

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

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.	ECF Area	Building Style
112-A10-000-001-00**	2944 INDIAN LAKE RD	07/02/21	WD	\$335,000	\$117,200	34.99	\$232,243	\$76,239	\$258,761	\$203,116	1.274	1,665	\$155.41	0006	RANCH
112-B10-000-039-00	2810 ILA DR	07/02/20	WD	\$245,000	\$114,200	46.61	\$288,096	\$79,846	\$165,154	\$270,455	0.611	2,585	\$63.89	0006	2 STORY
112-B10-000-045-00	2822 ILA DR	08/28/20	WD	\$135,000	\$40,700	30.15	\$102,721	\$39,541	\$95,459	\$82,052	1.163	784	\$121.76	0006	BUNGALOW
112-B10-000-059-00	2916 ILA DR	06/02/20	WD	\$122,000	\$38,200	31.31	\$95,330	\$42,980	\$79,020	\$67,987	1.162	583	\$135.54	0006	RANCH
112-B10-000-061-00	2922 ILA DR	08/21/20	WD	\$158,000	\$70,900	44.87	\$168,283	\$38,319	\$119,681	\$168,784	0.709	1,342	\$89.18	0006	RANCH
112-B10-000-064-00	2928 ILA DR	09/04/20	WD	\$125,000	\$66,600	53.28	\$164,838	\$81,687	\$43,313	\$107,988	0.401	800	\$54.14	0006	CABIN
112-B10-000-073-00	2962 ILA DR	09/18/20	WD	\$311,700	\$161,300	51.75	\$406,108	\$78,908	\$232,792	\$424,935	0.548	3,065	\$75.95	0006	2 STORY
112-N10-000-025-00	2855 ISLAND LAKE DR	05/06/21	WD	\$116,900	\$36,100	30.88	\$78,421	\$35,305	\$81,595	\$55,995	1.457	434	\$188.01	0006	CABIN
112-V10-001-003-10	2786 SOUTH ST	07/23/21	WD	\$100,000	\$45,900	45.90	\$105,617	\$31,535	\$68,465	\$96,210	0.712	960	\$71.32	0006	BUNGALOW
RESIDENTIAL		Totals:		\$1,648,600	\$691,100		\$1,641,657		\$1,144,240	\$1,477,522				\$106.13	
						Sale. Ratio =>	41.92				E.C.F. =>	0.774			
LAKEFRONT	**MULT PARCEL					Std. Dev. =>	9.27				Ave. E.C.F. =>	0.893			
									2022 ECF =>	0.77	2023 ECF =>	0.820			

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112-B10-000-079-00	2880 LEONE	04/13/20	WD	\$37,220	\$29,800	80.06	\$69,660	\$9,628	\$27,592	\$89,600	0.308	1,036	\$26.63	0001	COLONIAL
112-W20-001-013-00**	2525 GREENWOOD	06/09/20	WD	\$130,000	\$54,100	41.62	\$104,323	\$15,153	\$114,847	\$133,090	0.863	1,408	\$81.57	0001	RANCH
112-W20-004-001-00	2544 MILLER ST	10/19/20	LC	\$42,500	\$25,800	60.71	\$55,862	\$13,675	\$28,825	\$62,966	0.458	768	\$37.53	0001	BUNGALOW
RESIDENTIAL		Totals:		\$209,720	\$109,700		\$229,845		\$171,264	\$285,655				\$48.58	
						Sale. Ratio =>	52.31				E.C.F. =>	0.600			
SUBS LAKE INFL	**MULT PARCEL					Std. Dev. =>	19.22				Ave. E.C.F. =>	0.543			
									2022 ECF =>	0.67	2023 ECF =>	0.600			

