

**Tawas Township, Iosco County Economic Condition Factor (ECF) Study**  
**April 1, 2021 - March 31, 2023**

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
100-002-100-007-00	497 TOWNLINE RD	06/01/21	WD	\$70,000	\$30,800	44.00	\$61,686	\$7,332	\$62,668	\$70,590	0.888	840	\$74.60	SEC
100-002-100-025-00	714 RUEL RD	04/01/21	WD	\$170,000	\$88,700	52.18	\$177,461	\$20,995	\$149,005	\$203,203	0.733	1,534	\$97.13	SEC
100-003-200-011-00	1040 OATES RD	06/22/22	WD	\$99,000	\$43,900	44.34	\$87,786	\$12,374	\$86,626	\$97,938	0.885	650	\$133.27	SEC
100-004-200-007-55	1181 S LORENZ RD	02/28/23	WD	\$377,000	\$146,900	38.97	\$293,700	\$68,760	\$308,240	\$292,130	1.055	1,860	\$165.72	SEC
100-004-300-004-25	1461 S LORENZ RD	02/20/23	WD	\$165,000	\$80,400	48.73	\$160,737	\$14,576	\$150,424	\$189,819	0.792	2,260	\$66.56	SEC
100-004-400-004-25	1356 S REMPERT RD	07/11/22	WD	\$326,000	\$154,000	47.24	\$308,012	\$29,665	\$296,335	\$361,490	0.820	2,848	\$104.05	SEC
100-006-100-005-90	1164 S MCARDLE RD	10/27/21	WD	\$160,000	\$69,900	43.69	\$139,814	\$18,383	\$141,617	\$157,703	0.898	1,178	\$120.22	SEC
101-014-200-004-25	900 N KOBS RD	05/21/21	WD	\$345,000	\$185,800	53.86	\$371,594	\$70,864	\$274,136	\$390,558	0.702	2,212	\$123.93	SEC
101-014-300-003-75	635 KOBS RD	12/10/21	WD	\$305,000	\$145,700	47.77	\$291,467	\$37,733	\$267,267	\$329,525	0.811	2,400	\$111.36	SEC
101-015-300-002-00	1283 LAIDLAW RD	11/24/21	WD	\$146,000	\$71,900	49.25	\$143,896	\$14,977	\$131,023	\$167,427	0.783	2,360	\$55.52	SEC
101-016-100-002-00**	997 PLANK RD	11/12/21	WD	\$160,000	\$83,700	52.31	\$167,411	\$21,624	\$138,376	\$189,334	0.731	1,634	\$84.69	SEC
101-016-400-003-00	1717 LAIDLAW RD	12/13/21	WD	\$500,000	\$276,100	55.22	\$552,214	\$89,525	\$410,475	\$600,895	0.683	3,552	\$115.56	SEC
101-017-400-001-10**	661 N LORENZ RD	06/01/22	WD	\$185,000	\$112,100	60.59	\$224,177	\$54,891	\$130,109	\$219,852	0.592	1,456	\$89.36	SEC
101-021-300-001-50	1984 M-55	02/23/22	WD	\$110,000	\$63,100	57.36	\$126,176	\$18,924	\$91,076	\$139,288	0.654	1,388	\$65.62	SEC
101-021-400-001-20	1612 W M 55	11/12/21	WD	\$264,900	\$137,600	51.94	\$275,217	\$44,868	\$220,032	\$299,155	0.736	1,674	\$131.44	SEC
101-022-300-003-00	1440 M-55	08/19/21	WD	\$175,000	\$31,400	17.94	\$62,788	\$23,699	\$151,301	\$50,765	2.980	2,188	\$69.15	SEC
101-022-300-003-90	78 N REMPERT RD	08/12/21	WD	\$85,000	\$56,100	66.00	\$112,282	\$19,598	\$65,402	\$120,369	0.543	900	\$72.67	SEC
101-023-100-001-70	531 MILLER RD	12/15/21	WD	\$190,000	\$74,600	39.26	\$149,266	\$13,069	\$176,931	\$176,879	1.000	1,222	\$144.79	SEC
101-023-200-005-00	254 N PLANK RD	05/11/21	WD	\$175,500	\$94,100	53.62	\$188,261	\$17,474	\$158,026	\$221,801	0.712	2,924	\$54.04	SEC
101-023-400-001-20	138 N PLANK RD	05/14/21	WD	\$279,900	\$110,500	39.48	\$221,055	\$48,367	\$231,533	\$224,270	1.032	1,400	\$165.38	SEC
