

Whitney Township, Arenac 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.	Building Style
012-0-012-100-035-00	2310 N HURON RD	05/27/21	WD	\$425,000	\$214,000	50.35	\$510,849	\$201,984	\$223,016	\$253,168	0.881	1,575	\$141.60	1.25 STORY
012-0-012-100-050-00	2290 N HURON	09/04/20	WD	\$449,000	\$120,900	26.93	\$593,631	\$293,505	\$155,495	\$246,005	0.632	1,367	\$113.75	1 STORY
012-0-012-100-065-05	2254 N HURON	11/29/21	WD	\$345,000	\$121,000	35.07	\$349,740	\$157,608	\$187,392	\$157,485	1.190	2,004	\$93.51	1 STORY
012-0-024-100-005-00	1492 N HURON	06/26/20	WD	\$250,000	\$98,300	39.32	\$265,581	\$150,170	\$99,830	\$94,599	1.055	960	\$103.99	1 STORY
012-0-024-100-025-00	1484 N HURON	10/29/20	WD	\$312,000	\$83,800	26.86	\$279,384	\$116,921	\$195,079	\$133,166	1.465	1,500	\$130.05	1 STORY
012-0-024-400-045-00	1140 N HURON	05/27/20	WD	\$300,000	\$116,000	38.67	\$326,367	\$228,040	\$71,960	\$80,596	0.893	1,064	\$67.63	1 STORY
012-2-B70-000-008-00	2472 NORTHEAST DR	09/30/20	WD	\$300,000	\$99,200	33.07	\$296,682	\$123,710	\$176,290	\$141,780	1.243	1,920	\$91.82	2 STORY
012-2-B70-000-028-00	2388 EAST DR	07/07/20	WD	\$192,000	\$70,300	36.61	\$187,459	\$108,665	\$83,335	\$64,585	1.290	720	\$115.74	1 STORY
012-2-B70-000-036-00	2336 N EAST DR	06/30/21	WD	\$420,000	\$142,400	33.90	\$368,316	\$128,438	\$291,562	\$196,621	1.483	1,701	\$171.41	1.5 STORY
012-2-H10-000-012-00	328 N HURON	06/18/20	WD	\$350,000	\$163,500	46.71	\$446,006	\$98,662	\$251,338	\$284,708	0.883	3,168	\$79.34	2 STORY
012-2-H10-000-023-00**	276 N HURON	06/12/20	WD	\$232,000	\$75,300	32.46	\$148,010	\$95,154	\$136,846	\$59,073	2.317	916	\$149.40	1 STORY
012-2-H10-000-058-01	162 N HURON RD	07/23/21	WD	\$59,000	\$30,400	51.53	\$67,377	\$35,600	\$23,400	\$26,047	0.898	384	\$60.94	1 STORY
012-2-H10-000-058-02	160 N HURON	06/09/21	WD	\$61,000	\$31,500	51.64	\$71,756	\$36,674	\$24,326	\$28,756	0.846	541	\$44.96	1 STORY
012-2-H10-000-059-10	152 N HURON	05/07/21	WD	\$63,500	\$45,300	71.34	\$68,972	\$35,600	\$27,900	\$27,354	1.020	396	\$70.45	1 STORY
012-2-H10-001-001-00	126 N HURON	06/10/21	WD	\$344,500	\$84,600	24.56	\$282,377	\$93,160	\$251,340	\$155,096	1.621	1,176	\$213.72	1 STORY
012-2-H12-000-006-00	28 N HURON	12/16/21	WD	\$575,000	\$240,400	41.81	\$562,903	\$114,906	\$460,094	\$367,211	1.253	2,820	\$163.15	2 STORY
012-2-H12-000-017-00	76 N HURON	04/30/21	WD	\$390,000	\$131,300	33.67	\$304,377	\$150,717	\$239,283	\$125,951	1.900	1,887	\$126.81	1 STORY
012-2-H12-000-020-00	86 N HURON	03/07/22	WD	\$549,000	\$178,200	32.46	\$417,049	\$106,171	\$442,829	\$254,818	1.738	2,460	\$180.01	2 STORY
012-2-H12-000-023-00	100 N HURON	10/15/21	WD	\$250,000	\$124,300	49.72	\$295,844	\$205,549	\$44,451	\$74,012	0.601	1,272	\$34.95	1 STORY
012-2-H20-000-010-00	1510 N HURON	11/13/20	WD	\$591,000	\$253,000	42.81	\$699,732	\$183,588	\$407,412	\$423,069	0.963	2,561	\$159.08	1 STORY
012-2-H40-000-003-00	1640 N HURON	09/13/21	WD	\$455,500	\$139,200	30.56	\$346,170	\$117,558	\$337,942	\$187,387	1.803	1,824	\$185.28	1 STORY
012-2-H90-000-017-00	1806 N HURON RD	10/30/20	WD	\$182,000	\$65,600	36.04	\$174,869	\$113,525	\$68,475	\$50,282	1.362	568	\$120.55	1 STORY
012-2-R40-000-006-00	2220 N HURON	09/13/21	WD	\$205,000	\$84,800	41.37	\$197,007	\$130,623	\$74,377	\$54,413	1.367	653	\$113.90	1 STORY
012-2-R40-000-019-00	2150 N HURON	09/08/20	WD	\$275,000	\$143,200	52.07	\$381,540	\$125,606	\$149,394	\$209,782	0.712	1,680	\$88.93	1 STORY
012-2-S80-000-010-00	2042 N HURON	11/02/21	WD	\$499,000	\$114,800	23.01	\$267,200	\$188,854	\$310,146	\$64,218	4.830	952	\$325.78	1 STORY
012-2-W10-000-001-00	1006 N HURON	10/22/21	WD	\$345,000	\$109,600	31.77	\$260,579	\$201,509	\$143,491	\$48,418	2.964	636	\$225.61	1 STORY

