Arenac Township Economic Condition Factor

April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Other Parcels in Sale	Property Class
002-0-001-400-005-12	318 M-65	11/07/23	WD	03-ARM'S LENGTH	$135,000	$56,800	42.07	$27,000	$108,000	$123,550	0.874	1,532	$70.50		401
002-0-019-100-010-20	2668 STERLING RD	10/23/23	WD	03-ARM'S LENGTH	$200,000	$70,200	35.10	$47,726	$152,274	$153,734	0.991	1,476	$103.17		401
002-0-021-200-010-00	1837 N HURON RD	11/06/24	WD	03-ARM'S LENGTH	$128,000	$56,400	44.06	$18,968	$109,032	$125,711	0.867	1,032	$105.65		401
002-0-022-400-020-01	1100 CONRAD RD	03/21/24	WD	03-ARM'S LENGTH	$176,000	$56,700	32.22	$30,040	$145,960	$140,909	1.036	1,256	$116.21		401
002-0-023-200-025-00	1609 STATE RD	01/31/25	WD	03-ARM'S LENGTH	$192,000	$70,700	36.82	$81,686	$110,314	$103,039	1.071	1,512	$72.96		401
002-0-025-300-020-00	2255 SCHULTZ DR	10/30/23	WD	03-ARM'S LENGTH	$335,000	$156,400	46.69	$18,575	$316,425	$392,735	0.806	2,488	$127.18		401
002-0-025-300-021-00	2274 SCHULTZ DR	07/26/23	WD	03-ARM'S LENGTH	$115,000	$56,900	49.48	$30,040	$84,960	$114,499	0.742	1,120	$75.86		401
002-0-027-300-035-10	1310 WYATT RD	07/21/23	WD	03-ARM'S LENGTH	$265,000	$139,300	52.57	$31,900	$233,100	$305,506	0.763	2,710	$86.01		401
002-0-034-100-050-75	1232 STOVER RD	11/18/24	WD	03-ARM'S LENGTH	$310,000	$122,600	39.55	$58,372	$251,628	$263,444	0.955	1,629	$154.47		401
002-0-034-200-020-05	1401 WYATT RD	05/25/23	WD	19-MULTI PARCEL	$317,000	$112,500	35.49	$125,068	$191,932	$221,541	0.866	1,240	$154.78	002-0-034-200-020-01	401
002-0-036-100-030-15	218 W STOVER RD	08/09/23	WD	03-ARM'S LENGTH	$350,000	$152,800	43.66	$89,316	$260,684	$299,006	0.872	2,112	$123.43		401
	Totals:				**$2,523,000**	**$1,051,300**			**$1,964,309**	**$2,243,674**			**$108.20**		
						Sale. Ratio =>	**41.67**			**E.C.F. =>**	**0.875**				
RESIDENTIAL ECF						**Std. Dev. =>**	**6.43**			**Ave. E.C.F. =>**	**0.895**				
								2025 ECF =>	**0.82**	**2026 ECF =>**	**0.890**				

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Other Parcels in Sale	Property Class
004-0-014-300-015-19	3890 BERRY RD	11/01/24	WD	03-ARM'S LENGTH	$620,000	$306,100	49.37	$87,655	$532,345	$859,516	0.619	15,264	$34.88		201
005-1-000-000-010-05	E MAIN	11/09/23	WD	03-ARM'S LENGTH	$170,000	$58,800	34.59	$36,090	$133,910	$249,877	0.536	4,188	$31.97		201
005-1-000-000-335-01	112 MAIN ST	05/19/23	WD	03-ARM'S LENGTH	$140,000	$51,600	36.86	$17,096	$122,904	$233,065	0.527	4,780	$25.71		201