101-023-400-005-00**	200 N PLANK RD	10/15/21	WD	\$150,000	\$75,100	50.07	\$150,360	\$22,947	\$127,053	\$165,471	0.768	1,248	\$101.81	SEC
101-023-400-017-00	628 W M-55	06/18/21	WD	\$106,000	\$60,300	56.89	\$120,522	\$11,818	\$94,182	\$141,174	0.667	1,472	\$63.98	SEC
101-023-400-030-00**	514 M-55	12/14/22	WD	\$90,500	\$36,900	40.77	\$73,770	\$7,769	\$82,731	\$85,716	0.965	762	\$108.57	SEC
101-024-100-016-00	339 N WILBER RD	09/01/22	WD	\$352,000	\$133,200	37.84	\$266,307	\$92,357	\$259,643	\$225,909	1.149	1,416	\$183.36	SEC
101-024-300-013-00	432 M-55	10/13/21	WD	\$159,900	\$76,600	47.90	\$153,271	\$22,300	\$137,600	\$170,092	0.809	1,920	\$71.67	SEC
101-025-100-009-00	233 M-55	12/14/22	WD	\$40,000	\$30,800	77.00	\$61,634	\$10,800	\$29,200	\$66,018	0.442	1,026	\$28.46	SEC
101-025-100-020-00	421 EMILY DR	12/30/21	WD	\$75,000	\$41,100	54.80	\$82,213	\$5,267	\$69,733	\$99,930	0.698	1,152	\$60.53	SEC
101-025-100-031-00	103 EMILY DR	06/10/21	WD	\$71,000	\$35,400	49.86	\$70,851	\$9,841	\$61,159	\$79,234	0.772	984	\$62.15	SEC
101-025-200-002-40	461 M-55	11/16/21	WD	\$60,000	\$17,000	28.33	\$34,032	\$6,947	\$53,053	\$35,175	1.508	576	\$92.11	SEC
101-025-200-017-00	242 S PLANK RD	08/25/21	WD	\$135,000	\$81,300	60.22	\$162,557	\$11,474	\$123,526	\$196,212	0.630	1,945	\$63.51	SEC
101-025-200-027-00	337 S PLANK RD	10/24/22	WD	\$145,000	\$58,500	40.34	\$117,073	\$17,520	\$127,480	\$129,290	0.986	1,278	\$99.75	SEC
101-026-100-008-50**	732 ANSCHUETZ DR	10/27/21	WD	\$277,500	\$93,800	33.80	\$187,446	\$20,314	\$257,186	\$217,055	1.185	1,896	\$135.65	SEC
101-026-100-012-00	691 M-55	05/02/22	WD	\$158,000	\$70,200	44.43	\$140,424	\$12,780	\$145,220	\$165,771	0.876	2,030	\$71.54	SEC
101-026-300-002-90	433 S KOBS RD	08/22/22	WD	\$240,000	\$101,000	42.08	\$201,989	\$55,824	\$184,176	\$189,825	0.970	1,260	\$146.17	SEC
101-027-100-003-60	1115 M-55	06/24/22	WD	\$253,275	\$119,400	47.14	\$238,813	\$25,439	\$227,836	\$277,109	0.822	1,787	\$127.50	SEC
101-027-200-008-00	200 OATES RD	03/30/23	WD	\$138,000	\$70,100	50.80	\$140,289	\$15,285	\$122,715	\$162,343	0.756	1,415	\$86.72	SEC
101-027-400-006-60	411 OATES RD	10/31/22	WD	\$321,500	\$149,900	46.63	\$299,789	\$34,383	\$287,117	\$344,683	0.833	2,724	\$105.40	SEC
101-027-400-007-00	371 OATES RD	09/15/22	WD	\$95,000	\$44,600	46.95	\$89,267	\$32,727	\$62,273	\$73,429	0.848	816	\$76.31	SEC
101-028-200-003-00	1897 M-55	08/12/22	WD	\$115,750	\$51,800	44.75	\$103,608	\$24,700	\$91,050	\$102,478	0.888	1,340	\$67.95	SEC
101-029-200-003-10	2311 W M-55	04/09/21	LC	\$150,000	\$86,800	57.87	\$173,555	\$35,208	\$114,792	\$179,671	0.639	1,300	\$88.30	SEC
101-033-200-002-15	621 LORENZ RD	12/27/22	WD	\$377,000	\$156,300	41.46	\$312,628	\$67,786	\$309,214	\$317,977	0.972	2,280	\$135.62	SEC
