71,100	44.47	\$142,218	\$15,710	\$144,190	\$160,137	0.900	1,920	\$75.10	2STORY
101-024-300-014-00	436 M-55	12/30/20	MLC	\$65,000	\$30,500	46.92	\$61,027	\$5,737	\$59,263	\$69,987	0.847	776	\$76.37	RANCH
101-025-100-005-00	191 W M-55	11/25/20	WD	\$275,000	\$107,700	39.16	\$215,489	\$39,979	\$235,021	\$222,165	1.058	1,700	\$138.25	RANCH
101-025-100-014-00**	410 EMILY DR	01/29/21	WD	\$69,200	\$39,100	56.50	\$78,200	\$10,494	\$58,706	\$85,704	0.685	1,320	\$44.47	RANCH
101-025-100-020-00	421 EMILY DR	12/30/21	WD	\$75,000	\$39,400	52.53	\$78,890	\$4,469	\$70,531	\$94,204	0.749	1,152	\$61.22	RANCH
101-025-100-031-00	103 EMILY DR	06/10/21	WD	\$71,000	\$33,700	47.46	\$67,468	\$8,230	\$62,770	\$74,985	0.837	984	\$63.79	RANCH
101-025-200-003-00**	433 M-55	04/22/20	WD	\$122,500	\$50,300	41.06	\$100,726	\$16,567	\$105,933	\$106,530	0.994	1,113	\$95.18	RANCH
101-025-200-017-00	242 S PLANK RD	08/25/21	WD	\$135,000	\$77,900	57.70	\$155,822	\$9,966	\$125,034	\$184,628	0.677	1,945	\$64.28	RANCH
101-025-200-024-00	334 PLANK RD	01/31/21	WD	\$140,000	\$74,900	53.50	\$149,890	\$30,564	\$109,436	\$151,046	0.725	1,942	\$56.35	RANCH
101-025-200-027-00	337 S PLANK RD	08/21/20	WD	\$82,500	\$53,700	65.09	\$107,404	\$10,804	\$71,696	\$122,278	0.586	1,278	\$56.10	1.25 STY
101-026-400-002-55	443 S REMINGTON	07/21/20	WD	\$360,000	\$168,000	46.67	\$335,908	\$22,437	\$337,563	\$396,799	0.851	2,670	\$126.43	1.5 STORY
101-029-200-003-10	2311 W M-55	04/09/21	LC	\$150,000	\$76,300	50.87	\$152,678	\$18,938	\$131,062	\$169,291	0.774	1,300	\$100.82	RANCH
101-030-200-005-00	239 CHAMBERS RD	04/21/20	WD	\$159,500	\$92,300	57.87	\$184,630	\$44,890	\$114,610	\$176,886	0.648	2,032	\$56.40	2STORY
101-030-200-007-00**	2931 M-55	06/15/20	WD	\$149,000	\$96,000	64.43	\$191,981	\$85,787	\$63,213	\$134,423	0.470	1,303	\$48.51	RANCH
101-033-400-003-00	1554 TOWNLINE RD	11/19/20	WD	\$40,000	\$31,100	77.75	\$62,108	\$12,374	\$27,626	\$62,954	0.439	1,104	\$25.02	1.25 STY
101-034-300-002-10	761 S REMPert RD	10/14/20	WD	\$97,500	\$72,400	74.26	\$144,712	\$33,570	\$63,930	\$140,686	0.454	1,248	\$51.23	RANCH
101-035-300-001-50	854 TOWNLINE RD	04/19/21	WD	\$186,000	\$84,400	45.38	\$168,877	\$9,768	\$176,232	\$201,404	0.875	1,505	\$117.10	RANCH
101-035-300-001-60	740 TOWNLINE	08/16/21	WD	\$80,500	\$53,500	66.46	\$106,948	\$13,755	\$66,745	\$117,966	0.566	1,104	\$60.46	MANUFACTURED
101-035-400-003-00	510 TOWNLINE RD	03/25/21	WD	\$85,000	\$42,600	50.12	\$85,283	\$9,029	\$75,971	\$96,524	0.787	1,035	\$73.40	RANCH
101-036-200-002-00	195 MEADOW RD	07/28/21	WD	\$295,500	\$108,900	36.85	\$217,867	\$23,901	\$271,599	\$245,527	1.106	2,233	\$121.63	1.75 STY
101-036-200-003-00	235 MEADOW RD	07/08/21	WD	\$300,000	\$105,900	35.30	\$211,871	\$32,433	\$267,567	\$227,137	1.178	1,344	\$199.08	RANCH

