

Arenac 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
002-0-001-400-005-12	318 M-65	03/04/22	WD	\$113,000	\$43,800	38.76	\$123,410	\$14,600	\$98,400	\$147,041	0.669	1,532	\$64.23	4010
002-0-005-200-010-05	TYLER PLAINS RD	12/20/21	WD	\$127,000	\$20,400	16.06	\$91,998	\$60,000	\$67,000	\$43,241	1.549	496	\$135.08	4010
002-0-008-100-020-05	2170 MICHIGAN RD	07/16/21	WD	\$87,900	\$38,200	43.46	\$114,261	\$22,000	\$65,900	\$124,677	0.529	1,980	\$33.28	4010
002-0-009-200-007-01	1806 STEVES RD	11/06/22	WD	\$120,000	\$62,200	51.83	\$169,004	\$59,482	\$60,518	\$148,003	0.409	950	\$63.70	4010
002-0-009-400-025-00	1620 MICHIGAN RD	08/13/22	WD	\$203,000	\$52,700	25.96	\$212,288	\$12,500	\$190,500	\$249,735	0.763	1,872	\$101.76	4020
002-0-012-100-040-00	730 S M-65	12/20/21	WD	\$58,000	\$33,800	58.28	\$92,329	\$8,300	\$49,700	\$113,553	0.438	1,131	\$43.94	4010
002-0-016-200-015-01	1945 N MICHIGAN RD	11/09/22	WD	\$299,000	\$85,600	28.63	\$222,579	\$69,377	\$229,623	\$207,030	1.109	2,300	\$99.84	4010
002-0-020-100-020-00	2082 STERLING RD	06/24/21	WD	\$38,900	\$20,100	51.67	\$53,528	\$14,600	\$24,300	\$52,605	0.462	902	\$26.94	4010
002-0-020-400-025-00	2246 W HURON RD	10/05/22	WD	\$98,500	\$38,300	38.88	\$99,259	\$20,200	\$78,300	\$106,836	0.733	1,008	\$77.68	4010
002-0-021-200-010-00	1837 N HURON RD	11/14/22	WD	\$91,000	\$41,500	45.60	\$104,516	\$12,240	\$78,760	\$124,697	0.632	1,032	\$76.32	4010
002-0-022-400-010-01	1155 RIVER RD	07/19/22	WD	\$140,000	\$51,800	37.00	\$134,328	\$22,000	\$118,000	\$151,795	0.777	960	\$122.92	4010
002-0-023-200-015-00	1577 ARENAC STATE RD	07/09/21	WD	\$125,000	\$32,700	26.16	\$90,781	\$10,140	\$114,860	\$108,974	1.054	936	\$122.71	4010
002-0-023-200-030-12	1715 ARENAC STATE RD	11/10/21	WD	\$255,000	\$68,000	26.67	\$230,868	\$48,036	\$206,964	\$228,540	0.906	1,722	\$120.19	4020
002-0-027-300-030-00	1408 WYATT RD	05/25/21	WD	\$100,000	\$41,600	41.60	\$122,008	\$22,000	\$78,000	\$135,146	0.577	1,092	\$71.43	4010
002-0-028-400-020-01	1762 WYATT RD	04/21/21	LC	\$110,000	\$54,900	49.91	\$150,395	\$15,941	\$94,059	\$181,695	0.518	1,680	\$55.99	4010
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	4010
002-0-034-100-040-01	2618 STATE RD	09/14/22	WD	\$95,000	\$39,900	42.00	\$101,435	\$5,184	\$89,816	\$130,069	0.691	1,490	\$60.28	4010
002-0-034-100-050-00	2608 ARENAC STATE RD	03/31/23	WD	\$220,000	\$49,800	22.64	\$128,801	\$19,912	\$200,088	\$147,147	1.360	1,440	\$138.95	4010
002-0-034-100-050-75	1232 STOVER RD	04/29/22	WD	\$258,600	\$74,300	28.73	\$230,466	\$43,725	\$214,875	\$252,353	0.851	1,629	\$131.91	4010
002-0-036-300-050-01	2807 JOHNSON DR	10/01/21	WD	\$150,000	\$43,100	28.73	\$155,295	\$32,201	\$117,799	\$153,868	0.766	1,260	\$93.49	4020
002-0-036-300-060-00	2877 JOHNSON DR	02/18/22	WD	\$142,000	\$53,100	37.39	\$177,269	\$20,351	\$121,649	\$196,148	0.620	1,964	\$61.94	4020

