

Whitney Township Economic Condition Factor

April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
012-2-B70-000-023-00	2418 EAST DR	10/03/23	QC	03-ARM'S LENGTH	\$515,000	\$190,300	36.95	\$183,024	\$331,976	\$202,842	1.637	1,890	\$175.65	LF
012-2-B70-000-027-00	2402 NORTHEAST DR	08/16/24	WD	03-ARM'S LENGTH	\$444,900	\$122,800	27.60	\$179,634	\$265,266	\$163,173	1.626	2,024	\$131.06	LF
012-2-B71-000-015-00	2590 NORTHEAST DR	05/22/24	WD	03-ARM'S LENGTH	\$690,000	\$303,100	43.93	\$298,416	\$391,584	\$305,973	1.280	3,078	\$127.22	LF
012-2-H10-000-035-00	238 N HURON	07/02/24	WD	03-ARM'S LENGTH	\$350,000	\$159,900	45.69	\$278,325	\$71,675	\$68,879	1.041	1,172	\$61.16	LF
012-2-H17-000-023-00	404 N HURON	07/19/24	WD	03-ARM'S LENGTH	\$305,900	\$104,700	34.23	\$165,783	\$140,117	\$92,011	1.523	1,146	\$122.27	LF
012-2-R40-000-018-00	2152 N HURON RD	09/27/24	LC	03-ARM'S LENGTH	\$575,000	\$135,700	23.60	\$196,880	\$378,120	\$221,988	1.703	1,512	\$250.08	LF
012-2-W10-000-008-00	1050 N HURON	08/09/24	WD	03-ARM'S LENGTH	\$420,000	\$150,000	35.71	\$245,188	\$174,812	\$97,843	1.787	818	\$213.71	LF
012-2-W10-000-014-01	1092 N HURON	06/28/24	WD	03-ARM'S LENGTH	\$625,000	\$228,200	36.51	\$329,306	\$295,694	\$201,140	1.470	2,004	\$147.55	LF

Totals: **\$3,925,800** **\$1,394,700** **\$2,049,244** **\$1,353,849** **\$153.59**

RESIDENTIAL LAKE HURON	Sale. Ratio =>	35.53	E.C.F. =>	1.514
	Std. Dev. =>	7.40	Ave. E.C.F. =>	1.508
	2025 ECF =>	1.40	2026 ECF =>	1.50

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
012-2-W50-000-101-00	576 N HURON	09/30/24	WD	03-ARM'S LENGTH	\$350,000	\$168,100	48.03	\$164,000	\$186,000	\$187,104	0.994	2,019	\$92.12	CONDO
012-2-W50-000-102-00	576 N HURON	10/02/23	WD	03-ARM'S LENGTH	\$275,000	\$137,500	50.00	\$164,000	\$111,000	\$155,227	0.715	1,661	\$66.83	CONDO
012-2-W50-000-201-00	576 N HURON RD	06/14/24	WD	03-ARM'S LENGTH	\$380,000	\$168,100	44.24	\$164,000	\$216,000	\$187,104	1.154	2,019	\$106.98	CONDO
012-2-W50-000-204-00	576 N HURON	03/12/25	WD	03-ARM'S LENGTH	\$369,000	\$171,200	46.40	\$164,000	\$205,000	\$184,408	1.112	1,967	\$104.22	CONDO
012-2-W50-000-302-00	576 N HURON RD	02/27/24	WD	03-ARM'S LENGTH	\$300,000	\$137,500	45.83	\$164,000	\$136,000	\$155,227	0.876	1,661	\$81.88	CONDO
012-2-W50-000-303-00	576 N HURON	06/09/23	WD	03-ARM'S LENGTH	\$275,000	\$137,500	50.00	\$164,000	\$111,000	\$155,227	0.715	1,661	\$66.83	CONDO

Totals: **\$1,949,000** **\$919,900** **\$965,000** **\$1,024,299** **\$86.48**

RESIDENTIAL WHITE STONE BAY CONDO	Sale. Ratio =>	47.20	E.C.F. =>	0.942
	Std. Dev. =>	2.34	Ave. E.C.F. =>	0.928
	2025 ECF =>	0.91	2026 ECF =>	0.92