Tawas Township, Iosco County ECF Study
April 1, 2020 - March 31, 2022

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
101-036-200-006-00	223 MEADOW RD	07/01/21	WD	\$49,000	\$40,300	82.24	\$80,644	\$24,965	\$24,035	\$70,480	0.341	768	\$31.30	RANCH
102-F10-000-001-00	1509 M-55	03/22/22	WD	\$85,000	\$59,700	70.24	\$119,326	\$11,289	\$73,711	\$136,756	0.539	2,012	\$36.64	RANCH
102-P10-000-003-00**	129 PLANK RD	01/07/21	WD	\$125,000	\$101,300	81.04	\$202,459	\$24,491	\$100,509	\$225,276	0.446	2,471	\$40.68	1.75 STY
102-T10-000-035-00	558 COURT ST	11/19/20	WD	\$114,000	\$57,300	50.26	\$114,659	\$15,552	\$98,448	\$125,452	0.785	1,556	\$63.27	RANCH
RESIDENTIAL				Totals:	\$8,457,900	\$4,198,700	\$8,397,716		\$7,283,620	\$9,143,590			\$84.38	
						Sale. Ratio =>	49.64			E.C.F. =>	0.797			
RES RURAL ECF				**MULT PARCEL		Std. Dev. =>	11.61			Ave. E.C.F. =>	0.775			
									2022 ECF =>	0.79	2023 ECF =>	0.770		

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101-034-100-005-00	1085 MEADOW RD	11/19/21	LC	\$55,000	\$21,300	38.73	\$42,613	\$10,063	\$44,937	\$54,250	0.828	924	\$48.63	MOBILE
102-T20-000-036-00	959 W PARKWAY DR	06/10/20	LC	\$20,000	\$12,500	62.50	\$24,941	\$4,921	\$15,079	\$33,367	0.452	924	\$16.32	MOBILE
RESIDENTIAL				Totals:	\$75,000	\$33,800	\$67,554		\$60,016	\$87,617			\$32.48	
						Sale. Ratio =>	45.07			E.C.F. =>	0.685			
MOBILE HOMES ECF						Std. Dev. =>	16.81			Ave. E.C.F. =>	0.640			
									2022 ECF =>	0.60	2023 ECF =>	0.600		

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Sale Price	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
080-027-100-001-00	100 S M65	09/04/20	WD	\$285,000	\$193,800	68.00	\$388,868	\$206,265	\$78,735	\$365,206	0.216	3,310	\$23.79	2 STORY
050-016-300-001-00	4758 MILLER RD	08/20/20	WD	\$275,000	\$149,200	54.25	\$326,187	\$185,446	\$89,554	\$281,482	0.318	2,046	\$43.77	SINGLE WALL
050-024-100-008-00	361 N CHAMBERS RD	04/16/21	WD	\$230,500	\$99,800	43.30	\$202,520	\$43,977	\$186,523	\$317,086	0.588	2,106	\$88.57	1 STORY
141-A10-002-001-00	300 W SHERMAN ST	05/26/21	WD	\$218,800	\$76,400	34.92	\$181,708	\$68,221	\$150,579	\$226,974	0.663	3,216	\$46.82	2 STORY
101-015-200-005-00	1368 LAIDLAW RD	11/20/20	WD	\$205,000	\$78,400	38.24	\$151,569	\$66,171	\$138,829	\$170,796	0.813	1,608	\$86.34	1 + STORY
101-028-400-001-50	1582 MEADOW RD	09/22/21	WD	\$370,000	\$133,900	36.19	\$251,696	\$76,776	\$293,224	\$349,840	0.838	2,100	\$139.63	2 STORY
AGRICULTURAL				Totals:	\$1,584,300	\$731,500	\$1,502,548		\$937,444	\$1,711,384			\$71.49	
						Sale. Ratio =>	46.17			E.C.F. =>	0.548			
COUNTY WIDE STUDY						Std. Dev. =>	12.95							
									2022 ECF =>	0.52	2023 ECF =>	0.540		

