

Tawas Township Economic Condition Factor Study
April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
100-003-200-003-50	1277 TOWNLINE RD	07/12/24	WD	03-ARM'S LENGTH	\$192,700	\$78,800	40.89	\$25,156	\$167,544	\$147,106	1.139	1,148	\$145.94	SEC
100-004-200-005-00	1027 LORENZ RD	02/06/24	WD	08-ESTATE	\$145,000	\$84,600	58.34	\$58,114	\$86,886	\$123,411	0.704	1,008	\$86.20	SEC
100-005-100-007-00	1204 S LORENZ RD	11/18/24	WD	03-ARM'S LENGTH	\$140,000	\$112,500	80.36	\$131,036	\$8,964	\$104,493	0.086	884	\$10.14	SEC
100-006-100-005-80	1180 S MCARDLE RD	07/31/23	WD	03-ARM'S LENGTH	\$194,000	\$107,400	55.36	\$37,938	\$156,062	\$196,617	0.794	1,130	\$138.11	SEC
101-009-100-003-50	1254 N PLANK RD	04/14/23	WD	03-ARM'S LENGTH	\$218,000	\$102,300	46.93	\$58,674	\$159,326	\$162,130	0.983	988	\$161.26	SEC
101-009-300-007-00	1120 N LORENZ RD	06/17/24	WD	03-ARM'S LENGTH	\$149,000	\$67,200	45.10	\$29,229	\$119,771	\$116,897	1.025	1,295	\$92.49	SEC
101-015-200-004-00	955 N PLANK RD	04/26/24	WD	03-ARM'S LENGTH	\$385,000	\$129,300	33.58	\$69,000	\$316,000	\$210,561	1.501	1,056	\$299.24	SEC
101-017-200-001-00	870 MCARDLE RD	11/27/24	WD	03-ARM'S LENGTH	\$457,500	\$204,300	44.66	\$353,041	\$104,459	\$61,666	1.694	698	\$149.65	SEC
101-017-300-003-10	2448 MILLER RD	12/13/24	WD	09-RELATED ENTITY	\$201,800	\$106,400	52.73	\$62,514	\$139,286	\$166,900	0.835	2,276	\$61.20	SEC
101-017-300-006-10	2300 W MILLER RD	01/10/24	WD	03-ARM'S LENGTH	\$485,000	\$263,600	54.35	\$67,119	\$417,881	\$511,286	0.817	3,176	\$131.57	SEC
101-019-100-001-30	277 N MCARDLE RD	09/14/24	WD	03-ARM'S LENGTH	\$295,000	\$162,300	55.02	\$33,736	\$261,264	\$323,177	0.808	2,810	\$92.98	SEC
101-019-100-002-50	2735 N MILLER RD	12/27/24	WD	03-ARM'S LENGTH	\$249,900	\$115,800	46.34	\$42,644	\$207,256	\$209,981	0.987	1,872	\$110.71	SEC
101-019-100-002-50	2735 N MILLER RD	03/27/24	WD	03-ARM'S LENGTH	\$145,000	\$115,800	79.86	\$42,644	\$102,356	\$209,981	0.487	1,872	\$54.68	SEC
101-019-400-001-50	241 N MCARDLE RD	01/15/25	WD	03-ARM'S LENGTH	\$195,000	\$85,400	43.79	\$60,162	\$134,838	\$122,906	1.097	816	\$165.24	SEC
101-020-400-001-01	255 N LORENZ RD	06/07/24	WD	19-MULTI PARCEL	\$272,000	\$122,400	45.00	\$80,868	\$191,132	\$182,104	1.050	1,344	\$142.21	SEC
101-021-100-004-00	283 N REMPERS RD	05/08/23	WD	03-ARM'S LENGTH	\$250,000	\$100,800	40.32	\$43,820	\$206,180	\$175,302	1.176	1,880	\$109.67	SEC
101-021-300-003-00	230 N LORENZ RD	06/28/23	WD	03-ARM'S LENGTH	\$211,720	\$89,100	42.08	\$38,396	\$173,324	\$155,381	1.115	2,167	\$79.98	SEC
101-021-400-007-00	46 LILA LN	08/28/24	WD	03-ARM'S LENGTH	\$319,000	\$148,600	46.58	\$37,500	\$281,500	\$288,666	0.975	1,600	\$175.94	SEC
101-022-300-003-80	100 REMPERS RD	05/06/24	WD	03-ARM'S LENGTH	\$275,000	\$127,700	46.44	\$35,734	\$239,266	\$243,986	0.981	1,823	\$131.25	SEC
101-023-100-002-50	635 MILLER RD	09/28/23	WD	03-ARM'S LENGTH	\$260,000	\$113,900	43.81	\$37,955	\$222,045	\$211,047	1.052	1,824	\$121.74	SEC
