

Munising Township Lakefront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Land Value	Land Table	Property Class
006-312-005-40	1791 FF HWY-13	08/31/22	\$330,000	WD	\$330,000	\$49,358	\$280,642	\$274,820	1.021	005	1 Story	\$43,728	ALL LAKEFRONT	401
006-312-027-00	9611 N TOWNLINE LAKE RD	08/22/22	\$280,000	WD	\$280,000	\$52,083	\$227,917	\$201,145	1.133	005	1 Story	\$47,000	ALL LAKEFRONT	401
006-312-029-40	W TOWNLINE LAKE RD	10/28/22	\$117,500	WD	\$117,500	\$76,286	\$41,214	\$42,688	0.965	005	1 Story	\$75,200	ALL LAKEFRONT	401
006-336-020-00	103 CORNER LAKE RD	07/16/21	\$129,000	WD	\$129,000	\$66,980	\$62,020	\$63,278	0.980	005	1 Story	\$64,000	ALL LAKEFRONT	401
006-361-002-20	4395 E SISTER LAKE RD	11/21/22	\$418,000	WD	\$418,000	\$71,340	\$346,660	\$422,568	0.820	005	1 Story	\$71,340	ALL LAKEFRONT	401
006-365-015-51	3876 S LOST LAKE RD	11/22/22	\$289,900	WD	\$289,900	\$103,885	\$186,015	\$148,263	1.255	005	1 Story	\$143,325	ALL LAKEFRONT	401
006-365-035-00	8847 LOST LAKE RD	09/07/21	\$174,000	WD	\$174,000	\$47,951	\$126,049	\$96,235	1.310	005	1+ Story	\$41,600	ALL LAKEFRONT	401
006-376-046-00	3226 BUCKHORN RD	11/11/22	\$255,000	WD	\$255,000	\$45,927	\$209,073	\$244,153	0.856	005	1-1/2 Story	\$45,927	ALL LAKEFRONT	401
006-540-009-00	4152 POWELL LAKE	02/11/22	\$250,000	WD	\$250,000	\$55,930	\$194,070	\$148,260	1.309	005	1 Story	\$55,930	ALL LAKEFRONT	401
006-540-013-00	4126 POWELL LAKE RD	08/12/22	\$129,000	WD	\$129,000	\$55,930	\$73,070	\$71,208	1.026	005	1 Story	\$55,930	ALL LAKEFRONT	401
006-540-018-00	8980 POWELL LAKE RD	09/29/21	\$199,900	WD	\$199,900	\$79,405	\$120,495	\$131,817	0.914	005	1-1/2 Story	\$74,730	ALL LAKEFRONT	401
006-540-019-00	8988 POWELL LAKE RD	08/17/21	\$350,000	WD	\$350,000	\$59,220	\$290,780	\$331,996	0.876	005	2 Story	\$59,220	ALL LAKEFRONT	401
006-540-021-00	9004 POWELL LAKE RD	08/03/21	\$429,000	WD	\$429,000	\$51,700	\$377,300	\$414,129	0.911	005	1 Story	\$51,700	ALL LAKEFRONT	401
006-540-045-00	4191 E POWELL LAKE	08/09/22	\$175,000	WD	\$175,000	\$47,000	\$128,000	\$68,084	1.880	005	1+ Story	\$94,000	ALL LAKEFRONT	401
006-570-055-20	4328 E POWELL LAKE RD	11/17/21	\$293,400	WD	\$293,400	\$66,060	\$227,340	\$191,424	1.188	005	1 Story	\$61,241	ALL LAKEFRONT	401
Totals:			\$3,819,700		\$3,819,700		\$2,890,645	\$2,850,069						
									E.C.F. =>	1.014				