Tawas Township, Iosco County ECF Study

April 1, 2020 - March 31, 2022

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
021-G10-000-005-00	3510 N US23	01/26/21	LC	\$305,000	\$203,000	66.56	\$426,191	\$272,200	\$32,800	\$261,002	0.126	8,174	\$4.01
064-A30-000-038-00	5684 F 41	08/06/21	WD	\$60,000	\$42,200	70.33	\$94,710	\$32,952	\$27,048	\$104,675	0.258	3,528	\$7.67
070-023-200-024-00**	102 E MAIN ST	06/05/20	WD	\$70,000	\$40,200	57.43	\$123,041	\$25,685	\$44,315	\$165,010	0.269	2,688	\$16.49
033-W20-000-001-00	2832 US23	10/04/21	WD	\$180,000	\$120,200	66.78	\$233,717	\$128,842	\$51,158	\$177,754	0.288	3,968	\$12.89
073-L60-999-007-00	4973 N MAIN ST	10/01/21	WD	\$45,000	\$18,500	41.11	\$66,852	\$24,000	\$21,000	\$72,631	0.289	2,100	\$10.00
070-015-400-017-00	436 W MAIN ST	10/22/21	WD	\$170,000	\$114,700	67.47	\$242,704	\$60,160	\$109,840	\$309,397	0.355	3,270	\$33.59
064-A30-000-039-00**	5680 F 41	05/24/21	WD	\$140,000	\$63,200	45.14	\$169,186	\$70,120	\$69,880	\$167,908	0.416	8,936	\$7.82
066-029-100-008-00	3751 PERIMETER RD	11/01/21	WD	\$47,000	\$18,800	40.00	\$54,856	\$27,823	\$19,177	\$45,819	0.419	1,576	\$12.17
031-022-100-002-00	1909 US23	06/30/20	LC	\$155,000	\$122,500	79.03	\$179,591	\$78,400	\$76,600	\$171,510	0.447	728	\$105.22
090-022-200-004-00	4465 ALABASTER RD	07/14/21	WD	\$325,000	\$173,900	53.51	\$408,013	\$54,707	\$270,293	\$598,824	0.451	8,834	\$30.60
121-F30-012-005-00	811 W WESTOVER ST	05/29/20	WD	\$110,000	\$48,400	44.00	\$130,242	\$43,176	\$66,824	\$147,569	0.453	7,200	\$9.28
066-028-200-040-00	4139 PERIMETER RD	07/16/21	LC	\$104,900	\$30,200	28.79	\$126,165	\$23,010	\$81,890	\$174,839	0.468	2,464	\$33.23
121-N30-005-003-00	708 W BAY ST	05/20/21	WD	\$70,000	\$26,900	38.43	\$76,857	\$37,260	\$32,740	\$67,114	0.488	1,462	\$22.39
132-T30-000-001-00	1199 W LAKE	10/15/21	WD	\$74,000	\$32,400	43.78	\$76,791	\$25,537	\$48,463	\$86,871	0.558	1,680	\$28.85
033-D10-000-010-50	1849 PINE	04/30/21	WD	\$165,000	\$67,400	40.85	\$168,899	\$41,607	\$123,393	\$215,749	0.572	3,480	\$35.46
021-A40-000-020-00	2099 N US23	04/22/21	WD	\$295,000	\$138,700	47.02	\$301,137	\$88,200	\$206,800	\$360,910	0.573	22,829	\$9.06
121-O20-000-008-00	1100 E BAY ST	06/29/20	WD	\$217,800	\$108,900	50.00	\$215,588	\$101,587	\$116,213	\$193,222	0.601	6,480	\$17.93
021-S30-000-021-00	601 S STATE ST	06/24/20	WD	\$215,000	\$85,600	39.81	\$198,437	\$35,401	\$179,599	\$276,332	0.650	5,089	\$35.29
066-021-300-009-00	6111 N PERIMETER RD	08/21/21	WD	\$750,000	\$304,600	40.61	\$681,568	\$29,068	\$720,932	\$1,105,932	0.652	42,393	\$17.01
063-011-200-003-00	7433 N US23	01/14/22	WD	\$429,000	\$134,800	31.42	\$408,545	\$274,321	\$154,679	\$227,498	0.680	3,118	\$49.61
033-D10-000-012-00	1860 US23	05/13/21	WD	\$115,000	\$51,400	44.70	\$102,604	\$23,143	\$91,857	\$134,680	0.682	4,800	\$19.14
031-013-400-010-00	2778 E US23	12/18/20	WD	\$522,000	\$245,400	47.01	\$493,543	\$377,638	\$144,362	\$196,449	0.735	6,320	\$22.84
033-W20-000-001-00	2832 US23	10/12/21	WD	\$280,000	\$120,200	42.93	\$233,717	\$128,842	\$151,158	\$177,754	0.850	3,968	\$38.09
121-A30-004-009-00	105 W WESTOVER ST	05/12/21	WD	\$400,000	\$126,500	31.63	\$285,226	\$41,875	\$358,125	\$412,459	0.868	4,042	\$88.60
070-030-400-004-00	8585 LAVERE RD	09/24/21	WD	\$120,000	\$28,400	23.67	\$84,303	\$14,908	\$105,092	\$117,619	0.893	2,388	\$44.01
021-G10-000-004-00	3526 N US23	12/07/21	WD	\$300,000	\$128,200	42.73	\$273,615	\$223,870	\$76,130	\$84,314	0.903	1,930	\$39.45
021-M10-999-003-11**	4463 W INDUSTRIAL WAY	02/09/21	WD	\$125,000	\$37,900	30.32	\$87,454	\$18,538	\$106,462	\$116,807	0.911	5,957	\$17.87
064-V10-010-008-30	205 S STATE ST	03/01/22	WD	\$142,500	\$32,000	22.46	\$90,026	\$13,662	\$128,838	\$129,431	0.995	1,540	\$83.66
021-M10-999-003-06	4420 INDUSTRIAL DR	02/01/22	LC	\$150,000	\$34,000	22.67	\$95,765	\$28,023	\$121,977	\$114,817	1.062	3,440	\$35.46
080-023-300-005-75	30 N M65	02/01/22	WD	\$750,000	\$190,200	25.36	\$438,056	\$74,725	\$675,275	\$615,815	1.097	2,992	\$225.69
021-V10-999-001-00	413 SECOND ST	06/18/21	WD	\$120,000	\$48,700	40.58	\$104,017	\$87,040	\$32,960	\$28,775	1.145	1,200	\$27.47
062-033-300-001-75	5010 WELLS RD	09/30/21	WD	\$158,000	\$31,800	20.13	\$109,082	\$66,848	\$91,152	\$71,583	1.273	6,904	\$13.20
132-J30-000-002-01	646 W LAKE	03/10/22	WD	\$179,500	\$65,200	36.32	\$122,662	\$74,660	\$104,840	\$81,359	1.289	1,426	\$73.52

