



**Whitney Township, Arenac 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
012-0-001-400-080-00	2582 N HURON	06/29/22	WD	\$65,000	\$20,600	31.69	\$61,133	\$20,729	\$44,271	\$55,348	0.800	960	\$46.12	HWY
012-0-012-100-010-15	2438 N HURON	12/06/22	WD	\$50,500	\$24,400	48.32	\$72,299	\$28,792	\$21,708	\$59,599	0.364	984	\$22.06	HWY
012-0-012-100-025-00	2251 N HURON RD	01/05/22	WD	\$145,000	\$45,400	31.31	\$133,956	\$58,146	\$86,854	\$103,849	0.836	1,120	\$77.55	HWY
012-0-012-400-005-00	2165 N HURON	06/11/21	WD	\$87,500	\$27,200	31.09	\$89,617	\$28,833	\$58,667	\$83,266	0.705	768	\$76.39	HWY
012-0-024-100-225-00**	1409 N HURON RD	07/18/22	WD	\$140,000	\$23,400	16.71	\$83,249	\$17,659	\$122,341	\$89,849	1.362	960	\$127.44	HWY
012-2-A10-000-003-00	2637 N HURON	05/23/22	WD	\$54,000	\$26,800	49.63	\$79,423	\$34,020	\$19,980	\$62,196	0.321	1,147	\$17.42	HWY
012-2-A10-000-008-00	2603 N HURON RD	11/22/21	WD	\$80,000	\$26,700	33.38	\$76,865	\$21,992	\$58,008	\$75,168	0.772	1,090	\$53.22	HWY
012-2-B20-000-011-00	1693 N HURON	01/13/23	WD	\$145,000	\$59,300	40.90	\$150,427	\$70,331	\$74,669	\$109,721	0.681	1,152	\$64.82	HWY
012-2-B70-000-059-00	2451 NORTHEAST DR	07/01/21	WD	\$135,000	\$37,600	27.85	\$111,551	\$18,130	\$116,870	\$115,335	1.013	1,072	\$109.02	BL
012-2-B70-000-085-00	2473 WEST DR	07/09/21	WD	\$75,000	\$48,300	64.40	\$117,821	\$40,650	\$34,350	\$95,273	0.361	1,248	\$27.52	BL
012-2-B71-000-022-00	2555 EAST DR	08/30/21	WD	\$232,500	\$65,200	28.04	\$193,390	\$32,218	\$200,282	\$198,978	1.007	1,680	\$119.22	BL
012-2-B71-000-035-00	2704 LAKE DR	11/05/21	WD	\$54,000	\$24,900	46.11	\$60,425	\$24,547	\$29,453	\$44,294	0.665	768	\$38.35	BL
012-2-B71-000-041-00**	2691 NORTH LAKE DRIVE	10/14/22	WD	\$110,000	\$56,000	50.91	\$115,781	\$75,005	\$34,995	\$48,543	0.721	572	\$61.18	BL
012-2-B71-000-045-00	2704 N HURON	05/04/22	WD	\$200,000	\$91,800	45.90	\$188,429	\$60,232	\$139,768	\$158,268	0.883	3,038	\$46.01	BL
012-2-B71-000-055-00	2575 WEST DRIVE	05/24/21	WD	\$120,000	\$57,900	48.25	\$145,045	\$41,647	\$78,353	\$127,652	0.614	1,352	\$57.95	BL
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	BL
012-2-H10-000-100-00	311 N HURON	07/27/21	WD	\$70,272	\$16,300	23.20	\$62,194	\$17,991	\$52,281	\$57,406	0.911	676	\$77.34	HBL
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	HBL
012-2-H12-000-044-00	51 N HURON	07/16/21	WD	\$103,000	\$24,900	24.17	\$78,305	\$23,499	\$79,501	\$71,177	1.117	1,248	\$63.70	HBL
012-2-H17-000-036-00	387 N HURON	05/27/21	WD	\$160,800	\$52,800	32.84	\$182,713	\$27,007	\$133,793	\$202,216	0.662	1,232	\$108.60	HBL
012-2-H30-000-021-00**	5800 HURON WOODS DR	08/15/22	WD	\$349,500	\$126,600	36.22	\$253,194	\$45,054	\$304,446	\$297,343	1.024	2,256	\$134.95	SUBW
012-2-R10-000-003-00	5733 HAMMEL BEACH RD	08/19/22	WD	\$43,000	\$29,100	67.67	\$63,604	\$26,312	\$16,688	\$48,431	0.345	992	\$16.82	HBL
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	HBL
012-2-S60-000-009-00	5801 VERA LANE	07/09/21	WD	\$49,000	\$12,500	25.51	\$51,975	\$16,200	\$32,800	\$46,461	0.706	952	\$34.45	HBL
012-2-S60-000-020-00	5848 VERA LANE	04/30/21	WD	\$115,000	\$33,800	29.39	\$120,629	\$38,377	\$76,623	\$106,821	0.717	928	\$82.57	HBL
012-2-W30-000-030-00	873 SHADY LANE	11/09/21	WD	\$150,000	\$44,800	29.87	\$137,650	\$22,227	\$127,773	\$115,423	1.107	896	\$142.60	WSP