006-0-015-400-020-00	4464 S HURON ROAD	10/27/23	MLC	03-ARM'S LENGTH	$283,000	$100,100	35.37	$99,407	$183,593	$328,495	0.559	3,528	$52.04		201
009-0-018-100-040-01	3468 E HURON RD	08/24/23	WD	03-ARM'S LENGTH	$425,000	$110,300	25.95	$111,395	$313,605	$392,901	0.798	5,426	$57.80		201
012-2-H10-000-054-00	194 N HURON	01/12/24	MLC	03-ARM'S LENGTH	$375,000	$170,500	45.47	$200,926	$174,074	$284,771	0.611	4,798	$36.28		201
020-0-006-000-007-00	400 W HURON ROAD	08/12/24	WD	03-ARM'S LENGTH	$120,000	$51,300	42.75	$49,187	$70,813	$135,039	0.524	1,520	$46.59		201
020-0-009-000-005-00	149 W HURON ROAD	09/26/23	WD	03-ARM'S LENGTH	$150,000	$55,200	36.80	$40,717	$109,283	$211,328	0.517	2,297	$47.58		201
020-0-013-000-120-05	110 E HURON ROAD	06/24/24	WD	03-ARM'S LENGTH	$160,000	$75,800	47.38	$79,709	$80,291	$162,864	0.493	3,060	$26.24		201
040-3-000-000-826-20	529 S MAIN ST	05/24/24	WD	03-ARM'S LENGTH	$3,100,000	$1,279,900	41.29	$451,582	$2,648,418	$4,690,814	0.565	56,674	$46.73		201
040-3-200-000-100-00	104 E CEDAR ST	03/20/25	LC	03-ARM'S LENGTH	$212,000	$70,200	33.11	$17,119	$194,881	$279,758	0.697	4,297	$45.35		201
040-3-200-000-137-00	206 E CEDAR ST	03/12/24	WD	03-ARM'S LENGTH	$92,500	$33,400	36.11	$37,167	$55,333	$111,655	0.496	1,682	$32.90		201
040-3-400-000-213-00	402 S MAIN ST	02/28/24	WD	03-ARM'S LENGTH	$335,000	$140,200	41.85	$62,337	$272,663	$530,337	0.514	7,248	$37.62		201
040-6-011-300-046-23	3800 S HURON RD	08/23/24	WD	03-ARM'S LENGTH	$160,000	$73,800	46.13	$61,719	$98,281	$166,667	0.590	2,217	$44.33		201
040-6-011-300-060-00	3768 S HURON RD	03/14/25	LC	19-MULTI PARCEL	$450,000	$145,300	32.29	$121,995	$328,005	$626,384	0.524	17,688	$18.54	040-3-400-000-216-02	201
	Totals:				**$6,792,500**	**$2,722,500**			**$5,318,399**	**$9,263,471**			**$38.97**		
						Sale. Ratio =>	**40.08**			**E.C.F. =>**	**0.574**				
COUNTY-WIDE COMM/INDUST ECF						**Std. Dev. =>**	**6.54**			**Ave. E.C.F. =>**	**0.571**				
								2025 ECF =>	**0.53**	**2026 ECF =>**	**0.570**				

Arenac Township Economic Condition Factor

April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Other Parcels in Sale
002-0-021-200-010-00	1837 N HURON RD	11/06/24	WD	03-ARM'S LENGTH	$128,000	$56,400	44.06	$10,666	$117,334	$126,269	0.929	1,056	$111.11	
002-0-022-400-020-01	1100 CONRAD RD	03/21/24	WD	03-ARM'S LENGTH	$179,000	$49,200	27.49	$23,602	$155,398	$174,189	0.892	1,196	$129.93	
002-0-034-100-050-75	1232 STOVER RD	11/18/24	WD	03-ARM'S LENGTH	$310,000	$122,600	39.55	$90,365	$219,635	$269,336	0.815	2,044	$107.45	