RESIDENTIAL ECF RURAL RES/RIVERFRT	Totals:	\$3,006,900	\$995,100	\$2,907,230	\$2,457,113	\$3,136,610	\$86.62
		Sale. Ratio =>	33.09	E.C.F. =>	0.783		
		Std. Dev. =>	11.17	Ave. E.C.F. =>	0.790		

RES RURAL	2023 ECF =>	0.74	2024 ECF =>	0.790
RIVERFRT	2023 ECF =>	0.80	2024 ECF =>	0.790

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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	1,144	\$10.23	ARENAC TWP	
002-0-002-100-005-01	230 S LEHMAN RD	07/22/21	WD	\$181,900	\$55,700	30.62	\$139,831	\$35,235	\$146,665	\$174,327	0.841	1,235	\$118.76	ARENAC TWP	
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	2,540	\$47.05	AUGRES TWP	
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	1,223	\$43.66	AUGRES TWP	
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	1,344	\$84.85	AUGRES TWP	
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	960	\$65.12	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	1,740	\$49.81	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	1,288	\$114.54	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	1,848	\$77.79	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	1,645	\$86.34	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	1,740	\$91.13	DEEP RIVER	
007-0-013-100-015-00	229 MAPLE RIDGE ROAD	08/04/22	WD	\$165,000	\$53,300	32.30	\$163,801	\$57,662	\$107,338	\$154,722	0.694	1,150	\$93.34	MASON	
007-0-013-400-005-05	1501 N M-65	10/07/22	WD	\$125,000	\$35,900	28.72	\$113,459	\$24,100	\$100,900	\$130,261	0.775	1,076	\$93.77	MASON	
007-0-018-200-020-05	1836 N BRIGGS ROAD	09/16/22	WD	\$146,000	\$40,500	27.74	\$142,949	\$12,510	\$133,490	\$190,144	0.702	2,204	\$60.57	MASON	
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	1,450	\$53.39	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	1,280	\$96.10	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	1,087	\$38.04	MASON	
007-0-028-100-015-10	900 N BLACK ROAD	10/29/21	WD	\$189,900	\$56,000	29.49	\$186,569	\$42,359	\$147,541	\$210,219	0.702	1,152	\$128.07	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	1,784	\$57.78	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	1,365	\$78.02	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	2,639	\$65.10	TURNER	
Totals:				\$3,103,800	\$1,107,400		\$3,191,378		\$2,298,775	\$3,517,880			\$73.97		
AGRICULTURAL ECF COUNTY WIDE STUDY				Sale. Ratio =>		35.68		E.C.F. =>		0.653					
				Std. Dev. =>		8.85		Ave. E.C.F. =>		0.649					
								2023 ECF =>	0.60	2024 ECF =>	0.65				

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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	1,536	\$56.60	ARENAC TWP	
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	13,394	\$11.68	AUGRES TWP	
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	4,136	\$13.24	MOFFAT TWP	
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	700	\$61.27	SIMS TWP	
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	3,136	\$15.60	SIMS TWP	
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	3,320	\$5.02	STANDISH TWP	
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	1,088	\$88.14	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	1,520	\$37.40	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	6,000	\$18.62	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	2,800	\$16.90	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	2,145	\$42.38	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	5,166	\$34.14	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	1,664	\$18.39	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	4,544	\$7.01	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	4,056	\$23.95	CITY OF STAND	
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	738	\$34.14	CITY OF STAND	
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	1,440	\$56.58	CITY OF STAND	
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	2,616	\$33.04	CITY OF STAND	
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	3,080	\$35.12	CITY OF STAND	
Totals:				\$2,264,500	\$1,003,600		\$2,354,731		\$1,446,544	\$2,871,124			\$32.06		
COMM/INDUST ECF COUNTY WIDE STUDY				Sale. Ratio =>		44.32			E.C.F. =>		0.504				
				Std. Dev. =>		17.00			Ave. E.C.F. =>		0.493				
							2023 ECF =>	0.50	2024 ECF =>	0.50					