RESIDENTIAL	Totals:	\$8,419,500	\$3,080,900	\$8,169,777	\$4,877,003	\$3,808,601	\$129.71	
			Sale. Ratio =>	36.59		E.C.F. =>	1.281	
LAKEFRONT	**MULT PARCEL		Std. Dev. =>	10.86		Ave. E.C.F. =>	1.431	
					2022 ECF =>	1.22	2023 ECF =>	1.400

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012-2-B70-000-058-00	2447 NORTHEAST DR	05/05/20	WD	\$85,000	\$31,500	37.06	\$85,367	\$17,846	\$67,154	\$80,382	0.835	1,200	\$55.96	2 STORY
012-2-B70-000-059-00	2451 NORTHEAST DR	07/01/21	WD	\$135,000	\$37,600	27.85	\$109,971	\$18,387	\$116,613	\$109,029	1.070	1,072	\$108.78	1 STORY
012-2-B70-000-066-00	2469 NORTHEAST DR	03/22/21	WD	\$200,000	\$85,600	42.80	\$237,989	\$31,750	\$168,250	\$245,523	0.685	2,709	\$62.11	1.5 STORY
012-2-B71-000-022-00	2555 EAST DR	08/30/21	WD	\$232,500	\$65,200	28.04	\$190,074	\$32,808	\$199,692	\$187,221	1.067	1,680	\$118.86	2 STORY
012-2-B71-000-035-00	2704 LAKE DR	11/05/21	WD	\$54,000	\$24,900	46.11	\$59,530	\$24,934	\$29,066	\$41,186	0.706	768	\$37.85	1 STORY
012-2-B71-000-055-00	2575 WEST DRIVE	05/24/21	WD	\$120,000	\$57,900	48.25	\$142,799	\$41,935	\$78,065	\$120,076	0.650	1,352	\$57.74	MANUFACTURED
012-2-B71-000-056-00**	2565 WEST DRIVE	07/30/21	WD	\$90,000	\$47,400	52.67	\$94,036	\$52,671	\$37,329	\$55,899	0.668	780	\$47.86	1 STORY