101-035-300-001-50	854 TOWNLINE RD	04/19/21	WD	\$186,000	\$89,800	48.28	\$179,507	\$14,501	\$171,499	\$214,294	0.800	1,505	\$113.95	SEC
101-036-200-002-00	195 MEADOW RD	07/28/21	WD	\$295,500	\$121,000	40.95	\$241,966	\$41,067	\$254,433	\$260,908	0.975	2,233	\$113.94	SEC

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101-036-200-003-00	235 MEADOW RD	07/08/21	WD	\$300,000	\$119,000	39.67	\$237,901	\$52,128	\$247,872	\$241,264	1.027	1,344	\$184.43	SEC
102-F10-000-001-00	1509 M-55	03/22/22	WD	\$85,000	\$62,300	73.29	\$124,668	\$13,163	\$71,837	\$144,812	0.496	2,012	\$35.70	SEC
102-P10-000-003-00**	129 PLANK RD	04/21/22	WD	\$240,000	\$104,400	43.50	\$208,665	\$24,564	\$215,436	\$239,092	0.901	2,471	\$87.19	SEC
<b>Totals:</b>				<b>\$8,905,225</b>	<b>\$4,143,900</b>		<b>\$8,288,105</b>		<b>\$7,568,618</b>	<b>\$9,027,919</b>			<b>\$99.07</b>	
						<b>Sale. Ratio =&gt;</b>	<b>46.53</b>			<b>E.C.F. =&gt;</b>	<b>0.838</b>			
						<b>Std. Dev. =&gt;</b>	<b>10.37</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.879</b>			
<b>RESIDENTIAL</b>								<b>2023 ECF =&gt;</b>	<b>0.77</b>	<b>2024 ECF =&gt;</b>	<b>0.83</b>			

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100-003-400-003-00	1044 WHITTEMORE RD	07/30/21	WD	\$141,000	\$74,300	52.70	\$148,535	\$67,097	\$73,903	\$130,229	0.567	1,444	\$51.18	SEC
101-009-100-003-00	1258 N PLANK RD	06/30/21	WD	\$157,000	\$74,000	47.13	\$147,912	\$22,720	\$134,280	\$162,587	0.826	1,444	\$92.99	SEC
101-024-100-010-70	472 LAKE MAYNARD TR	03/20/23	WD	\$135,000	\$66,600	49.33	\$133,253	\$12,334	\$122,666	\$157,038	0.781	1,176	\$104.31	SEC
101-024-100-013-20	230 TIMRECK RD	03/16/23	WD	\$127,000	\$75,000	59.06	\$150,079	\$23,898	\$103,102	\$163,871	0.629	1,431	\$72.05	SEC
101-034-100-005-00	1085 MEADOW RD	11/19/21	LC	\$55,000	\$23,500	42.73	\$46,981	\$12,075	\$42,925	\$58,177	0.738	924	\$46.46	SEC
101-035-300-001-60	740 TOWNLINE	08/16/21	WD	\$80,500	\$58,400	72.55	\$116,851	\$20,413	\$60,087	\$125,244	0.480	1,104	\$54.43	SEC
<b>Totals:</b>				<b>\$695,500</b>	<b>\$371,800</b>		<b>\$743,611</b>		<b>\$536,963</b>	<b>\$797,146</b>			<b>\$70.24</b>	
						<b>Sale. Ratio =&gt;</b>	<b>53.46</b>			<b>E.C.F. =&gt;</b>	<b>0.674</b>			
						<b>Std. Dev. =&gt;</b>	<b>10.65</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.670</b>			
<b>MOBILE/MANUF</b>								<b>2023 ECF =&gt;</b>	<b>0.60</b>	<b>2024 ECF =&gt;</b>	<b>0.67</b>			

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101-010-300-001-00	1284 SPARTON RD	01/21/22	WD	\$450,000	\$223,000	49.56	\$445,968	\$382,505	\$67,495	\$123,524	0.546	TAWAS TWP
101-028-400-001-50	1582 MEADOW RD	09/22/21	WD	\$370,000	\$157,300	42.51	\$314,631	\$79,800	\$290,200	\$434,872	0.667	TAWAS TWP