Munising Township Plats-Small Lots ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Land Value	Land Table	Property Class
006-029-031-00	12565 STATE HWY M-28	12/17/21	\$47,000	WD	\$47,000	\$8,050	\$38,950	\$58,837	0.662	001	1-1/4 Story	\$8,050	RESIDENTIAL PLATTED_SMALL LOTS	401
006-031-003-00	5295 ST HWY M-94	03/31/23	\$68,000	WD	\$68,000	\$11,500	\$56,500	\$71,148	0.794	001	1 Story	\$11,500	RESIDENTIAL PLATTED_SMALL LOTS	401
006-031-004-00	5231 ST HWY M-94	05/24/22	\$169,900	WD	\$169,900	\$13,760	\$156,140	\$161,296	0.968	001	1 Story	\$23,000	RESIDENTIAL PLATTED_SMALL LOTS	401
006-032-011-00	12537 MILL ST	05/09/22	\$90,000	WD	\$90,000	\$8,991	\$81,009	\$112,546	0.720	001	1-1/4 Story	\$7,480	RESIDENTIAL PLATTED_SMALL LOTS	401
006-413-083-00	9432 CEDAR ST	10/28/22	\$250,000	LC	\$250,000	\$13,260	\$236,740	\$268,533	0.882	001	1 Story	\$13,260	RESIDENTIAL PLATTED_SMALL LOTS	401
006-450-007-00	9445 MAPLE ST	07/02/21	\$220,000	WD	\$220,000	\$14,130	\$205,870	\$198,206	1.039	001	1-1/4 Story	\$11,500	RESIDENTIAL PLATTED_SMALL LOTS	401
006-450-013-00	6382 ALGER HEIGHTS RD	09/29/22	\$187,000	WD	\$187,000	\$26,409	\$160,591	\$176,457	0.910	001	1 Story	\$16,100	RESIDENTIAL PLATTED_SMALL LOTS	401
006-600-025-00	9845 KINSTON DR	10/27/21	\$235,000	WD	\$235,000	\$18,860	\$216,140	\$219,578	0.984	001	1 Story	\$18,860	RESIDENTIAL PLATTED_SMALL LOTS	401
006-600-027-00	9841 KINSTON DR	05/18/22	\$280,000	WD	\$280,000	\$17,815	\$262,185	\$232,032	1.130	001	1 Story	\$16,445	RESIDENTIAL PLATTED_SMALL LOTS	401
006-662-008-00	9577 PROSPECT ST	07/18/22	\$160,000	WD	\$160,000	\$15,745	\$144,255	\$168,365	0.857	001	1 Story	\$12,075	RESIDENTIAL PLATTED_SMALL LOTS	401
006-681-015-00	6011 VALLEY VIEW CT	09/21/22	\$307,000	WD	\$307,000	\$19,329	\$287,671	\$288,393	0.997	001	1 Story	\$18,630	RESIDENTIAL PLATTED_SMALL LOTS	401
Totals:			\$2,013,900		\$2,013,900		\$1,846,051	\$1,955,391						
									E.C.F. =>	0.944				