003-0-014-200-025-12	2111 E HURON RD	02/09/24	WD	03-ARM'S LENGTH	$170,000	$77,500	45.59	$17,731	$152,269	$221,307	0.688	2,124	$71.69	
003-0-018-200-010-10	70 NOGGLE	11/03/23	WD	03-ARM'S LENGTH	$148,500	$47,700	32.12	$27,435	$121,065	$163,977	0.738	1,256	$96.39	
003-0-023-200-030-10	2101 JODWAY RD	06/09/23	WD	03-ARM'S LENGTH	$120,000	$45,900	38.25	$35,174	$84,826	$118,429	0.716	816	$103.95	
003-0-024-300-015-05	1941 S SANTIAGO RD	01/13/25	WD	19-MULTI PARCEL	$310,000	$106,000	34.19	$65,600	$244,400	$230,377	1.061	2,075	$117.78	003-0-024-300-010-16
003-0-025-300-012-00	2399 S SANTIAGO RD	07/01/24	LC	03-ARM'S LENGTH	$110,000	$84,500	76.82	$28,577	$81,423	$238,819	0.341	3,240	$25.13	
004-0-008-100-045-00	2269 MELITA RD	01/03/25	WD	03-ARM'S LENGTH	$60,000	$38,000	63.33	$12,495	$47,505	$68,456	0.694	862	$55.11	
004-0-013-100-046-19	1810 NORTH RD	07/03/24	WD	03-ARM'S LENGTH	$150,000	$107,000	71.33	$38,217	$111,783	$232,459	0.481	1,800	$62.10	
004-0-014-200-005-09	3781 MAPLE RIDGE RD	10/08/23	WD	03-ARM'S LENGTH	$56,000	$43,900	78.39	$17,104	$38,896	$114,703	0.339	1,996	$19.49	
004-0-014-300-011-00	1748 BISHOP	08/09/23	WD	03-ARM'S LENGTH	$132,000	$36,800	27.88	$23,290	$108,710	$113,547	0.957	1,224	$88.82	
004-0-028-400-028-20	4672 KNIGHT RD	10/15/24	WD	03-ARM'S LENGTH	$160,000	$90,700	56.69	$42,202	$117,798	$132,653	0.888	1,212	$97.19	
005-0-010-200-002-23	561 DEEP RIVER RD	07/09/24	WD	03-ARM'S LENGTH	$145,000	$52,700	36.34	$34,255	$110,745	$116,967	0.947	1,296	$85.45	
005-0-018-100-022-00	1244 MELITA RD	04/17/24	WD	03-ARM'S LENGTH	$70,000	$56,900	81.29	$14,548	$55,452	$122,720	0.452	1,339	$41.41	
005-0-021-200-020-00	4858 STERLING RD	08/30/24	WD	03-ARM'S LENGTH	$160,000	$54,500	34.06	$41,492	$118,508	$174,349	0.680	1,440	$82.30	
005-0-026-400-010-00	3596 WYATT RD	10/13/23	WD	03-ARM'S LENGTH	$185,000	$81,800	44.22	$39,747	$145,253	$210,751	0.689	2,122	$68.45	
005-0-026-400-010-00	3596 WYATT RD	11/15/24	WD	03-ARM'S LENGTH	$220,000	$94,300	42.86	$39,747	$180,253	$210,751	0.855	2,122	$84.94	
005-0-032-300-020-23	5477 TOWNLINE RD	12/11/23	WD	03-ARM'S LENGTH	$125,000	$42,600	34.08	$10,361	$114,639	$140,519	0.816	1,144	$100.21	
007-0-014-200-040-10	1875 FIRE ROAD	06/22/23	WD	03-ARM'S LENGTH	$135,900	$56,200	41.35	$15,201	$120,699	$201,168	0.600	2,712	$44.51	
007-0-018-300-020-00	1680 BRIGGS ROAD	02/25/25	WD	03-ARM'S LENGTH	$17,555	$7,500	42.72	$6,016	$11,539	$17,544	0.658	1,000	$11.54	
007-0-027-200-017-00	1435 W MAIN STREET ROAD	05/31/23	WD	03-ARM'S LENGTH	$103,000	$39,000	37.86	$10,863	$92,137	$135,711	0.679	1,304	$70.66	
