

Munising Twp -Rural Res 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
006-006-030-20	6975 CO RD H-15	07/25/23	\$175,000	WD	\$175,000	\$44,031	\$130,969	\$123,797	1.058	AR1	1 Story	\$31,488	RURAL ACREAGE	401
006-058-001-00	12814 CHAPEL RD	11/24/23	\$464,000	WD	\$464,000	\$54,708	\$409,292	\$341,401	1.199	AR1	1-1/2 Story	\$54,708	RURAL ACREAGE	401
006-154-014-20	7177 INDANTOWN RD	11/10/22	\$265,000	WD	\$265,000	\$42,859	\$222,141	\$270,718	0.821	AR1	1 Story	\$27,190	RURAL ACREAGE	401
006-157-011-10	9804 GATES RD	01/03/23	\$124,900	WD	\$124,900	\$24,310	\$100,590	\$111,039	0.906	AR1	1 Story	\$22,920	RURAL ACREAGE	401
006-179-009-00	5464 CHAMBERLAIN RD	04/08/22	\$230,000	WD	\$230,000	\$107,347	\$122,653	\$143,018	0.858	AR1	1-1/2 Story	\$53,357	RURAL ACREAGE	401
006-229-015-00	7799 CARMODY RD	05/04/22	\$200,000	WD	\$200,000	\$23,200	\$176,800	\$169,356	1.044	AR1	1 Story	\$23,200	RURAL ACREAGE	401
006-232-008-00	7572 CARMODY RD	02/10/23	\$175,000	WD	\$175,000	\$38,144	\$136,856	\$159,869	0.856	AR1	1 Story	\$32,384	RURAL ACREAGE	401
006-236-009-00	11950 CO RD H-58	12/29/23	\$165,500	WD	\$165,500	\$71,447	\$94,053	\$61,196	1.537	AR1	1 Story	\$71,447	RURAL ACREAGE	401
006-361-004-50	4240 AMY LYNN LANE	10/30/23	\$225,000	WD	\$225,000	\$22,780	\$202,220	\$140,956	1.435	AR1	1 Story	\$22,780	RURAL ACREAGE	401
006-361-010-10	4155 POWELL LAKE RD	10/24/22	\$230,000	WD	\$230,000	\$56,499	\$173,501	\$219,809	0.789	AR1	1 Story	\$32,664	RURAL ACREAGE	401
006-401-001-00	6995 CONNORS RD	08/05/22	\$379,000	WD	\$379,000	\$57,005	\$321,995	\$387,628	0.831	AR1	1 Story	\$57,005	RURAL ACREAGE	401
006-401-021-00	6931 CONNORS RD	01/10/23	\$130,000	WD	\$130,000	\$42,286	\$87,714	\$102,251	0.858	AR1	1 Story	\$38,643	RURAL ACREAGE	401
006-401-023-10	6923 CONNORS RD	09/15/23	\$82,500	WD	\$82,500	\$21,860	\$60,640	\$64,417	0.941	AR1	1 Story	\$21,860	RURAL ACREAGE	401
006-413-003-10	9734 OLD INDIANTOWN RD	05/25/23	\$205,000	WD	\$205,000	\$32,668	\$172,332	\$183,530	0.939	AR1	MODULAR	\$29,584	RURAL ACREAGE	401
006-413-016-00	ALGER HEIGHTS	10/23/23	\$91,000	WD	\$91,000	\$14,620	\$76,380	\$51,256	1.490	AR1	1 Story	\$14,620	RURAL ACREAGE	401
006-413-027-00	6356 CONNORS RD	06/29/23	\$204,000	WD	\$204,000	\$11,825	\$192,175	\$164,385	1.169	AR1	1 Story	\$11,825	RURAL ACREAGE	401
006-413-070-00	STATE HWY M-28	12/20/23	\$149,000	WD	\$149,000	\$18,705	\$130,295	\$104,329	1.249	AR1	1-1/2 Story	\$18,705	RURAL ACREAGE	401
Totals:			\$3,494,900		\$3,494,900		\$2,810,606	\$2,798,954						
								E.C.F. =>	1.004					

Munising Twp -Lakes 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
006-311-006-00	BALDY LAKE	05/01/23	\$125,500	WD	\$125,500	\$23,673	\$101,827	\$90,558	1.124	005	1-1/2 Story	\$22,917	ALL LAKEFRONT	401
006-312-005-40	1791 FF HWY-13	08/31/22	\$330,000	WD	\$330,000	\$49,259	\$280,741	\$269,602	1.041	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	\$51,987	\$228,013	\$197,296	1.156	005	1 Story	\$47,000	ALL LAKEFRONT	401
006-312-029-40	W TOWNLINE LAKE RD	10/28/22	\$117,500	WD	\$117,500	\$76,266	\$41,234	\$41,906	0.984	005	1 Story	\$75,200	ALL LAKEFRONT	401
006-323-003-00	1207 E TIE LAKE RD	05/26/23	\$280,000	WD	\$280,000	\$17,343	\$262,657	\$168,630	1.558	005	1 Story	\$11,500	ALL LAKEFRONT	401
006-361-002-20	4395 E SISTER LAKE RD	12/01/23	\$500,000	WD	\$500,000	\$27,800	\$472,200	\$419,453	1.126	005	1 Story	\$27,800	ALL LAKEFRONT	401
006-540-013-00	4126 POWELL LAKE RD	08/12/22	\$129,000	WD	\$129,000	\$55,930	\$73,070	\$70,598	1.035	005	1 Story	\$55,930	ALL LAKEFRONT	401
006-540-045-00	4191 E POWELL LAKE	08/09/22	\$175,000	WD	\$175,000	\$47,000	\$128,000	\$67,583	1.894	005	1+ Story	\$94,000	ALL LAKEFRONT	401
006-570-075-00	4222 POWELL LAKE	07/20/23	\$181,500	WD	\$181,500	\$55,930	\$125,570	\$82,270	1.526	005	1 Story	\$55,930	ALL LAKEFRONT	401
Totals:			\$2,118,500		\$2,118,500		\$1,713,312	\$1,407,895						
									E.C.F. =>	1.217				