COMMERCIAL	Totals:	\$7,289,700	\$3,035,000	\$6,903,160	\$4,641,872	\$7,212,427	\$37.20
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Sale. Ratio => **41.63**

E.C.F. => **0.644**

COUNTY WIDE STUDY	**MULT PARCEL	Std. Dev. =>	14.73	Ave. E.C.F. =>	0.658
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2022 ECF =>	0.64	2023 ECF =>	0.660
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Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
132-J20-999-001-50	1005 SIXTH	03/30/21	WD	\$82,500	\$47,200	57.21	\$109,237	\$57,063	\$25,437	\$94,862	0.268	3,200	\$7.95
070-014-400-011-00	3540 DARTON RD	12/21/20	WD	\$450,000	\$245,700	54.60	\$578,821	\$53,300	\$396,700	\$955,493	0.415	40,699	\$9.75
021-O30-000-011-00	4614 INDUSTRIAL ROW	10/18/21	WD	\$460,000	\$120,800	26.26	\$350,819	\$125,400	\$334,600	\$409,853	0.816	15,843	\$21.12

INDUSTRIAL	Totals:	\$992,500	\$413,700	\$1,038,877	\$756,737	\$1,460,207	\$12.94
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Sale. Ratio => **41.68**

E.C.F. => **0.518**

COUNTY WIDE STUDY	Std. Dev. =>	17.17	Ave. E.C.F. =>	0.500
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2022 ECF =>	0.50	2023 ECF =>	0.500
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