**Totals:                    \$3,109,072                    \$1,123,900                    \$2,921,689                    \$2,171,475                    \$2,599,597                    \$69.88**

**RESIDENTIAL**  
**HWY/BL/HBL/SUB/WSP**  
**Sale. Ratio =>                    36.15                    E.C.F. =>                    0.835**  
**Std. Dev. =>                    12.65                    Ave. E.C.F. =>                    0.795**  
**2023 ECF =>                    0.73                    2024 ECF =>                    0.830**

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
012-2-P70-000-016-01**	5853 PRESCOTT	09/28/22	LC	\$50,000	\$11,500	23.00	\$29,268	\$16,345	\$33,655	\$16,783	2.005	528	\$63.74	PM
012-2-P70-000-021-01**	5895 PRESCOTT	08/04/22	WD	\$57,000	\$36,400	63.86	\$72,677	\$34,616	\$22,384	\$76,122	0.294	1,518	\$14.75	PM
012-2-P70-000-031-00	5854 PRESCOTT	08/04/22	WD	\$38,600	\$13,800	35.75	\$43,802	\$18,170	\$20,430	\$33,288	0.614	676	\$30.22	PM
012-2-P70-000-039-00	5812 PRESCOTT RD	10/28/21	WD	\$82,000	\$18,100	22.07	\$122,907	\$19,106	\$62,894	\$134,807	0.467	1,248	\$50.40	PM

**Totals:                    \$227,600                    \$79,800                    \$268,654                    \$139,363                    \$261,000                    \$39.78**

**RESIDENTIAL**  
**PRESCOTT MOBILE**  
**Sale. Ratio =>                    35.06                    E.C.F. =>                    0.534**  
**Std. Dev. =>                    19.49                    Ave. E.C.F. =>                    0.845**  
**2023 ECF =>                    0.77                    2024 ECF =>                    0.530**

**Whitney Township, Arenac 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
012-0-001-400-010-00	1273 DYER RD	09/20/22	WD	\$159,900	\$37,100	23.20	\$127,692	\$18,400	\$141,500	\$124,195	1.139	1,346	\$105.13	RU
012-0-008-200-005-05	2429 STOWELL ROAD	07/22/21	WD	\$130,000	\$41,600	32.00	\$155,717	\$35,174	\$94,826	\$136,981	0.692	1,288	\$73.62	RU
012-0-016-100-010-05	4262 TURNER RD	09/03/21	WD	\$144,000	\$39,100	27.15	\$144,657	\$35,086	\$108,914	\$124,513	0.875	1,026	\$106.15	RU
012-0-018-200-010-01	1894 MACKINAW RD	07/22/21	WD	\$350,000	\$121,900	34.83	\$397,071	\$70,768	\$279,232	\$370,799	0.753	2,212	\$126.24	RU
012-0-025-300-005-00	686 ANDREWS RD	09/14/21	WD	\$350,000	\$124,100	35.46	\$356,373	\$172,735	\$177,265	\$208,680	0.849	1,792	\$98.92	RU
012-0-028-200-020-05	4235 WHITMAN RD	11/10/21	WD	\$140,000	\$38,700	27.64	\$160,613	\$20,121	\$119,879	\$159,650	0.751	2,115	\$56.68	RU
012-0-034-200-015-01	300 DELANO RD	08/31/21	WD	\$99,900	\$25,900	25.93	\$114,930	\$42,359	\$57,541	\$82,467	0.698	1,248	\$46.11	RU

**Totals:                    \$1,373,800                    \$428,400                    \$1,457,053                    \$979,157                    \$1,207,284                    \$87.55**