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
012-0-012-100-010-30	2470 N HURON RD	11/08/23	WD	03-ARM'S LENGTH	\$120,000	\$39,900	33.25	\$56,657	\$63,343	\$92,876	0.682	1,008	\$62.84	HWY
012-0-020-400-015-05	3911 E TWINING RD	11/15/24	WD	03-ARM'S LENGTH	\$230,000	\$71,300	31.00	\$49,244	\$180,756	\$194,166	0.931	2,478	\$72.94	RU
012-0-024-400-080-10	1129 N HURON RD	10/06/24	WD	03-ARM'S LENGTH	\$200,000	\$75,200	37.60	\$59,918	\$140,082	\$91,563	1.530	1,288	\$108.76	HWY
012-0-024-400-095-00	1103 N HURON	06/19/23	WD	03-ARM'S LENGTH	\$175,000	\$64,900	37.09	\$49,045	\$125,955	\$133,234	0.945	1,758	\$71.65	HWY
012-0-028-200-020-05	4235 W WHITMAN RD	12/17/24	WD	03-ARM'S LENGTH	\$150,000	\$74,700	49.80	\$20,503	\$129,497	\$159,946	0.810	2,115	\$61.23	RU
012-0-030-100-005-20	3282 TWINING RD	08/10/23	WD	19-MULTI PARCEL	\$350,000	\$137,800	39.37	\$212,476	\$137,524	\$146,794	0.937	1,580	\$87.04	AG
012-0-032-300-005-02	198 N TONKEY RD	01/17/25	WD	03-ARM'S LENGTH	\$264,900	\$57,100	21.56	\$35,727	\$229,173	\$261,984	0.875	2,730	\$83.95	RU
012-0-033-100-005-10	485 N DELANO RD	06/12/24	WD	03-ARM'S LENGTH	\$144,300	\$42,200	29.24	\$37,370	\$106,930	\$106,536	1.004	1,205	\$88.74	RU
012-0-034-200-010-00	492 DELANO ROAD	10/03/23	WD	03-ARM'S LENGTH	\$114,900	\$35,900	31.24	\$10,157	\$104,743	\$124,420	0.842	1,200	\$87.29	RU
012-2-B20-000-026-00	1643 N HURON RD	05/29/24	WD	03-ARM'S LENGTH	\$145,000	\$51,100	35.24	\$34,098	\$110,902	\$112,413	0.987	1,056	\$105.02	HWY
012-2-B70-000-085-00	2473 WEST DR	05/29/24	WD	03-ARM'S LENGTH	\$150,000	\$59,900	39.93	\$50,856	\$99,144	\$111,051	0.893	1,248	\$79.44	BL
012-2-B71-000-041-00	2691 NORTH LAKE DRIVE	04/01/24	WD	19-MULTI PARCEL	\$115,000	\$53,200	46.26	\$62,311	\$52,689	\$55,434	0.950	572	\$92.11	BL
012-2-H12-000-033-00	95 N HURON RD	06/18/24	WD	03-ARM'S LENGTH	\$130,000	\$50,900	39.15	\$47,073	\$82,927	\$106,821	0.776	1,288	\$64.38	HBL
012-2-H13-000-074-00	40 RALPH RD	04/19/24	WD	03-ARM'S LENGTH	\$154,000	\$50,900	33.05	\$30,966	\$123,034	\$95,860	1.283	816	\$150.78	HBL
012-2-H17-000-036-00	387 N HURON RD	08/02/24	WD	03-ARM'S LENGTH	\$217,000	\$97,400	44.88	\$33,271	\$183,729	\$209,945	0.875	1,232	\$149.13	HBL
012-2-H30-000-017-10	5844 HURON WOODS DR	02/21/25	WD	19-MULTI PARCEL	\$490,000	\$224,800	45.88	\$71,111	\$418,889	\$494,618	0.847	3,848	\$108.86	SUBW
012-2-H50-000-005-00	5860 HURON WOODS LN	07/03/24	WD	03-ARM'S LENGTH	\$170,000	\$94,200	55.41	\$32,200	\$137,800	\$184,087	0.749	1,418	\$97.18	HWC
012-2-R10-000-021-00	5639 HAMMELL BEACH RD	10/27/23	WD	03-ARM'S LENGTH	\$100,000	\$60,100	60.10	\$28,872	\$71,128	\$109,133	0.652	1,128	\$63.06	HBL