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110-007-200-006-50**	2945 SHELLNBARGER RD	05/08/20	WD	\$24,000	\$13,000	54.17	\$25,988	\$10,580	\$13,420	\$26,566	0.505	648	\$20.71	0002	MODULAR
110-015-100-002-60	1222 SILVER CREEK RD	10/15/21	WD	\$300,000	\$137,100	45.70	\$318,470	\$74,090	\$225,910	\$359,382	0.629	2,670	\$84.61	0002	COLONIAL
110-016-400-002-00	3556 OXFORD	09/28/21	WD	\$200,000	\$84,200	42.10	\$194,749	\$42,947	\$157,053	\$223,238	0.704	1,990	\$78.92	0002	BUNGALOW
110-020-300-001-00	2418 TROUT RD	03/04/21	WD	\$35,000	\$23,200	66.29	\$58,669	\$16,909	\$18,091	\$61,412	0.295	1,388	\$13.03	0002	MANUFACTURED
110-024-400-001-50	3211 WILBER RD	01/11/21	WD	\$251,000	\$120,500	48.01	\$356,294	\$31,338	\$219,662	\$477,876	0.460	2,302	\$95.42	0002	1STORY
110-031-300-002-00**	2144 N ESSEX RD	10/06/20	WD	\$140,000	\$41,500	29.64	\$81,338	\$44,408	\$95,592	\$63,672	1.501	792	\$120.70	0002	BUNGALOW
112-W10-000-001-10	4628 MONUMENT RD	03/31/21	WD	\$222,500	\$78,300	35.19	\$183,362	\$23,710	\$198,790	\$234,782	0.847	1,632	\$121.81	0002	RANCH
RESIDENTIAL		Totals:		\$1,172,500	\$497,800		\$1,218,870		\$928,518	\$1,446,929				\$76.46	
						Sale. Ratio =>	42.46				E.C.F. =>	0.642			
R7E	**MULT PARCEL					Std. Dev. =>	12.12				Ave. E.C.F. =>	0.706			
									2022 ECF =>	0.68	2023 ECF =>	0.700			

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111-016-200-002-50	1061 E AUSABLE RD	07/02/20	WD	\$286,500	\$94,800	33.09	\$254,960	\$24,257	\$262,243	\$329,576	0.796	1,550	\$169.19	0003	RANCH
111-016-200-004-00	1042 E AUSABLE RD	10/29/21	WD	\$105,000	\$64,900	61.81	\$152,744	\$91,754	\$13,246	\$87,129	0.152	952	\$13.91	0003	RANCH
111-016-300-004-00	1015 ESMOND RD	07/26/21	WD	\$225,000	\$81,100	36.04	\$185,892	\$84,000	\$141,000	\$145,560	0.969	1,008	\$139.88	0003	CHALET
111-017-100-006-00	3777 N AUSABLE RD	09/25/20	WD	\$85,000	\$40,200	47.29	\$108,922	\$15,020	\$69,980	\$134,146	0.522	806	\$86.82	0003	1STORY
111-017-100-012-00**	960 E AUSABLE RD	12/17/21	WD	\$125,000	\$55,900	44.72	\$116,961	\$30,808	\$94,192	\$130,535	0.722	1,120	\$84.10	0003	
111-017-400-003-00	3731 N AUSABLE RD	12/18/20	WD	\$120,000	\$64,200	53.50	\$155,411	\$46,290	\$73,710	\$155,887	0.473	1,844	\$39.97	0003	BUNGALOW
111-017-400-005-00**	3633 N AUSABLE RD	01/28/21	WD	\$217,500	\$78,000	35.86	\$180,142	\$53,759	\$163,741	\$191,489	0.855	1,900	\$86.18	0003	2 STORY
111-018-300-004-00	3712 N WILBER RD	01/25/22	LC	\$80,000	\$60,000	75.00	\$136,758	\$25,981	\$54,019	\$158,253	0.341	1,352	\$39.95	0003	MANUFACTURED
111-029-200-001-30	620 CURTIS RD	11/18/20	WD	\$361,000	\$124,100	34.38	\$378,751	\$73,946	\$287,054	\$435,436	0.659	3,108	\$92.36	0003	1.5 STY
111-029-200-002-00	2870 N BROOKS RD	10/16/21	WD	\$265,000	\$93,700	35.36	\$237,627	\$110,955	\$154,045	\$180,960	0.851	1,400	\$110.03	0003	1STORY
111-029-300-001-50	2732 BROOKS RD	04/22/21	WD	\$163,000	\$63,800	39.14	\$154,700	\$11,509	\$151,491	\$204,559	0.741	1,777	\$85.25	0003	RANCH
111-030-100-004-00	2822 SHERMAN RD	02/28/22	LC	\$65,000	\$58,000	89.23	\$141,693	\$12,384	\$52,616	\$184,727	0.285	1,471	\$35.77	0003	BUNGALOW
111-030-200-004-00**	2977 SHERMAN RD	09/07/21	WD	\$375,000	\$123,100	32.83	\$246,051	\$61,163	\$313,837	\$280,133	1.120	2,375	\$132.14	0003	RANCH
111-030-200-005-55	2890 WILBER RD	07/20/21	WD	\$233,000	\$77,700	33.35	\$179,417	\$31,502	\$201,498	\$211,307	0.954	1,387	\$145.28	0003	BUNGALOW
111-031-200-002-10	36 E DAVISON RD	08/20/21	WD	\$115,000	\$41,500	36.09	\$98,740	\$18,887	\$96,113	\$114,076	0.843	936	\$102.68	0003	RANCH
111-031-200-004-00	112 E DAVISON RD	12/22/20	WD	\$286,000	\$106,000	37.06	\$285,974	\$52,423	\$233,577	\$333,644	0.700	2,069	\$112.89	0003	RANCH
111-034-200-002-00	1561 DAVISON RD	10/20/21	WD	\$420,000	\$68,100	16.21	\$336,337	\$124,219	\$295,781	\$303,026	0.976	2,943	\$100.50	0003	1.5 STY
RESIDENTIAL		Totals:		\$3,527,000	\$1,295,100		\$3,351,080		\$2,658,143	\$3,580,442			\$92.76		
						Sale. Ratio =>	36.72			E.C.F. =>	0.742				
R8E	**MULT PARCEL					Std. Dev. =>	17.65			Ave. E.C.F. =>	0.703				
								2022 ECF =>	0.70	2023 ECF =>	0.700				