<b>RESIDENTIAL</b>	<b>Sale. Ratio =&gt;</b>	<b>31.18</b>	<b>E.C.F. =&gt;</b>	<b>0.811</b>
<b>RURAL RES</b>	<b>Std. Dev. =&gt;</b>	<b>4.68</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.822</b>
			<b>2023 ECF =&gt;</b>	<b>0.88</b>
			<b>2024 ECF =&gt;</b>	<b>0.810</b>

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.	Location
002-0-001-400-010-00	218 W JOSE RD	04/09/21	WD	\$225,000	\$119,900	53.29	\$296,465	\$213,300	\$11,700	\$138,608	0.084	ARENAC
003-0-002-200-005-01	2144 BESSINGER RD	06/02/21	WD	\$168,000	\$71,700	42.68	\$177,837	\$48,481	\$119,519	\$188,566	0.634	AUGRES
003-0-015-400-005-01	1996 E HURON RD	08/25/22	WD	\$70,000	\$33,800	48.29	\$77,106	\$16,599	\$53,401	\$88,203	0.605	AUGRES
003-0-023-400-035-01	1954 S SANTIAGO RD	10/29/21	WD	\$140,000	\$52,800	37.71	\$145,907	\$25,965	\$114,035	\$174,843	0.652	AUGRES
004-0-009-200-015-02	2420 MELITA RD	10/08/21	WD	\$82,500	\$35,800	43.39	\$85,538	\$19,988	\$62,512	\$95,554	0.654	CLAYTON
004-0-016-400-020-10	4686 BERRY RD	12/27/21	WD	\$120,000	\$41,400	34.50	\$117,717	\$33,328	\$86,672	\$123,016	0.705	CLAYTON
004-0-021-400-020-00	1015 DOBLER RD	11/18/21	WD	\$155,000	\$49,900	32.19	\$155,957	\$7,478	\$147,522	\$216,442	0.682	CLAYTON
005-0-017-100-020-00	5201 STEWART RD	08/04/21	WD	\$155,000	\$89,400	57.68	\$163,286	\$11,243	\$143,757	\$221,637	0.649	DEEP RIVER
005-0-036-400-030-00	3138 HURON RD	12/10/21	WD	\$165,000	\$60,600	36.73	\$170,211	\$22,978	\$142,022	\$214,625	0.662	DEEP RIVER
005-0-036-400-040-00	3237 HURON RD	09/30/21	WD	\$180,000	\$49,500	27.50	\$187,754	\$21,442	\$158,558	\$242,437	0.654	DEEP RIVER
007-0-018-400-015-00	2690 W BERRY ROAD	12/09/22	MLC	\$90,000	\$33,000	36.67	\$91,811	\$12,586	\$77,414	\$115,488	0.670	MASON
007-0-024-200-015-00	1364 N LEHMAN ROAD	12/17/21	WD	\$165,000	\$51,900	31.45	\$169,251	\$41,992	\$123,008	\$185,509	0.663	MASON
007-0-024-300-025-00	1056 N LEHMAN ROAD	10/05/21	WD	\$47,500	\$13,500	28.42	\$47,388	\$6,152	\$41,348	\$60,111	0.688	MASON
011-0-021-300-015-00	1222 N LENTNER RD	07/27/21	WD	\$130,000	\$32,600	25.08	\$134,746	\$26,921	\$103,079	\$157,179	0.656	TURNER
011-0-032-300-010-07	545 BESSINGER RD	04/29/21	WD	\$183,000	\$52,700	28.80	\$195,563	\$76,500	\$106,500	\$173,561	0.614	TURNER
011-0-034-300-005-06	1733 E BESSINGER RD	09/01/21	WD	\$220,000	\$77,500	35.23	\$228,232	\$48,206	\$171,794	\$262,429	0.655	TURNER

**Totals:                    \$2,296,000                    \$866,000                    \$2,444,769                    \$1,662,841                    \$2,658,207**

<b>COUNTY WIDE STUDY</b>	<b>Sale. Ratio =&gt;</b>	<b>35.68</b>	<b>E.C.F. =&gt;</b>	<b>0.626</b>
<b>AGRICULTURAL</b>	<b>Std. Dev. =&gt;</b>	<b>8.85</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.620</b>
			<b>2023 ECF =&gt;</b>	<b>0.60</b>
			<b>2024 ECF =&gt;</b>	<b>0.62</b>