Totals: **\$3,420,100** **\$1,341,500** **\$2,498,245** **\$2,790,881** **\$90.80**

RESIDENTIAL BL/HBL/HWC/HWY/RU/SUBW/	Sale. Ratio =>	39.22	E.C.F. =>	0.895
	Std. Dev. =>	9.63	Ave. E.C.F. =>	0.920
	2025 ECF =>	0.89	2026 ECF =>	0.90

Whitney Township Economic Condition Factor

April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
012-2-B20-000-026-00	1643 N HURON RD	05/29/24	WD	03-ARM'S LENGTH	\$145,000	\$51,100	35.24	\$34,098	\$110,902	\$112,413	0.987	1,056	\$105.02	HWY
012-2-P70-000-026-00	5894 PRESCOTT	01/18/24	WD	03-ARM'S LENGTH	\$37,000	\$21,800	58.92	\$26,084	\$10,916	\$54,190	0.201	684	\$15.96	PM
012-2-P70-000-026-00	5894 PRESCOTT	09/19/24	WD	03-ARM'S LENGTH	\$71,000	\$20,300	28.59	\$26,084	\$44,916	\$54,190	0.829	684	\$65.67	PM
012-2-R10-000-021-00	5639 HAMMELL BEACH RD	10/27/23	WD	03-ARM'S LENGTH	\$100,000	\$60,100	60.10	\$28,872	\$71,128	\$109,133	0.652	1,128	\$63.06	HBL

Totals: **\$353,000** **\$153,300** **\$237,862** **\$329,925** **\$62.43**

RESIDENTIAL MOBILE/MANUF	Sale. Ratio =>	43.43	E.C.F. =>	0.721
	Std. Dev. =>	16.17	Ave. E.C.F. =>	0.667

