

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

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
110-015-100-002-60	1222 SILVER CREEK RD	10/15/21	WD	\$300,000	\$137,100	45.70	\$336,385	\$98,571	\$201,429	\$339,734	0.593	2,670	\$75.44	0002
110-016-400-002-00	3556 OXFORD	09/28/21	WD	\$200,000	\$84,200	42.10	\$221,728	\$37,217	\$162,783	\$263,587	0.618	1,990	\$81.80	0002
110-032-200-002-00	2114 WILLIAMS TR	10/11/22	WD	\$185,000	\$64,500	34.86	\$194,636	\$19,725	\$165,275	\$249,873	0.661	1,950	\$84.76	0002
110-032-200-003-00	2121 WILLIAMS TR	07/21/22	WD	\$145,000	\$49,900	34.41	\$133,442	\$19,412	\$125,588	\$162,900	0.771	816	\$153.91	0002
111-016-200-004-00	1042 E AUSABLE RD	10/29/21	WD	\$105,000	\$64,900	61.81	\$168,940	\$96,000	\$9,000	\$104,200	0.086	952	\$9.45	0003
111-016-300-004-00	1015 ESMOND RD	07/26/21	WD	\$225,000	\$81,100	36.04	\$204,463	\$96,000	\$129,000	\$154,947	0.833	1,008	\$127.98	0003
111-017-100-004-00	813 CORNETT RD	12/22/22	WD	\$112,000	\$58,200	51.96	\$142,703	\$54,005	\$57,995	\$126,711	0.458	1,076	\$53.90	0003
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
111-024-200-001-00	3256 KNUTE	09/30/22	WD	\$387,600	\$165,100	42.60	\$350,042	\$201,600	\$186,000	\$212,060	0.877	2,316	\$80.31	0003
111-029-200-001-10	550 CURTIS RD	01/20/23	WD	\$249,900	\$81,700	32.69	\$174,071	\$26,135	\$223,765	\$211,337	1.059	1,512	\$147.99	0003
111-029-200-002-00	2870 N BROOKS RD	10/16/21	WD	\$265,000	\$93,700	35.36	\$259,160	\$96,000	\$169,000	\$233,086	0.725	1,400	\$120.71	0003
111-029-300-001-50	2732 BROOKS RD	04/22/21	WD	\$163,000	\$63,800	39.14	\$168,664	\$16,454	\$146,546	\$217,443	0.674	1,777	\$82.47	0003
111-029-300-005-00	690 SWAN CREEK RD	08/19/22	WD	\$335,000	\$109,600	32.72	\$244,968	\$131,438	\$203,562	\$162,186	1.255	1,440	\$141.36	0003
111-030-200-004-00	2977 SHERMAN RD	09/07/21	WD	\$375,000	\$123,100	32.83	\$246,051	\$55,904	\$319,096	\$288,102	1.108	2,375	\$134.36	0003
111-030-200-005-55	2890 WILBER RD	07/20/21	WD	\$233,000	\$77,700	33.35	\$205,954	\$48,513	\$184,487	\$224,916	0.820	1,387	\$133.01	0003
111-031-200-002-10	36 E DAVISON RD	08/20/21	WD	\$115,000	\$41,500	36.09	\$111,933	\$26,943	\$88,057	\$121,414	0.725	936	\$94.08	0003
112-H10-000-004-00	2538 CAMEL RD	02/17/23	WD	\$72,000	\$30,600	42.50	\$72,460	\$8,560	\$63,440	\$91,286	0.695	810	\$78.32	0002
112-W10-000-030-00	4676 SHADY LANE	07/11/22	WD	\$107,000	\$39,900	37.29	\$79,734	\$13,444	\$93,556	\$97,485	0.960	768	\$121.82	0002

Totals:				\$3,699,500	\$1,422,500		\$3,432,295		\$2,622,771	\$3,391,802			\$100.32	
RESIDENTIAL					Sale. Ratio =>		38.45			E.C.F. =>		0.773		
RURAL RES					Std. Dev. =>		7.71			Ave. E.C.F. =>		0.758		
									2023 ECF =>	0.70	2024 ECF =>	0.770		