**Whitney Township, Arenac 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.	Location
002-0-030-100-020-00	2515 W HURON RD	11/28/22	WD	\$135,000	\$41,200	30.52	\$125,047	\$48,061	\$86,939	\$152,448	0.570	ARENAC
003-0-014-200-025-20	2115 E HURON RD	06/01/21	LC	\$225,000	\$163,700	72.76	\$242,059	\$68,531	\$156,469	\$312,051	0.501	AUGRES
008-0-A20-010-045-00	1396 S M-76	05/03/21	LC	\$81,000	\$36,300	44.81	\$85,430	\$26,252	\$54,748	\$117,184	0.467	MOFFATT
009-0-009-400-005-01	4490 E HURON RD	08/29/22	LC	\$65,000	\$39,500	60.77	\$66,222	\$22,109	\$42,891	\$87,352	0.491	SIMS
009-0-017-200-027-12	3631 E HURON RD	01/09/23	WD	\$85,000	\$55,400	65.18	\$94,883	\$36,072	\$48,928	\$116,457	0.420	SIMS
010-0-012-200-035-00	3655 EAST CITY LIMITS RD	04/29/22	WD	\$80,000	\$36,500	45.63	\$98,114	\$63,319	\$16,681	\$41,160	0.405	STANDISH
020-0-001-000-055-00	121 W HURON ROAD	08/18/22	WD	\$135,000	\$38,000	28.15	\$126,512	\$39,106	\$95,894	\$173,081	0.554	CITY OF AUGRES
020-0-006-000-007-00	400 W HURON ROAD	05/20/22	WD	\$97,000	\$44,300	45.67	\$104,341	\$40,158	\$56,842	\$127,095	0.447	CITY OF AUGRES
020-0-011-000-015-03		03/29/22	WD	\$200,000	\$36,400	18.20	\$243,790	\$88,286	\$111,714	\$221,650	0.504	CITY OF AUGRES
020-0-011-000-035-05	207 W HURON ROAD	04/30/21	WD	\$70,000	\$25,000	35.71	\$74,498	\$22,680	\$47,320	\$102,610	0.461	CITY OF AUGRES
020-0-013-000-085-00	111 E HURON ROAD	12/01/22	WD	\$135,000	\$44,100	32.67	\$142,812	\$44,093	\$90,907	\$195,483	0.465	CITY OF AUGRES
020-0-015-000-015-00	405 E MICHIGAN AVENUE	04/22/22	WD	\$235,000	\$89,900	38.26	\$219,900	\$58,626	\$176,374	\$319,354	0.552	CITY OF AUGRES
020-0-022-000-009-00	302 S MAIN STREET	05/06/22	WD	\$60,000	\$27,100	45.17	\$60,140	\$29,397	\$30,603	\$60,877	0.503	CITY OF AUGRES
020-0-022-000-020-00	544 E HURON ROAD	02/22/21	WD	\$49,500	\$34,500	69.70	\$57,207	\$17,654	\$31,846	\$78,323	0.407	CITY OF AUGRES
040-1-500-000-350-00	123 W BEAVER ST	11/17/22	WD	\$122,000	\$24,800	20.33	\$122,021	\$24,868	\$97,132	\$192,382	0.505	CITY OF STANDISH
040-2-100-000-082-00	111 E CEDAR ST	04/04/22	WD	\$30,000	\$12,000	40.00	\$28,696	\$4,807	\$25,193	\$47,305	0.533	CITY OF STANDISH
040-3-400-000-207-00	128 S MAIN ST	01/08/21	WD	\$155,000	\$92,700	59.81	\$165,421	\$73,532	\$81,468	\$181,599	0.449	CITY OF STANDISH
040-6-011-300-030-00	3860 S HURON RD	03/14/22	WD	\$125,000	\$37,400	29.92	\$115,000	\$38,578	\$86,422	\$151,331	0.571	CITY OF STANDISH
040-6-011-300-150-00	3912 S HURON RD	02/05/21	WD	\$180,000	\$124,800	69.33	\$182,638	\$71,827	\$108,173	\$193,382	0.559	CITY OF STANDISH

<b>Totals:</b>	<b>\$2,264,500</b>	<b>\$1,003,600</b>	<b>\$2,354,731</b>	<b>\$1,446,544</b>	<b>\$2,871,124</b>
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**COUNTY WIDE  
COMM/INDUST**

<b>Sale. Ratio =&gt;</b>	<b>44.32</b>	<b>E.C.F. =&gt;</b>	<b>0.504</b>
<b>Std. Dev. =&gt;</b>	<b>17.00</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.493</b>

<b>2023 ECF =&gt;</b>	<b>0.50</b>	<b>2024 ECF =&gt;</b>	<b>0.50</b>
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