

**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
002-0-001-400-010-00	218 W JOSE RD	04/09/21	WD	\$225,000	\$119,900	53.29	\$262,425	\$199,364	\$25,636	\$97,017	0.264	1,144	\$22.41	RANCH
002-0-027-300-030-00	1408 WYATT RD	05/25/21	WD	\$100,000	\$41,600	41.60	\$101,956	\$34,207	\$65,793	\$99,485	0.661	1,092	\$60.25	RANCH
002-0-033-200-005-00	1757 WYATT RD	12/11/20	WD	\$92,750	\$42,300	45.61	\$101,483	\$4,162	\$88,588	\$142,909	0.620	1,190	\$74.44	RANCH
004-0-009-200-015-02	2420 MELITA RD	10/08/21	WD	\$82,500	\$35,800	43.39	\$78,797	\$18,371	\$64,129	\$88,731	0.723	960	\$66.80	RANCH
004-0-011-400-030-00	3730 MAPLE RIDGE RD	07/21/20	WD	\$73,500	\$37,900	51.56	\$88,764	\$13,945	\$59,555	\$109,866	0.542	1,400	\$42.54	RANCH
004-0-014-300-011-00	1748 BISHOP	12/18/20	WD	\$54,000	\$29,900	55.37	\$60,065	\$8,617	\$45,383	\$75,548	0.601	1,224	\$37.08	MANUFACTURED
004-0-021-400-020-00	1015 DOBLER RD	11/18/21	WD	\$155,000	\$49,900	32.19	\$143,982	\$7,118	\$147,882	\$200,975	0.736	1,288	\$114.82	RANCH
005-0-026-400-005-00	2448 HUSAK RD	11/16/20	WD	\$197,500	\$58,700	29.72	\$230,135	\$73,636	\$123,864	\$229,808	0.539	2,338	\$52.98	2 STORY
005-0-034-300-005-00	2861 M-76	07/31/20	WD	\$125,000	\$49,700	39.76	\$140,042	\$34,288	\$90,712	\$155,292	0.584	1,512	\$59.99	RANCH
007-0-001-300-070-00	262 LAGRANT ROAD	11/06/20	WD	\$55,000	\$33,300	60.55	\$64,801	\$8,640	\$46,360	\$82,468	0.562	1,656	\$28.00	RANCH
007-0-008-200-015-02	2308 HULL ROAD	09/09/20	WD	\$156,400	\$39,900	25.51	\$158,021	\$48,074	\$108,326	\$161,449	0.671	1,704	\$63.57	2 STORY
007-0-024-200-015-00	1364 N LEHMAN ROAD	12/17/21	WD	\$165,000	\$51,900	31.45	\$155,892	\$38,585	\$126,415	\$172,257	0.734	1,280	\$98.76	RANCH
007-0-024-300-025-00	1056 N LEHMAN ROAD	10/05/21	WD	\$47,500	\$13,500	28.42	\$43,895	\$5,888	\$41,612	\$55,811	0.746	1,087	\$38.28	RANCH
010-0-034-100-020-00	4089 WORTH RD	02/18/21	WD	\$120,000	\$47,300	39.42	\$134,638	\$20,341	\$99,659	\$167,837	0.594	1,416	\$70.38	RANCH
010-0-034-100-040-00	4149 WORTH RD	05/21/21	WD	\$62,500	\$30,900	49.44	\$84,869	\$17,415	\$45,085	\$99,051	0.455	1,215	\$37.11	RANCH
<b>AGRICULTURAL</b>		<b>Totals:</b>		<b>\$1,711,650</b>	<b>\$682,500</b>		<b>\$1,849,765</b>		<b>\$1,178,999</b>	<b>\$1,938,504</b>			<b>\$57.83</b>	
					<b>Sale. Ratio =&gt;</b>	<b>39.87</b>				<b>E.C.F. =&gt;</b>	<b>0.608</b>			
<b>COUNTY WIDE STUDY</b>					<b>Std. Dev. =&gt;</b>	<b>10.82</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.602</b>			
							<b>2022 ECF =&gt;</b>	<b>0.65</b>	<b>2023 ECF =&gt;</b>	<b>0.600</b>				

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.	Land Table
002-0-030-100-020-00	2515 W HURON RD	09/05/20	LC	\$125,000	\$42,600	34.08	\$104,061	\$31,422	\$93,578	\$143,555	0.652	1,536	\$60.92	ARENAC TWP
003-0-014-200-025-20	2115 E HURON RD	06/01/21	LC	\$225,000	\$163,700	72.76	\$229,985	\$66,235	\$158,765	\$323,617	0.491	13,394	\$11.85	AUGRES TWP