110-036-400-001-30	2205 WILBER RD	05/27/22	LC	\$200,000	\$87,400	43.70	\$175,111	\$181,051	\$113,066	\$184,543	0.613	WILBER TWP
070-017-400-002-00	3676 WILSON CREEK RD	09/13/22	WD	\$180,000	\$79,500	44.17	\$181,931	\$180,333	(\$333)	\$3,196	(0.104)	PLAINFIELD
<b>Totals:</b>				<b>\$1,200,000</b>	<b>\$547,200</b>		<b>\$1,117,641</b>		<b>\$470,428</b>	<b>\$746,135</b>		
						<b>Sale. Ratio =&gt;</b>	<b>45.60</b>			<b>E.C.F. =&gt;</b>	<b>0.630</b>	
						<b>Std. Dev. =&gt;</b>	<b>3.13</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.431</b>	
<b>COUNTY WIDE AGRICULTURAL</b>								<b>2023 ECF =&gt;</b>	<b>0.54</b>	<b>2024 ECF =&gt;</b>	<b>0.54</b>	

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101-025-100-005-25	201 W M-55	09/29/22	LC	\$110,000	\$44,700	40.64	\$89,339	\$24,722	\$85,278	\$97,023	0.879	TAWAS TWP
102-C10-000-014-00	232 M-55	12/27/22	WD	\$178,000	\$61,700	34.66	\$123,450	\$22,858	\$155,142	\$151,039	1.027	TAWAS TWP
121-N30-003-017-00	719 W BAY ST	05/02/22		\$100,000	\$65,600	65.60	\$111,238	\$70,200	\$29,800	\$68,397	0.436	EAST TAWAS
132-O10-001-002-00	444 W LAKE	04/01/22		\$275,000	\$148,100	53.85	\$351,959	\$36,375	\$238,625	\$525,973	0.454	TAWAS CITY
141-M10-004-007-00	311 S BULLOCK ST	09/16/22		\$36,000	\$17,200	47.78	\$39,386	\$2,050	\$33,950	\$74,672	0.455	WHITTEMORE
033-D10-000-010-50	1849 PINE	04/30/21		\$165,000	\$67,400	40.85	\$200,349	\$13,057	\$151,943	\$312,153	0.487	BALDWIN TWP
121-N30-005-003-00	708 W BAY ST	05/20/21		\$70,000	\$26,900	38.43	\$76,261	\$25,012	\$44,988	\$85,415	0.527	EAST TAWAS
070-014-300-009-00	322 N WASHINGTON AVE	10/07/22		\$25,000	\$11,400	45.60	\$23,593	\$12,500	\$12,500	\$22,186	0.563	PLAINFIELD
021-A40-000-020-00	2099 N US-23	04/22/21		\$295,000	\$138,700	47.02	\$297,179	\$78,502	\$216,498	\$364,462	0.594	AUSABLE
132-T30-000-001-00	1199 W LAKE	10/15/21		\$74,000	\$32,400	43.78	\$72,708	\$15,315	\$58,685	\$95,655	0.614	TAWAS CITY
033-D10-000-012-00	1860 US-23	05/13/21		\$115,000	\$51,400	44.70	\$107,294	\$7,908	\$107,092	\$165,643	0.647	BALDWIN TWP
130-036-300-011-00	1119 W LAKE	05/20/22		\$300,000	\$153,100	51.03	\$257,940	\$133,499	\$166,501	\$207,402	0.080	TAWAS CITY
021-M10-999-003-06	4420 INDUSTRIAL DR	02/01/22		\$150,000	\$34,000	22.67	\$91,851	\$20,638	\$129,362	\$118,688	1.090	AUSABLE
033-T30-000-013-00	777 AULERICH RD	10/31/22		\$350,000	\$66,400	18.97	\$201,343	\$25,287	\$324,713	\$293,427	1.107	BALDWIN TWP
<b>Totals:</b>				<b>\$2,243,000</b>	<b>\$919,000</b>		<b>\$2,043,890</b>		<b>\$1,755,077</b>	<b>\$2,582,135</b>		
<b>COUNTY WIDE</b>				<b>Sale. Ratio =&gt;</b>		<b>40.97</b>			<b>E.C.F. =&gt;</b>		<b>0.680</b>	
<b>COMM/INDUST</b>				<b>Std. Dev. =&gt;</b>		<b>4.22</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.953</b>	
								<b>2023 ECF =&gt;</b>	<b>0.66</b>	<b>2024 ECF =&gt;</b>	<b>0.68</b>	