

Arenac 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.	Property Class
002-0-001-400-005-12	318 M-65	03/04/22	WD	\$113,000	\$43,800	38.76	\$102,855	\$30,964	\$82,036	\$108,926	0.753	1,532	\$53.55	401
002-0-008-100-020-05	2170 MICHIGAN RD	07/16/21	WD	\$87,900	\$38,200	43.46	\$96,438	\$18,500	\$69,400	\$118,088	0.588	1,980	\$35.05	401
002-0-011-200-015-00	837 W JOSE RD	08/21/20	WD	\$123,600	\$56,000	45.31	\$109,090	\$56,671	\$66,929	\$74,884	0.894	1,248	\$53.63	401
002-0-012-100-040-00	730 S M-65	12/20/21	WD	\$58,000	\$33,800	58.28	\$79,058	\$8,300	\$49,700	\$107,209	0.464	1,131	\$43.94	401
002-0-020-100-020-00	2082 STERLING RD	06/24/21	WD	\$38,900	\$20,100	51.67	\$47,460	\$16,115	\$22,785	\$47,492	0.480	902	\$25.26	401
002-0-023-200-015-00	1577 ARENAC STATE RD	07/09/21	WD	\$125,000	\$32,700	26.16	\$76,366	\$15,267	\$109,733	\$92,574	1.185	936	\$117.24	401
002-0-025-300-060-15	2391 HANSEL RD	05/25/21	WD	\$50,000	\$20,500	41.00	\$40,867	\$28,282	\$21,718	\$19,664	1.104	672	\$32.32	402
002-0-027-100-010-00	1013 CONRAD RD	03/24/21	WD	\$115,000	\$31,800	27.65	\$76,804	\$6,018	\$108,982	\$107,252	1.016	1,344	\$81.09	401
002-0-027-100-015-02	2101 STATE RD	08/14/20	WD	\$32,500	\$14,500	44.62	\$33,390	\$14,342	\$18,158	\$28,861	0.629	1,064	\$17.07	401
002-0-027-300-020-00	1428 WYATT RD	10/14/20	WD	\$28,000	\$22,900	81.79	\$50,360	\$9,047	\$18,953	\$62,595	0.303	996	\$19.03	401
002-0-027-300-030-00	1408 WYATT RD	05/25/21	WD	\$100,000	\$41,600	41.60	\$102,876	\$32,338	\$67,662	\$106,876	0.633	1,092	\$61.96	401
002-0-028-400-020-01	1762 WYATT RD	04/21/21	LC	\$110,000	\$54,900	49.91	\$129,139	\$32,719	\$77,281	\$146,091	0.529	1,680	\$46.00	401
002-0-030-400-005-02	2575 W HURON RD	07/09/20	WD	\$148,000	\$61,900	41.82	\$136,043	\$24,467	\$123,533	\$169,055	0.731	1,426	\$86.63	401
002-0-032-300-015-00	2845 S HULL RD	11/30/21	WD	\$175,000	\$49,300	28.17	\$102,412	\$16,998	\$158,002	\$133,459	1.184	1,356	\$116.52	401
002-0-033-200-005-00	1757 WYATT RD	12/11/20	WD	\$92,750	\$42,300	45.61	\$89,744	\$14,645	\$78,105	\$113,786	0.686	1,130	\$69.12	401
RESIDENTIAL ECF		Totals:		\$1,397,650	\$564,300		\$1,272,902		\$1,072,977	\$1,436,812			\$57.23	
						Sale. Ratio =>	40.37				E.C.F. =>	0.747		
NON RIVERFRONT	*MULT PARCEL					Std. Dev. =>	13.66				Ave. E.C.F. =>	0.745		
									2022 ECF =>	0.66	2023 ECF =>	0.740		

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002-0-023-200-030-01	1639 ARENAC STATE RD	07/07/20	WD	\$124,900	\$31,700	25.38	\$96,345	\$49,798	\$75,102	\$70,526	1.065	1,008	\$74.51	401
002-0-023-200-030-12	1715 ARENAC STATE RD	11/10/21	WD	\$255,000	\$68,000	26.67	\$194,934	\$48,036	\$206,964	\$222,573	0.930	1,722	\$120.19	401
002-0-023-200-030-15	1679 S ARENAC STATE RD	12/10/20	WD	\$190,000	\$67,700	35.63	\$188,097	\$21,217	\$168,783	\$252,848	0.668	1,720	\$98.13	401
002-0-036-300-050-01	2807 JOHNSON DR	10/01/21	WD	\$150,000	\$43,100	28.73	\$117,122	\$21,468	\$128,532	\$144,930	0.887	1,260	\$102.01	401
002-0-036-300-060-00	2877 JOHNSON DR	02/18/22	WD	\$142,000	\$53,100	37.39	\$135,500	\$13,567	\$128,433	\$184,747	0.695	1,964	\$65.39	401
RESIDENTIAL ECF		Totals:		\$861,900	\$263,600		\$731,998		\$707,814	\$875,624			\$92.05	
						Sale. Ratio =>	30.58				E.C.F. =>	0.808		
RIVERFRONT						Std. Dev. =>	5.42				Ave. E.C.F. =>	0.849		
									2022 ECF =>	0.66	2023 ECF =>	0.800		

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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

AGRICULTURAL ECF	Totals:	\$1,711,650	\$682,500	\$1,849,765	\$1,178,999	\$1,938,504	\$57.83
			Sale. Ratio =>	39.87		E.C.F. =>	0.608
COUNTY WIDE STUDY			Std. Dev. =>	10.82		Ave. E.C.F. =>	0.602

2022 ECF =>	0.65	2023 ECF =>	0.600
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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	AUTO SALES
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	AUTO REPAIR
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	AUTO SALES/REPAIRS
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	INSURANCE SALES
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	MOTEL
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	PARTY STORE
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	RESORT
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	HARDWARE STORE
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	MINI STORAGE
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	RETAIL STOREFRONT
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	RESTAURANT
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	PARTY STORE
020-0-022-000-020-00	544 E HURON ROAD	02/22/21	WD	\$49,500	\$34,500	69.70	\$55,037	\$17,610	\$31,890	\$73,966	0.431	4,544	\$7.02	WAREHOUSE
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	RETAIL STOREFRONT
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	RETAIL STOREFRONT
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	RETAIL STOREFRONT
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	RETAIL STOREFRONT
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	RETAIL STOREFRONT
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	RETAIL STOREFRONT

COMMERCIAL/INDUST ECF	Totals:	\$3,385,500	\$1,992,600	\$3,564,815	\$2,202,179	\$4,408,765	\$28.37
			Sale. Ratio =>	58.86		E.C.F. =>	0.500
COUNTY WIDE STUDY	*MULT PARCEL		Std. Dev. =>	22.49			

2022 ECF =>	0.52	2023 ECF =>	0.500
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