007-0-035-200-005-04	873 W TOWNSEND ROAD	03/26/25	WD	03-ARM'S LENGTH	$70,000	$50,200	71.71	$16,327	$53,673	$131,961	0.407	1,172	$45.80	
010-0-001-400-035-00	3218 PINE RIVER RD	11/20/24	WD	03-ARM'S LENGTH	$80,000	$62,900	78.63	$23,672	$56,328	$154,087	0.366	1,176	$47.90	
010-0-022-100-020-05	4251 SAGATOO RD	02/14/25	WD	03-ARM'S LENGTH	$110,000	$65,100	59.18	$10,952	$99,048	$111,676	0.887	976	$101.48	
010-0-025-200-010-00	3391 BORDEAU RD	07/24/23	WD	03-ARM'S LENGTH	$210,000	$69,900	33.29	$26,119	$183,881	$190,904	0.963	1,344	$136.82	
010-0-027-200-020-02	4298 LALONDE RD	08/23/23	WD	03-ARM'S LENGTH	$103,000	$71,700	69.61	$22,544	$80,456	$142,243	0.566	1,828	$44.01	
010-0-034-100-040-00	4149 WORTH RD	07/22/24	WD	03-ARM'S LENGTH	$120,000	$51,500	42.92	$18,359	$101,641	$164,583	0.618	1,215	$83.66	
010-0-034-100-040-00	4149 WORTH RD	08/11/25	WD	03-ARM'S LENGTH	$164,900	$51,700	31.35	$18,359	$146,541	$164,583	0.890	1,215	$120.61	
010-0-034-300-015-02	4446 BAY ARENAC LINE RD	10/28/24	WD	03-ARM'S LENGTH	$255,000	$116,700	45.76	$47,492	$207,508	$259,265	0.800	1,800	$115.28	
010-1-020-200-015-00	4511 LENTZ RD	04/25/23	WD	03-ARM'S LENGTH	$138,500	$33,500	24.19	$16,857	$121,643	$138,847	0.876	1,144	$106.33	
010-1-020-200-015-00	4511 LENTZ RD	06/09/25	WD	03-ARM'S LENGTH	$175,000	$48,000	27.43	$16,857	$158,143	$138,847	1.139	1,144	$138.24	
011-0-005-300-010-01	6393 DYER RD	09/04/24	WD	03-ARM'S LENGTH	$134,000	$38,400	28.66	$15,534	$118,466	$111,523	1.062	1,248	$94.92	
011-0-006-400-015-05	2559 SHAFFER RD	12/01/23	WD	03-ARM'S LENGTH	$71,000	$34,500	48.59	$12,384	$58,616	$84,384	0.695	780	$75.15	
011-0-008-100-025-00	2297 N LENTNER RD	08/01/23	WD	03-ARM'S LENGTH	$111,500	$54,600	48.97	$18,890	$92,610	$131,775	0.703	1,290	$71.79	
011-0-009-100-015-00	2269 SHENFIELD RD	06/03/24	WD	03-ARM'S LENGTH	$128,000	$47,200	36.88	$7,769	$120,231	$167,919	0.716	1,474	$81.57	
011-0-019-100-005-05	394 E SWARTZ RD	11/30/23	WD	03-ARM'S LENGTH	$128,000	$55,000	42.97	$29,408	$98,592	$121,611	0.811	1,323	$74.52	
011-0-034-400-020-00	1865 E BESSINGER RD	06/15/23	WD	03-ARM'S LENGTH	$300,000	$154,700	51.57	$130,644	$169,356	$253,871	0.667	2,018	$83.92	
	Totals:				**$5,493,855**	**$2,397,300**			**$4,417,000**	**$6,003,076**			**$81.52**	

COUNTY-WIDE AGRICULTURAL ECF	**Sale. Ratio =>**	**43.64**			**E.C.F. =>**	**0.736**	
	Std. Dev. =>	**16.43**			**Ave. E.C.F. =>**	**0.739**	
			2025 ECF =>	**0.68**	**2026 ECF =>**	**0.740**	