2025 ECF => **0.68** **2026 ECF =>** **0.72**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
012-0-030-100-005-20	3282 TWINING RD	08/10/23	WD	19-MULTI PARCEL	\$350,000	\$137,800	39.37	\$306,424	\$212,476	\$137,524	\$146,794	0.937	1,580	\$87.04
001-0-022-400-015-15	7161 STERLING RD	03/26/25	WD	03-ARM'S LENGTH	\$76,000	\$71,600	94.21	\$159,056	\$11,238	\$64,762	\$197,091	0.329	1,408	\$46.00
001-0-022-400-015-15	7161 STERLING RD	08/08/25	WD	03-ARM'S LENGTH	\$155,000	\$71,900	46.39	\$159,056	\$11,238	\$143,762	\$197,091	0.729	1,408	\$102.10
001-0-024-400-015-05	6250 ELLISON RD	07/26/24	WD	03-ARM'S LENGTH	\$225,000	\$101,700	45.20	\$212,947	\$36,272	\$188,728	\$235,567	0.801	1,620	\$116.50
002-0-034-100-050-75	1232 STOVER RD	11/18/24	WD	03-ARM'S LENGTH	\$310,000	\$122,600	39.55	\$292,367	\$90,365	\$219,635	\$269,336	0.815	2,044	\$107.45
003-0-014-200-025-12	2111 E HURON RD	02/09/24	WD	03-ARM'S LENGTH	\$170,000	\$77,500	45.59	\$183,711	\$17,731	\$152,269	\$221,307	0.688	2,124	\$71.69
003-0-018-200-010-10	70 NOGGLE	11/03/23	WD	03-ARM'S LENGTH	\$148,500	\$47,700	32.12	\$150,418	\$27,435	\$121,065	\$163,977	0.738	1,256	\$96.39
003-0-023-200-030-10	2101 JODWAY RD	06/09/23	WD	03-ARM'S LENGTH	\$120,000	\$45,900	38.25	\$123,996	\$35,174	\$84,826	\$118,429	0.716	816	\$103.95
003-0-025-300-012-00	2399 S SANTIAGO RD	07/01/24	LC	03-ARM'S LENGTH	\$110,000	\$84,500	76.82	\$207,691	\$28,577	\$81,423	\$238,819	0.341	3,240	\$25.13
004-0-008-100-045-00	2269 MELITA RD	01/03/25	WD	03-ARM'S LENGTH	\$60,000	\$38,000	63.33	\$63,837	\$12,495	\$47,505	\$68,456	0.694	862	\$55.11
004-0-013-100-046-19	1810 NORTH RD	07/03/24	WD	03-ARM'S LENGTH	\$150,000	\$107,000	71.33	\$212,561	\$38,217	\$111,783	\$232,459	0.481	1,800	\$62.10
004-0-014-200-005-09	3781 MAPLE RIDGE RD	10/08/23	WD	03-ARM'S LENGTH	\$56,000	\$43,900	78.39	\$103,131	\$17,104	\$38,896	\$114,703	0.339	1,996	\$19.49
005-0-018-100-022-00	1244 MELITA RD	04/17/24	WD	03-ARM'S LENGTH	\$70,000	\$56,900	81.29	\$106,588	\$14,548	\$55,452	\$122,720	0.452	1,339	\$41.41
005-0-021-200-020-00	4858 STERLING RD	08/30/24	WD	03-ARM'S LENGTH	\$160,000	\$54,500	34.06	\$172,254	\$41,492	\$118,508	\$174,349	0.680	1,440	\$82.30
005-0-026-400-010-00	3596 WYATT RD	10/13/23	WD	03-ARM'S LENGTH	\$185,000	\$81,800	44.22	\$197,810	\$39,747	\$145,253	\$210,751	0.689	2,122	\$68.45
006-0-002-100-030-00	3573 W HURON RD	06/04/24	WD	03-ARM'S LENGTH	\$41,000	\$26,900	65.61	\$91,300	\$2,944	\$38,056	\$117,808	0.323	1,227	\$31.02
006-0-003-200-025-02	4466 WHEELER RD	11/07/24	WD	03-ARM'S LENGTH	\$170,000	\$42,700	25.12	\$160,133	\$8,396	\$161,604	\$202,316	0.799	1,432	\$112.85
006-0-014-200-040-00	3954 IRWIN RD	03/14/25	WD	03-ARM'S LENGTH	\$190,000	\$57,700	30.37	\$188,218	\$17,494	\$172,506	\$227,632	0.758	1,907	\$90.46
006-0-032-200-020-00	5637 S LINCOLN RD	11/06/24	WD	19-MULTI PARCEL	\$115,000	\$54,600	47.48	\$107,214	\$23,719	\$91,281	\$128,253	0.712	1,680	\$54.33