RESIDENTIAL	Totals:	\$916,500	\$350,100	\$919,766	\$696,169	\$839,315	\$69.88	
			Sale. Ratio =>	38.20		E.C.F. =>	0.829	
BROWNS SUBDIVISION	**MULT PARCEL		Std. Dev. =>	9.76		Ave. E.C.F. =>	0.812	
					2022 ECF =>	0.84	2023 ECF =>	0.810

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012-2-H10-000-100-00	311 N HURON	07/27/21	WD	\$70,272	\$16,300	23.20	\$53,507	\$15,619	\$54,653	\$54,126	1.010	676	\$80.85	1 STORY
012-2-H10-000-101-00**	315 N HURON RD	06/21/21	WD	\$115,000	\$41,300	35.91	\$81,600	\$20,385	\$94,615	\$102,025	0.927	1,080	\$87.61	1.5 STORY
012-2-H10-000-102-00	319 N HURON RD	10/28/20	WD	\$130,000	\$35,700	27.46	\$113,502	\$15,619	\$114,381	\$139,833	0.818	1,296	\$88.26	1 STORY
012-2-H12-000-044-00	51 N HURON	07/16/21	WD	\$103,000	\$24,900	24.17	\$67,402	\$20,208	\$82,792	\$67,420	1.228	1,248	\$66.34	1 STORY
012-2-H12-000-051-00	19 N HURON	03/12/21	WD	\$149,900	\$30,300	20.21	\$121,930	\$26,764	\$123,136	\$135,951	0.906	1,644	\$74.90	1.5 STORY
012-2-H13-000-036-20	93 W SCHERRY ST	06/26/20	WD	\$65,000	\$21,600	33.23	\$70,113	\$19,334	\$45,666	\$72,541	0.630	768	\$59.46	1 STORY
012-2-H13-000-053-00	9 RALPH ST	08/07/20	WD	\$77,750	\$30,500	39.23	\$95,848	\$43,722	\$34,028	\$74,466	0.457	1,052	\$32.35	1 STORY
012-2-H17-000-031-00	363 N HURON	08/13/20	WD	\$55,000	\$21,500	39.09	\$68,377	\$26,089	\$28,911	\$60,411	0.479	884	\$32.70	1 STORY
012-2-H17-000-032-05**	373 N HURON	08/03/20	WD	\$175,000	\$68,000	38.86	\$132,128	\$41,881	\$133,119	\$180,494	0.738	1,526	\$87.23	1 STORY
012-2-H17-000-036-00	387 N HURON	05/27/21	WD	\$160,800	\$52,800	32.84	\$157,236	\$24,189	\$136,611	\$190,067	0.719	1,232	\$110.89	1 STORY
012-2-R10-000-003-00	5733 HAMMEL BEACH RD	07/10/21	WD	\$44,997	\$22,800	50.67	\$62,105	\$27,291	\$17,706	\$49,734	0.356	1,112	\$15.92	1 STORY
012-2-R10-000-013-00**	5673 E HAMMELL BEACH RD	07/01/21	WD	\$170,000	\$58,900	34.65	\$116,378	\$74,943	\$95,057	\$69,058	1.376	1,248	\$76.17	1 STORY
012-2-S60-000-009-00	5801 VERA LANE	07/09/21	WD	\$49,000	\$12,500	25.51	\$72,323	\$18,679	\$30,321	\$76,634	0.396	952	\$31.85	MANUFACTURED
012-2-S60-000-020-00	5848 VERA LANE	04/30/21	WD	\$115,000	\$33,800	29.39	\$107,475	\$37,073	\$77,927	\$100,574	0.775	928	\$83.97	1 STORY
012-2-S60-000-021-00	5838 VERA LANE	04/06/21	WD	\$105,000	\$24,900	23.71	\$92,411	\$24,563	\$80,437	\$96,926	0.830	1,240	\$64.87	1 STORY
RESIDENTIAL		Totals:		\$1,585,719	\$495,800		\$1,412,335		\$1,149,360	\$1,470,262			\$66.22	
						Sale. Ratio =>	31.27			E.C.F. =>	0.782			
HAMMEL BEACH AREA	**MULT PARCEL					Std. Dev. =>	8.19			Ave. E.C.F. =>	0.776			
								2022 ECF =>	0.70	2023 ECF =>	0.770			