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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	AG1	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	AG1	1 STORY
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	AG1	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	AG1	2 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	AG1	2 STORY
AGRICULTURAL		Totals:		\$1,379,300	\$653,100		\$1,350,979		\$798,615	\$1,540,588			\$68.52		
						Sale. Ratio =>	47.35			E.C.F. =>	0.518				
COUNTY WIDE STUDY						Std. Dev. =>	13.87			Ave. E.C.F. =>	0.518				
								2022 ECF =>	0.52	2023 ECF =>	0.510				

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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	IND1	
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	IND1	
021-030-000-011-00	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	IND1	
090-027-100-001-00	TURTLE / SAND LK RD	12/17/21	WD	\$120,000	\$32,100	26.75	\$117,220	\$115,020	\$4,980	\$4,000	1.245	608	\$8.19	IND1	
INDUSTRIAL		Totals:		\$1,112,500	\$445,800		\$1,156,097		\$761,717	\$1,464,207			\$11.75		
						Sale. Ratio =>	40.07			E.C.F. =>	0.520				
COUNTY WIDE STUDY	**MULT PARCEL					Std. Dev. =>	17.01			Ave. E.C.F. =>	0.686				
								2022 ECF =>	0.56	2023 ECF =>	0.680				

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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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
064-L16-000-787-00**	N US23	01/04/22	LC	\$132,000	\$33,600	25.45	\$109,463	\$60,130	\$71,870	\$83,615	0.860	1,830	\$39.27	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
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	COM1
COMMERCIAL		Totals:		\$6,806,700	\$2,663,000		\$6,134,964		\$4,558,421	\$6,587,602			\$40.86	
						Sale. Ratio =>	39.12			E.C.F. =>	0.692			
COUNTY WIDE STUDY	**MULT PARCEL					Std. Dev. =>	12.90			Ave. E.C.F. =>	0.721			
								2022 ECF =>	0.72	2023 ECF =>	0.720			