007-0-014-200-040-10	1875 FIRE ROAD	06/22/23	WD	03-ARM'S LENGTH	\$135,900	\$56,200	41.35	\$166,077	\$15,201	\$120,699	\$201,168	0.600	2,712	\$44.51
007-0-018-300-020-00	1680 BRIGGS ROAD	02/25/25	WD	03-ARM'S LENGTH	\$17,555	\$7,500	42.72	\$19,174	\$6,016	\$11,539	\$17,544	0.658	1,000	\$11.54
007-0-027-200-017-00	1435 W MAIN STREET ROAD	05/31/23	WD	03-ARM'S LENGTH	\$103,000	\$39,000	37.86	\$112,646	\$10,863	\$92,137	\$135,711	0.679	1,304	\$70.66
007-0-035-200-005-04	873 W TOWNSEND ROAD	03/26/25	WD	03-ARM'S LENGTH	\$70,000	\$50,200	71.71	\$115,298	\$16,327	\$53,673	\$131,961	0.407	1,172	\$45.80
008-0-005-300-045-00	2506 ROSEBURGH	06/01/24	WD	03-ARM'S LENGTH	\$100,000	\$23,500	23.50	\$109,177	\$18,443	\$81,557	\$120,979	0.674	672	\$121.36
008-0-011-400-015-05	6608 MAPLE RIDGE	05/19/23	WD	03-ARM'S LENGTH	\$55,000	\$27,700	50.36	\$82,659	\$11,175	\$43,825	\$95,312	0.460	1,057	\$41.46
008-0-018-300-020-25	8882 ALGER	10/03/24	WD	03-ARM'S LENGTH	\$119,000	\$39,100	32.86	\$111,244	\$10,136	\$108,864	\$134,811	0.808	1,260	\$86.40
009-0-011-300-025-00	787 S PT LOOKOUT RD	07/14/23	WD	03-ARM'S LENGTH	\$309,000	\$119,300	38.61	\$286,504	\$44,404	\$264,596	\$322,800	0.820	1,797	\$147.24
009-0-011-300-025-00	787 S PT LOOKOUT RD	04/12/24	WD	03-ARM'S LENGTH	\$315,000	\$137,200	43.56	\$286,504	\$44,404	\$270,596	\$322,800	0.838	1,797	\$150.58
010-0-001-400-035-00	3218 PINE RIVER RD	11/20/24	WD	03-ARM'S LENGTH	\$80,000	\$62,900	78.63	\$139,237	\$23,672	\$56,328	\$154,087	0.366	1,176	\$47.90
010-0-027-200-020-02	4298 LALONDE RD	08/23/23	WD	03-ARM'S LENGTH	\$103,000	\$71,700	69.61	\$129,226	\$22,544	\$80,456	\$142,243	0.566	1,828	\$44.01
010-0-034-100-040-00	4149 WORTH RD	07/22/24	WD	03-ARM'S LENGTH	\$120,000	\$51,500	42.92	\$141,796	\$18,359	\$101,641	\$164,583	0.618	1,215	\$83.66
010-0-034-300-015-02	4446 BAY ARENAC LINE RD	10/28/24	WD	03-ARM'S LENGTH	\$255,000	\$116,700	45.76	\$241,941	\$47,492	\$207,508	\$259,265	0.800	1,800	\$115.28
011-0-006-400-015-05	2559 SHAFFER RD	12/01/23	WD	03-ARM'S LENGTH	\$71,000	\$34,500	48.59	\$75,672	\$12,384	\$58,616	\$84,384	0.695	780	\$75.15
011-0-008-100-025-00	2297 N LENTNER RD	08/01/23	WD	03-ARM'S LENGTH	\$111,500	\$54,600	48.97	\$117,721	\$18,890	\$92,610	\$131,775	0.703	1,290	\$71.79
011-0-009-100-015-00	2269 SHENFIELD RD	06/03/24	WD	03-ARM'S LENGTH	\$128,000	\$47,200	36.88	\$133,708	\$7,769	\$120,231	\$167,919	0.716	1,474	\$81.57
011-0-019-100-005-05	394 E SWARTZ RD	11/30/23	WD	03-ARM'S LENGTH	\$128,000	\$55,000	42.97	\$120,616	\$29,408	\$98,592	\$121,611	0.811	1,323	\$74.52
011-0-034-400-020-00	1865 E BESSINGER RD	06/15/23	WD	03-ARM'S LENGTH	\$300,000	\$154,700	51.57	\$321,047	\$130,644	\$169,356	\$253,871	0.667	2,018	\$83.92

Totals: **\$5,382,455** **\$2,473,700** **\$5,908,959** **\$4,207,662** **\$6,350,678** **\$74.90**

COUNTY-WIDE AGRICULTURAL	Sale. Ratio =>	45.96	E.C.F. =>	0.663
	Std. Dev. =>	17.31	Ave. E.C.F. =>	0.646

2025 ECF => **0.64** **2026 ECF =>** **0.640**