101-023-300-015-00	91 DEAN RD	03/17/25	WD	03-ARM'S LENGTH	\$210,000	\$100,800	48.00	\$19,443	\$190,557	\$202,446	0.941	1,276	\$149.34	SEC
101-024-100-010-50	452 LAKE MAYNARD TR	12/31/24	WD	03-ARM'S LENGTH	\$200,000	\$108,000	54.00	\$26,639	\$173,361	\$210,401	0.824	1,686	\$102.82	SEC
101-024-100-016-50	349 N WILBER RD	04/22/24	WD	03-ARM'S LENGTH	\$249,000	\$131,600	52.85	\$25,807	\$223,193	\$263,796	0.846	1,728	\$129.16	SEC
101-024-300-018-00	280 W M-55	07/18/24	WD	19-MULTI PARCEL	\$200,000	\$114,600	57.30	\$97,188	\$102,812	\$146,533	0.702	1,348	\$76.27	SEC
101-025-100-020-00	421 EMILY DR	05/10/24	LC	29-LC	\$150,000	\$52,100	34.73	\$13,544	\$136,456	\$100,663	1.356	1,152	\$118.45	SEC
101-025-100-026-00	307 EMILY DR	06/27/24	WD	03-ARM'S LENGTH	\$145,000	\$77,300	53.31	\$22,051	\$122,949	\$147,383	0.834	1,124	\$109.39	SEC
101-025-200-003-00	433 M-55	09/12/23	WD	19-MULTI PARCEL	\$192,500	\$77,200	40.10	\$30,555	\$161,945	\$137,547	1.177	1,113	\$145.50	SEC
101-025-200-012-00	208 S PLANK RD	08/08/24	WD	03-ARM'S LENGTH	\$247,800	\$114,400	46.17	\$35,138	\$212,662	\$215,082	0.989	2,445	\$86.98	SEC
101-026-400-002-70	444 S REMINGTON	03/06/25	WD	03-ARM'S LENGTH	\$411,000	\$203,600	49.54	\$53,974	\$357,026	\$392,512	0.910	1,871	\$190.82	SEC
101-027-200-002-00	1497 M-55	12/12/24	WD	03-ARM'S LENGTH	\$110,000	\$52,400	47.64	\$26,876	\$83,124	\$86,689	0.959	1,008	\$82.46	SEC
101-027-400-009-00	443 OATES RD	09/09/24	WD	08-ESTATE	\$150,000	\$59,700	39.80	\$23,900	\$126,100	\$106,013	1.189	1,080	\$116.76	SEC
101-027-400-011-00	1150 MEADOW RD	03/27/24	WD	03-ARM'S LENGTH	\$175,000	\$83,000	47.43	\$59,000	\$116,000	\$118,990	0.975	1,332	\$87.09	SEC
101-028-100-002-50	110 S REMPERS RD	10/18/24	WD	03-ARM'S LENGTH	\$370,000	\$182,300	49.27	\$47,520	\$322,480	\$352,392	0.915	2,583	\$124.85	SEC
101-030-200-005-00	239 CHAMBERS RD	11/03/23	WD	03-ARM'S LENGTH	\$305,000	\$152,300	49.93	\$95,348	\$209,652	\$232,576	0.901	2,032	\$103.18	SEC
101-030-200-007-00	2931 M-55	07/15/24	WD	19-MULTI PARCEL	\$213,150	\$138,600	65.02	\$154,128	\$59,022	\$136,896	0.431	1,303	\$45.30	SEC
101-033-300-003-40	1972 TOWNLINE RD	12/20/23	WD	03-ARM'S LENGTH	\$210,000	\$135,300	64.43	\$82,812	\$127,188	\$208,666	0.610	1,664	\$76.44	SEC
101-033-400-003-00	1554 TOWNLINE RD	03/18/25	WD	03-ARM'S LENGTH	\$215,000	\$94,600	44.00	\$55,193	\$159,807	\$148,876	1.073	1,104	\$144.75	SEC
101-035-200-003-00	881 MEADOW RD	10/08/24	WD	03-ARM'S LENGTH	\$185,000	\$105,700	57.14	\$62,999	\$122,001	\$164,836	0.740	912	\$133.77	SEC
101-035-400-005-00	566 TOWNLINE RD	11/06/24	WD	03-ARM'S LENGTH	\$139,900	\$81,000	57.90	\$45,644	\$94,256	\$129,176	0.730	1,456	\$64.74	SEC
102-T10-000-018-00	505 TOWNLINE RD	04/26/24	WD	03-ARM'S LENGTH	\$156,000	\$57,600	36.92	\$25,483	\$130,517	\$99,659	1.310	1,104	\$118.22	SEC
Totals:					\$9,274,970	\$4,560,300			\$6,926,448	\$7,524,726			\$116.66	
ALL SECTIONS RESIDENTIAL						Sale. Ratio =>	49.17			E.C.F. =>	0.920			0.282950425
						Std. Dev. =>	10.11			Ave. E.C.F. =>	0.943			
								2025 ECF =>	0.90	2026 ECF =>	0.94			