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012-2-H50-000-002-00	5849 HURON WOODS LN	11/30/20	WD	\$144,675	\$52,100	36.01	\$164,370	\$39,200	\$105,475	\$169,149	0.624	1,376	\$76.65	1 STORY
RESIDENTIAL		Totals:		\$144,675	\$52,100		\$164,370		\$105,475	\$169,149			\$76.65	
						Sale. Ratio =>	36.01			E.C.F. =>	0.624			
HURON WOODS CONDO						Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.624			
								2022 ECF =>	0.74	2023 ECF =>	0.740			

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012-0-001-400-075-00**	2578 N HURON	12/11/20	WD	\$56,000	\$32,300	57.68	\$64,438	\$34,359	\$21,641	\$50,132	0.432	720	\$30.06	1 STORY
012-0-012-100-025-00	2251 N HURON RD	01/05/22	WD	\$145,000	\$45,400	31.31	\$111,121	\$47,324	\$97,676	\$98,149	0.995	1,120	\$87.21	1 STORY
012-0-012-400-005-00	2165 N HURON	06/11/21	WD	\$87,500	\$27,200	31.09	\$74,789	\$23,761	\$63,739	\$78,505	0.812	768	\$82.99	1 STORY
012-0-024-100-225-00**	1409 N HURON RD	08/20/21	WD	\$60,000	\$32,000	53.33	\$63,970	\$25,762	\$34,238	\$58,782	0.582	960	\$35.66	1 STORY
012-2-A10-000-008-00	2603 N HURON RD	11/22/21	WD	\$80,000	\$26,700	33.38	\$64,547	\$18,337	\$61,663	\$71,092	0.867	1,090	\$56.57	1.25 STORY
RESIDENTIAL		Totals:		\$428,500	\$163,600		\$378,865		\$278,957	\$356,659			\$58.50	
						Sale. Ratio =>	38.18			E.C.F. =>	0.782			
HWY US-23	**MULT PARCEL					Std. Dev. =>	13.04			Ave. E.C.F. =>	0.738			
								2022 ECF =>	0.65	2023 ECF =>	0.730			

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012-2-P70-000-039-00	5812 PRESCOTT RD	10/28/21	WD	\$82,000	\$18,100	22.07	\$77,991	\$14,567	\$67,433	\$126,848	0.532	1,248	\$54.03	MANUFACTURED
012-2-P70-001-001-00**	5810 PRESCOTT	09/03/20	LC	\$86,500	\$28,800	33.29	\$56,229	\$24,921	\$61,579	\$60,655	1.015	980	\$62.84	1 STORY
RESIDENTIAL		Totals:		\$168,500	\$46,900		\$134,220		\$129,012	\$187,503			\$58.43	
						Sale. Ratio =>	27.83			E.C.F. =>	0.688			
PRESCOTT MOBILE	**MULT PARCEL					Std. Dev. =>	7.93			Ave. E.C.F. =>	0.773			
								ECF 2022 =>	0.50	2023 ECF =>	0.770			