Munising Township Rural ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Land Value	Land Table	Property Class
006-005-007-20	12689 CO RD H-58	01/07/22	\$175,000	WD	\$175,000	\$23,458	\$151,542	\$214,347	0.707	AR1	1 Story	\$23,458	RURAL ACREAGE	401
006-006-023-00	7117 CO RD H-15	04/07/22	\$250,000	WD	\$250,000	\$25,472	\$224,528	\$197,081	1.139	AR1	1 Story	\$144,925	RURAL ACREAGE	401
006-006-042-00	12490 OLSON RD	02/11/22	\$201,005	PTA	\$201,005	\$32,512	\$168,493	\$203,931	0.826	AR1	1 Story	\$23,458	RURAL ACREAGE	401
006-018-001-00	6427 CO RD H-15	04/21/21	\$197,900	WD	\$197,900	\$63,914	\$133,986	\$189,087	0.709	AR1	1-1/2 Story	\$49,134	RURAL ACREAGE	401
006-072-003-15	8480 CO RD H-58	05/18/22	\$150,000	WD	\$150,000	\$42,150	\$107,850	\$149,565	0.721	AR1	MODULAR	\$42,150	RURAL ACREAGE	401
006-082-011-20	12730 CO RD H-58	01/30/23	\$200,000	WD	\$200,000	\$44,567	\$155,433	\$199,774	0.778	AR1	1 Story	\$44,567	RURAL ACREAGE	401
006-154-010-00	10515 CO RD H-58	08/06/21	\$330,000	WD	\$330,000	\$38,980	\$291,020	\$352,073	0.827	AR1	1-1/2 Story	\$36,800	RURAL ACREAGE	401
006-154-014-20	7177 INDANTOWN RD	11/10/22	\$265,000	WD	\$265,000	\$40,928	\$224,072	\$294,983	0.760	AR1	1 Story	\$29,944	RURAL ACREAGE	401
006-156-009-00	7267 HILLTOP RD	05/19/21	\$60,000	WD	\$60,000	\$3,870	\$56,130	\$73,469	0.764	AR1	1 Story	\$3,870	RURAL ACREAGE	401
006-157-002-11	9911 MILLER RD	05/03/22	\$265,000	WD	\$265,000	\$51,548	\$213,452	\$289,723	0.737	AR1	Tri Level	\$44,068	RURAL ACREAGE	401
006-157-011-10	9804 GATES RD	01/03/23	\$124,900	WD	\$124,900	\$26,285	\$98,615	\$111,852	0.882	AR1	1 Story	\$23,075	RURAL ACREAGE	401
006-157-029-00	9915 OLD INDIANTOWN RD	09/21/22	\$400,000	WD	\$400,000	\$64,000	\$336,000	\$460,713	0.729	AR1	2 Story	\$64,000	RURAL ACREAGE	401
006-163-013-00	11961 ROY WRIGHT RD	10/18/22	\$115,000	WD	\$115,000	\$62,002	\$52,998	\$66,910	0.792	AR1	1 Story	\$56,700	RURAL ACREAGE	401
006-168-005-00	9839 OLD INDIANTOWN RD	11/24/21	\$300,000	WD	\$300,000	\$43,101	\$256,899	\$343,229	0.748	AR1	1-1/2 Story	\$63,311	RURAL ACREAGE	401
006-179-009-00	5464 CHAMBERLAIN RD	04/08/22	\$230,000	WD	\$230,000	\$105,482	\$124,518	\$144,061	0.864	AR1	1-1/2 Story	\$53,357	RURAL ACREAGE	401
006-221-002-40	10596 CARMODY RD	08/23/21	\$190,000	WD	\$190,000	\$51,284	\$138,716	\$133,634	1.038	AR1	1-1/2 Story	\$95,284	RURAL ACREAGE	401
006-229-005-45	7948 CARMODY RD	04/30/21	\$200,000	WD	\$200,000	\$50,800	\$149,200	\$199,933	0.746	AR1	1 Story	\$50,800	RURAL ACREAGE	401
006-229-012-35	7783 CARMODY RD	06/24/22	\$185,000	OTH	\$185,000	\$42,907	\$142,093	\$218,902	0.649	AR1	1 Story	\$23,458	RURAL ACREAGE	401
006-229-015-00	7799 CARMODY RD	05/04/22	\$200,000	WD	\$200,000	\$23,458	\$176,542	\$170,576	1.035	AR1	1 Story	\$23,458	RURAL ACREAGE	401
006-231-009-00	7477 CARMODY RD	07/21/21	\$177,000	WD	\$177,000	\$48,585	\$128,415	\$173,251	0.741	AR1	1 Story	\$48,585	RURAL ACREAGE	401
006-232-008-00	7572 CARMODY RD	02/10/23	\$175,000	WD	\$175,000	\$40,736	\$134,264	\$161,052	0.834	AR1	1 Story	\$34,853	RURAL ACREAGE	401
006-233-018-00	10790 CO RD H-58	11/23/22	\$176,000	WD	\$176,000	\$24,707	\$151,293	\$196,115	0.771	AR1	1 Story	\$21,500	RURAL ACREAGE	401
006-233-023-20	7387 MINERS CASTLE RD	12/15/21	\$278,000	WD	\$278,000	\$21,760	\$256,240	\$299,713	0.855	AR1	1 Story	\$21,760	RURAL ACREAGE	401
006-235-016-00	7324 MONETTE RD	07/09/21	\$152,000	WD	\$152,000	\$27,446	\$124,554	\$139,055	0.896	AR1	1 Story	\$27,446	RURAL ACREAGE	401
006-361-001-09	9281 POWELL LAKE RD	06/21/21	\$230,000	WD	\$230,000	\$23,458	\$206,542	\$255,338	0.809	AR1	1 Story	\$23,458	RURAL ACREAGE	401
006-361-010-10	4155 POWELL LAKE RD	10/24/22	\$230,000	WD	\$230,000	\$59,402	\$170,598	\$223,971	0.762	AR1	1 Story	\$35,124	RURAL ACREAGE	401
006-364-035-10	8916 N LOST LAKE RD	10/14/22	\$120,790	WD	\$120,790	\$22,922	\$97,868	\$146,347	0.669	AR1	MODULAR	\$22,922	RURAL ACREAGE	401
006-401-001-00	6995 CONNORS RD	08/05/22	\$379,000	WD	\$379,000	\$52,920	\$326,080	\$395,262	0.825	AR1	1 Story	\$57,005	RURAL ACREAGE	401
006-401-021-00	6931 CONNORS RD	01/10/23	\$130,000	WD	\$130,000	\$56,364	\$73,636	\$103,003	0.715	AR1	1 Story	\$52,643	RURAL ACREAGE	401
006-412-015-20	9352 LEHNEN RD	06/15/22	\$278,000	WD	\$278,000	\$38,780	\$239,220	\$309,583	0.773	AR1	1 Story	\$38,780	RURAL ACREAGE	401
006-412-035-20	6522 ALGER HEIGHTS RD	11/19/21	\$245,000	PTA	\$245,000	\$44,091	\$200,909	\$264,240	0.760	AR1	1 Story	\$42,430	RURAL ACREAGE	401
006-413-027-00	6356 CONNORS RD	05/13/21	\$136,000	WD	\$136,000	\$11,825	\$124,175	\$165,590	0.750	AR1	1 Story	\$11,825	RURAL ACREAGE	401
006-413-118-00	9506 PROSPECT ST	07/30/21	\$146,900	WD	\$146,900	\$18,920	\$127,980	\$157,366	0.813	AR1	1 Story	\$18,920	RURAL ACREAGE	401