Tawas Township Economic Condition Factor Study
April 1, 2023 - March 31, 2025

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Location
101-028-400-001-50	1582 MEADOW RD	06/17/24	WD	03-ARM'S LENGTH	\$436,500	\$227,400	52.10	\$95,000	\$341,500	\$449,658	0.759	TAWAS TWP
040-011-300-001-50	1877 S M-65	05/03/23	WD	03-ARM'S LENGTH	\$64,000	\$32,500	50.78	\$25,006	\$38,994	\$47,012	0.829	BURLEIGH TWP
070-002-300-001-20	4566 M-65	04/05/24	WD	03-ARM'S LENGTH	\$145,000	\$65,420	45.12	\$40,164	\$104,836	\$106,304	0.986	PLAINFIELD TWP
080-002-200-003-50	1756 M-65	10/23/24	WD	03-ARM'S LENGTH	\$203,000	\$106,105	52.27	\$13,755	\$189,245	\$232,655	0.813	RENO TWP
050-022-100-001-00	421 N SAND LAKE RD	04/26/23	WD	20-MULTI PARCEL	\$450,000	\$184,500	41.00	\$152,205	\$299,544	\$460,717	0.650	GRANT TWP

Totals: **\$1,298,500** **\$615,925** **\$974,119** **\$1,296,346**

**COUNTY-WIDE
AG**

Sale. Ratio => 47.43
Std. Dev. => 4.99
E.C.F. => 0.751
Ave. E.C.F. => 0.807

2025 ECF => 0.80 **2026 ECF => 0.80**

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.	Property Class	Location
101-027-200-005-10	1427 M-55	05/15/23	WD	19-MULTI PARCEL	\$448,580	\$201,600	44.94	\$314,108	\$134,472	\$118,883	1.131	201	TAWAS CITY
102-T10-000-017-00	1212 S US-23	06/14/24	WD	03-ARM'S LENGTH	\$350,000	\$126,200	36.06	\$74,918	\$275,082	\$236,701	1.162	201	TAWAS CITY
021-O30-000-011-00	4614 INDUSTRIAL ROW	05/23/24	WD	03-ARM'S LENGTH	\$400,000	\$175,200	43.80	\$15,405	\$384,595	\$657,420	0.585	301	OSCODA
031-019-300-001-10	235 MONUMENT	04/28/23	MLC	03-ARM'S LENGTH	\$245,000	\$101,500	41.43	\$49,740	\$195,260	\$361,651	0.540	201	TAWAS CITY
063-011-200-003-00	7433 N US-23	03/15/24	WD	19-MULTI PARCEL	\$770,000	\$247,900	32.19	\$211,468	\$558,532	\$716,797	0.779	201	OSCODA
064-S60-000-023-50	5226 N US-23	09/20/24	WD	03-ARM'S LENGTH	\$103,700	\$70,900	68.37	\$58,139	\$45,561	\$80,741	0.564	201	OSCODA
064-V10-009-006-00	317 S STATE ST	05/29/24	WD	03-ARM'S LENGTH	\$100,000	\$57,600	57.60	\$30,800	\$69,200	\$115,973	0.597	201	OSCODA
064-V10-009-010-00	112 E PARK ST	10/02/23	WD	03-ARM'S LENGTH	\$199,000	\$54,000	27.14	\$22,847	\$176,153	\$208,721	0.844	201	OSCODA
070-014-200-005-10	3890 N M-65	05/08/23	WD	03-ARM'S LENGTH	\$400,000	\$106,400	26.60	\$147,491	\$252,509	\$294,849	0.856	201	HALE
073-L60-999-007-00	4973 N MAIN ST	09/28/23	WD	03-ARM'S LENGTH	\$55,000	\$19,000	34.55	\$12,000	\$43,000	\$72,682	0.592	201	LONG LAKE
080-002-200-002-00	1942 N M65	02/13/24	WD	03-ARM'S LENGTH	\$175,000	\$36,000	20.57	\$54,682	\$120,318	\$140,837	0.854	201	HALE
080-027-100-001-50	40 S M-65	06/03/24	WD	03-ARM'S LENGTH	\$280,000	\$102,500	36.61	\$35,880	\$244,120	\$346,951	0.704	201	WHITTEMORE
121-O40-017-002-00	201 E WESTOVER ST	08/08/24	WD	03-ARM'S LENGTH	\$160,000	\$74,300	46.44	\$16,836	\$143,164	\$173,560	0.825	201	EAST TAWAS
121-O40-026-002-00	114 W STATE ST	06/28/23	WD	03-ARM'S LENGTH	\$129,000	\$46,500	36.05	\$9,682	\$119,318	\$201,942	0.591	201	EAST TAWAS

Totals: **\$3,815,280** **\$327,800** **\$2,761,284** **\$3,727,708**

**COUNTY-WIDE
COMM/INDUST**

Sale. Ratio => 8.59
Std. Dev. => 6.28
E.C.F. => 0.741
Ave. E.C.F. => 0.759

2025 ECF => 0.75 **2026 ECF => 0.75**