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012-0-008-200-005-05	2429 STOWELL ROAD	07/22/21	WD	\$130,000	\$41,600	32.00	\$121,578	\$22,008	\$107,992	\$129,312	0.835	1,288	\$83.84	1 STORY
012-0-016-100-010-05	4262 TURNER RD	09/03/21	WD	\$144,000	\$39,100	27.15	\$110,368	\$20,030	\$123,970	\$117,322	1.057	1,026	\$120.83	1 STORY
012-0-016-300-009-00	1620 EDMONDS RD.	08/09/21	WD	\$119,000	\$42,400	35.63	\$133,020	\$11,036	\$107,964	\$158,421	0.682	1,652	\$65.35	1 STORY
012-0-018-200-010-01	1894 MACKINAW RD	07/22/21	WD	\$350,000	\$121,900	34.83	\$326,591	\$58,214	\$291,786	\$348,542	0.837	2,212	\$131.91	1.5 STORY
012-0-025-300-005-00	686 ANDREWS RD	09/14/21	WD	\$350,000	\$124,100	35.46	\$304,173	\$152,515	\$197,485	\$196,958	1.003	1,792	\$110.20	1 STORY
012-0-028-200-020-05	4235 WHITMAN RD	11/10/21	WD	\$140,000	\$38,700	27.64	\$127,522	\$11,256	\$128,744	\$150,995	0.853	2,115	\$60.87	1.5 STORY
012-0-032-100-010-10	3818 HAMMEL BEACH RD	09/01/20	WD	\$80,000	\$18,900	23.63	\$72,972	\$18,476	\$61,524	\$70,774	0.869	1,024	\$60.08	1.5 STORY
012-0-034-200-015-01	300 DELANO RD	08/31/21	WD	\$99,900	\$25,900	25.93	\$87,439	\$28,473	\$71,427	\$76,579	0.933	1,248	\$57.23	1.5 STORY
RESIDENTIAL		Totals:		\$1,412,900	\$452,600		\$1,283,663		\$1,090,892	\$1,248,903			\$86.29	
						Sale. Ratio =>	32.03				E.C.F. =>	0.873		
RURAL RES	**MULT PARCEL					Std. Dev. =>	4.77				Ave. E.C.F. =>	0.883		
									2022 ECF =>	0.77	2023 ECF =>	0.880		

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012-2-W50-000-201-00	576 N HURON	08/06/21	WD	\$360,000	\$108,000	30.00	\$274,435	\$110,000	\$250,000	\$174,931	1.429	1,967	\$127.10	CONDOMINIUM
012-2-W50-000-202-00	576 N HURON	07/31/20	WD	\$242,000	\$86,800	35.87	\$249,784	\$110,000	\$132,000	\$148,706	0.888	1,661	\$79.47	CONDOMINIUM
012-2-W50-000-204-00	576 N HURON	09/17/20	WD	\$305,000	\$98,200	32.20	\$285,960	\$110,000	\$195,000	\$187,191	1.042	2,019	\$96.58	CONDOMINIUM
012-2-W50-000-402-00	576 N HURON	12/18/20	WD	\$250,000	\$86,800	34.72	\$249,784	\$110,000	\$140,000	\$148,706	0.941	1,661	\$84.29	CONDOMINIUM
012-2-W50-000-403-00	576 N HURON	10/22/21	WD	\$299,000	\$98,900	33.08	\$249,784	\$110,000	\$189,000	\$148,706	1.271	1,661	\$113.79	CONDOMINIUM
RESIDENTIAL		Totals:		\$1,456,000	\$478,700		\$1,309,747		\$906,000	\$808,242			\$100.24	
						Sale. Ratio =>	32.88				E.C.F. =>	1.121		
WHITESTONE BAY CONDO						Std. Dev. =>	2.27				Ave. E.C.F. =>	1.114		
									2022 ECF =>	0.94	2023 ECF =>	1.110		

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012-2-W30-000-030-00	873 SHADY LANE	11/09/21	WD	\$150,000	\$44,800	29.87	\$126,045	\$22,040	\$127,960	\$108,339	1.181	896	\$142.81	1 STORY
012-2-W30-000-032-00	863 SHADY LANE	10/22/20	WD	\$109,000	\$24,000	22.02	\$87,620	\$18,559	\$90,441	\$71,939	1.257	1,020	\$88.67	1 STORY
012-2-W31-001-006-00	5845 S LAKE LANE	01/22/21	WD	\$57,900	\$15,400	26.60	\$67,562	\$25,672	\$32,228	\$43,635	0.739	576	\$55.95	1 STORY
RESIDENTIAL		Totals:		\$316,900	\$84,200		\$281,227		\$250,629	\$223,912			\$95.81	
						Sale. Ratio =>	26.57				E.C.F. =>	1.119		
WHITESTONE POINT ECF						Std. Dev. =>	3.94				Ave. E.C.F. =>	1.059		
									2022 ECF =>	0.96	2023 ECF =>	1.000		