Totals: \$6,892,495 \$6,892,495

\$5,563,861 \$7,003,729

E.C.F. => 0.794

Munising Township Shingleton ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Land Value	Land Table	Property Class
006-630-073-00	12431 PARK ST	03/08/23	\$129,600	WD	\$129,600	\$7,907	\$121,693	\$185,295	0.657	002	MODULAR	\$4,250	RESIDENTIAL PLATTED_SMALL LOTS	401
006-630-078-00	5371 MAPLE ST	12/30/21	\$40,000	WD	\$40,000	\$8,528	\$31,472	\$70,108	0.449	002	1 Story	\$5,750	RESIDENTIAL PLATTED_SMALL LOTS	401
006-630-096-00	5364 CHERRY ST	01/25/22	\$33,000	WD	\$33,000	\$4,250	\$28,750	\$63,326	0.454	002	1 Story	\$4,250	RESIDENTIAL PLATTED_SMALL LOTS	401
006-630-107-00	12425 PARK ST	10/15/21	\$95,000	WD	\$95,000	\$16,821	\$78,179	\$166,126	0.471	002	1 Story	\$12,750	RESIDENTIAL PLATTED_SMALL LOTS	401
Totals:			\$297,600		\$297,600		\$260,094	\$484,856						
									E.C.F. =>	0.536				