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110-031-200-022-00	2982 INDIAN LAKE RD	05/03/22	WD	\$275,000	\$93,200	33.89	\$238,984	\$84,251	\$190,749	\$188,699	1.011	1,242	\$153.58	0006
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
112-A10-000-007-00	2934 INDIAN LAKE RD	06/20/22	WD	\$96,000	\$39,900	41.56	\$103,649	\$60,934	\$35,066	\$52,091	0.673	480	\$73.05	0006
112-B10-000-001-00	2253 N ESSEX RD	12/07/22	WD	\$400,000	\$166,200	41.55	\$363,536	\$110,186	\$289,814	\$329,026	0.881	2,133	\$135.87	0006
112-B10-000-014-00	2149 N ESSEX RD	06/07/22	WD	\$223,000	\$58,800	26.37	\$148,041	\$44,956	\$178,044	\$125,713	1.416	883	\$201.64	0006
112-B10-000-023-00	2129 N ESSEX RD	07/22/22	WD	\$220,000	\$87,100	39.59	\$219,369	\$62,012	\$157,988	\$191,899	0.823	1,584	\$99.74	0006
112-N10-000-025-00	2855 ISLAND LAKE DR	05/06/21	WD	\$116,900	\$36,100	30.88	\$99,373	\$44,719	\$72,181	\$66,651	1.083	434	\$166.32	0006
112-N10-000-026-00	2851 ISLAND LAKE DR	03/02/23	WD	\$235,000	\$44,800	19.06	\$148,538	\$46,400	\$188,600	\$124,559	1.514	670	\$281.49	0006
112-P20-000-001-10	2791 ISLAND LAKE DR	06/17/22	WD	\$265,000	\$117,400	44.30	\$297,876	\$114,540	\$150,460	\$223,580	0.673	1,484	\$101.39	0006
112-V10-001-003-10	2786 SOUTH ST	07/23/21	WD	\$100,000	\$45,900	45.90	\$121,357	\$37,536	\$62,464	\$102,221	0.611	960	\$65.07	0006

Totals:				\$2,265,900	\$806,600		\$1,972,966		\$1,584,127	\$1,607,555			\$143.36	
RESIDENTIAL					Sale. Ratio =>		35.60			E.C.F. =>		0.985		
LAKEFRONT					Std. Dev. =>		8.51			Ave. E.C.F. =>		0.996		
									2023 ECF =>	0.82	2024 ECF =>	0.900		

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112-B10-000-120-00	2776 LEONE	05/27/22	WD	\$130,000	\$46,500	35.77	\$107,072	\$16,196	\$113,804	\$151,460	0.751	843	\$135.00	0001
112-B10-000-140-00	2862 LEONE	04/06/22	WD	\$72,100	\$30,400	42.16	\$65,021	\$14,670	\$57,430	\$83,918	0.684	1,299	\$44.21	0001
112-P20-000-022-00	2780 ISLAND LAKE DR	08/11/22	WD	\$250,000	\$71,600	28.64	\$142,994	\$15,540	\$234,460	\$190,230	1.233	1,604	\$146.17	0001
Totals:				\$452,100	\$148,500		\$315,087		\$405,694	\$425,608			\$108.46	
RESIDENTIAL				Sale. Ratio =>		32.85			E.C.F. =>		0.953			
SUBS LAKE INFLU.				Std. Dev. =>		6.77			Ave. E.C.F. =>		0.889			
									2023 ECF =>	0.60	2024 ECF =>	0.680		

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110-036-400-001-30	2205 WILBER RD	05/27/22	LC	\$200,000	\$87,400	43.70	\$181,051	\$86,934	\$113,066	\$184,543	0.613	1,974	\$57.28	0004
Totals:				\$200,000	\$87,400		\$181,051		\$113,066	\$184,543			\$57.28	
				Sale. Ratio =>		43.70			E.C.F. =>		0.613			
AGRICULTURAL				Std. Dev. =>		#DIV/0!			Ave. E.C.F. =>		0.613			
									2023 ECF =>	0.51	2024 ECF =>	0.500		

Parcel Number	Street Address	Sale Date	\$1	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Location	
101-025-100-005-25	201 W M-55	09/29/22	\$110,000	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	\$200,000	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		\$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		\$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		\$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		\$165,000	\$67,400	40.85	\$200,349	\$13,057	\$151,943	\$312,153	0.487	BALDWIN	
121-N30-005-003-00	708 W BAY ST	05/20/21	\$70,000		\$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		\$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		\$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		\$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		\$115,000	\$51,400	44.70	\$107,294	\$7,908	\$107,092	\$165,643	0.647	BALDWIN	
130-036-300-011-00	1119 W LAKE	05/20/22	\$300,000		\$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		\$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		\$350,000	\$66,400	18.97	\$201,343	\$25,287	\$324,713	\$293,427	1.107	BALDWIN	
Totals:			\$2,265,000		\$2,243,000	\$919,000		\$2,043,890		\$1,755,077	\$2,582,135			
							Sale. Ratio =>	40.97			E.C.F. =>	0.680		
COMM/INDUST							Std. Dev. =>	4.22			Ave. E.C.F. =>	0.953		
									2023 ECF =>	0.72	2024 ECF =>	0.68		