006-0-002-100-010-10	3596 W HURON	03/14/22	WD	\$250,000	\$78,800	31.52	\$180,418	\$63,529	\$186,471	\$231,006	0.807	3,456	\$53.96	LINCOLN TWP
007-1-000-000-085-00	101 N STATE ST.	01/05/22	WD	\$25,000	\$18,200	72.80	\$26,022	\$6,726	\$18,274	\$38,134	0.479	952	\$19.20	VILLAGE OF TWINING
008-0-A20-010-045-00	1396 S M-76	05/03/21	LC	\$81,000	\$36,300	44.81	\$86,597	\$24,369	\$56,631	\$122,980	0.460	4,136	\$13.69	MOFFAT TWP
010-1-005-400-070-00**	2068 PINE RIVER RD	08/03/20	WD	\$150,000	\$75,600	50.40	\$185,905	\$55,012	\$94,988	\$214,974	0.442	4,785	\$19.85	STANDISH TWP
012-2-H10-000-052-00	198 N HURON	08/11/20	WD	\$415,000	\$213,800	51.52	\$423,606	\$350,917	\$64,083	\$143,654	0.446	1,692	\$37.87	WHITNEY TWP
020-0-007-000-005-00	236 W HURON ROAD	05/19/21	LC	\$120,000	\$106,100	88.42	\$130,578	\$40,564	\$79,436	\$177,893	0.447	7,989	\$9.94	CITY OF AUGRES
020-0-011-000-015-03**		03/29/22	WD	\$200,000	\$36,400	18.20	\$224,294	\$63,903	\$136,097	\$210,777	0.646	6,000	\$22.68	CITY OF AUGRES
020-0-011-000-035-05	207 W HURON ROAD	04/30/21	WD	\$70,000	\$25,000	35.71	\$70,530	\$21,153	\$48,847	\$97,583	0.501	2,800	\$17.45	CITY OF AUGRES
020-0-013-000-085-00	111 E HURON ROAD	06/15/20	LC	\$149,000	\$57,500	38.59	\$146,742	\$34,049	\$114,951	\$222,713	0.516	2,140	\$53.72	CITY OF AUGRES
020-0-013-000-110-00	120 E HURON ROAD	11/09/20	WD	\$70,000	\$47,700	68.14	\$75,916	\$25,560	\$44,440	\$99,518	0.447	3,286	\$13.52	CITY OF AUGRES
040-3-200-000-104-00	122 E CEDAR ST	01/04/21	LC	\$130,000	\$40,000	30.77	\$146,625	\$12,068	\$117,932	\$265,923	0.443	9,132	\$12.91	CITY OF STANDISH
040-3-400-000-207-00**	128 S MAIN ST	01/08/21	WD	\$155,000	\$92,700	59.81	\$213,263	\$73,532	\$81,468	\$181,599	0.449	1,440	\$56.58	CITY OF STANDISH
040-6-011-300-005-10	3825 S HURON RD	02/25/21	WD	\$725,000	\$718,000	99.03	\$816,227	\$139,246	\$585,754	\$1,337,907	0.438	41,420	\$14.14	CITY OF STANDISH
040-6-011-300-030-00	3860 S HURON RD	03/14/22	WD	\$125,000	\$37,400	29.92	\$100,661	\$27,836	\$97,164	\$143,923	0.675	2,616	\$37.14	CITY OF STANDISH
040-6-011-300-045-00	3800 S HURON RD	08/09/21	WD	\$141,000	\$43,500	30.85	\$138,747	\$39,405	\$101,595	\$196,328	0.517	2,144	\$47.39	CITY OF STANDISH
040-6-011-300-150-00**	3912 S HURON RD	02/05/21	WD	\$180,000	\$124,800	69.33	\$209,601	\$90,185	\$89,815	\$182,713	0.492	3,080	\$29.16	CITY OF STANDISH
<b>COMMERCIAL/INDUSTRIAL</b>		<b>Totals:</b>		<b>\$3,336,000</b>	<b>\$1,958,100</b>		<b>\$3,509,778</b>		<b>\$2,170,289</b>	<b>\$4,334,798</b>			<b>\$29.55</b>	
					<b>Sale. Ratio =&gt;</b>	<b>58.70</b>				<b>E.C.F. =&gt;</b>	<b>0.501</b>			
<b>COUNTY WIDE STUDY</b>	<b>**MULT PARCEL</b>				<b>Std. Dev. =&gt;</b>	<b>22.74</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.519</b>			
							<b>2022 ECF =&gt;</b>	<b>0.54</b>	<b>2023 ECF =&gt;</b>	<b>0.520</b>				