Munising/Grand Island Township Comm_Ind ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value	Land Table	Property Class
006-029-036-00	12534 STATE HWY M-28	07/15/22	\$305,000	WD	\$490,000	\$334,151	\$155,849	\$235,120	0.663	AR3	\$180,515	COMMERCIAL_INDUSTRIAL	201
006-032-003-00	MILL ST	07/29/21	\$140,000	WD	\$140,000	\$27,937	\$112,063	\$111,292	1.007	AR4	\$19,858	COMMERCIAL_INDUSTRIAL	301
006-168-013-10	9916 STATE HWY M-28	07/19/22	\$3,522,936	WD	\$3,522,936	\$429,632	\$3,093,304	\$2,541,007	1.217	AR3	\$215,954	COMMERCIAL_INDUSTRIAL	201
006-413-095-10	9678 PROSPECT ST	08/11/20	\$184,000	WD	\$184,000	\$14,200	\$169,800	\$160,155	1.060	AR3	\$9,845	COMMERCIAL_INDUSTRIAL	201
006-413-095-10	9678 PROSPECT ST	03/31/22	\$220,000	WD	\$220,000	\$14,200	\$205,800	\$160,155	1.285	AR3	\$9,845	COMMERCIAL_INDUSTRIAL	201
006-413-095-10	9678 PROSPECT ST	11/08/22	\$187,500	WD	\$187,500	\$14,200	\$173,300	\$160,155	1.082	AR3	\$9,845	COMMERCIAL_INDUSTRIAL	201
006-413-097-00	9619 STATE HWY M-28	05/20/22	\$160,000	WD	\$160,000	\$79,239	\$80,761	\$86,585	0.933	AR3	\$78,500	COMMERCIAL_INDUSTRIAL	201
006-525-002-00	ST HWY M-28	07/15/21	\$600,000	WD	\$600,000	\$324,819	\$275,181	\$420,261	0.655	AR3	\$316,989	COMMERCIAL_INDUSTRIAL	201
006-662-020-00	9594 PROSPECT ST	04/07/22	\$145,000	WD	\$145,000	\$18,370	\$126,630	\$132,287	0.957	AR3	\$14,500	COMMERCIAL_INDUSTRIAL	201
Totals:			\$5,464,436		\$5,649,436		\$4,392,688	\$4,007,017					
									E.C.F. =>	1.096			

Munising Township Mobile Homes ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Land Value	Land Table	Property Class
006-031-003-00	5295 ST HWY M-94	03/31/23	\$68,000	WD	\$68,000	\$11,500	\$56,500	\$71,148	0.794	001	\$11,500	RESIDENTIAL PLATTED_SMALL LOTS	401
006-031-005-00	5267 ST HWY M-94	11/18/22	\$98,000	WD	\$98,000	\$8,327	\$89,673	\$151,785	0.591	001	\$6,800	RESIDENTIAL PLATTED_SMALL LOTS	401
006-157-011-10	9804 GATES RD	01/03/23	\$124,900	WD	\$124,900	\$26,285	\$98,615	\$111,852	0.882	AR1	\$23,075	RURAL ACREAGE	401
006-336-020-00	103 CORNER LAKE RD	07/16/21	\$129,000	WD	\$129,000	\$66,980	\$62,020	\$63,278	0.980	005	\$64,000	ALL LAKEFRONT	401
006-540-013-00	4126 POWELL LAKE RD	08/12/22	\$129,000	WD	\$129,000	\$55,930	\$73,070	\$71,208	1.026	005	\$55,930	ALL LAKEFRONT	401
Totals:			\$548,900		\$548,900		\$379,878	\$469,271					
									E.C.F. =>	0.810			