Munising Twp -Plats & Small Lots ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Land Value	Land Table	Property Class
006-031-003-00	5295 ST HWY M-94	03/31/23	\$68,000	WD	21-NOT USED/OTHER	\$68,000	\$12,500	\$55,500	\$70,627	0.786	001 1 Story		\$12,500	RESIDENTIAL PLATTED_SMALL LOTS	401
006-031-004-00	5231 ST HWY M-94	05/24/22	\$169,900	WD	21-NOT USED/OTHER	\$169,900	\$27,212	\$142,688	\$158,284	0.901	001 1 Story		\$25,000	RESIDENTIAL PLATTED_SMALL LOTS	401
006-032-011-00	12537 MILL ST	05/09/22	\$90,000	WD	21-NOT USED/OTHER	\$90,000	\$8,959	\$81,041	\$111,727	0.725	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	21-NOT USED/OTHER	\$250,000	\$13,260	\$236,740	\$266,566	0.888	001 1 Story		\$13,260	RESIDENTIAL PLATTED_SMALL LOTS	401
006-450-013-00	6382 ALGER HEIGHTS RD	09/29/22	\$187,000	WD	21-NOT USED/OTHER	\$187,000	\$27,590	\$159,410	\$175,175	0.910	001 1 Story		\$17,500	RESIDENTIAL PLATTED_SMALL LOTS	401
006-450-015-00	9408 STONE ST	04/21/23	\$203,000	WD	21-NOT USED/OTHER	\$203,000	\$12,500	\$190,500	\$187,950	1.014	001 1 Story		\$12,500	RESIDENTIAL PLATTED_SMALL LOTS	401
006-600-024-00	9873 KINSTON DR	04/25/22	\$250,000	WD	21-NOT USED/OTHER	\$250,000	\$14,125	\$235,875	\$148,167	1.592	001 1 Story		\$28,250	RESIDENTIAL PLATTED_SMALL LOTS	401
006-600-027-00	9841 KINSTON DR	05/18/22	\$280,000	WD	21-NOT USED/OTHER	\$280,000	\$19,220	\$260,780	\$230,342	1.132	001 1 Story		\$17,875	RESIDENTIAL PLATTED_SMALL LOTS	401
006-600-027-00	9841 KINSTON DR	03/19/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$19,220	\$260,780	\$230,342	1.132	001 1 Story		\$17,875	RESIDENTIAL PLATTED_SMALL LOTS	401
006-662-008-00	9577 PROSPECT ST	07/18/22	\$160,000	WD	21-NOT USED/OTHER	\$160,000	\$16,719	\$143,281	\$167,133	0.857	001 1 Story		\$13,125	RESIDENTIAL PLATTED_SMALL LOTS	401
006-666-003-00	9617 NELSON ST	09/21/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$17,257	\$60,743	\$59,789	1.016	001 2 Story		\$12,500	RESIDENTIAL PLATTED_SMALL LOTS	401
006-681-015-00	6011 VALLEY VIEW CT	09/21/22	\$307,000	WD	21-NOT USED/OTHER	\$307,000	\$20,936	\$286,064	\$286,283	0.999	001 1 Story		\$20,250	RESIDENTIAL PLATTED_SMALL LOTS	401
Totals:			\$2,322,900			\$2,322,900		\$2,113,402	\$2,092,386						
									E.C.F. =>	1.010					

MUNISING / GRAND ISLAND COMM/IND COMBINED 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
006-032-003-00	MILL ST	07/29/21	\$140,000	WD	\$140,000	\$29,879	\$110,121	\$111,291	0.989	AR4	\$21,800	COMMERCIAL_INDUSTRIAL	301
006-168-013-10	9916 STATE HWY M-28	07/19/22	\$3,522,936	WD	\$3,522,936	\$429,591	\$3,093,345	\$2,443,041	1.266	AR3	\$215,954	COMMERCIAL_INDUSTRIAL	201
006-413-095-10	9678 PROSPECT ST	11/08/22	\$187,500	WD	\$187,500	\$15,048	\$172,452	\$157,552	1.095	AR3	\$10,750	COMMERCIAL_INDUSTRIAL	201
006-413-097-00	9619 STATE HWY M-28	05/20/22	\$160,000	WD	\$160,000	\$79,229	\$80,771	\$84,850	0.952	AR3	\$78,500	COMMERCIAL_INDUSTRIAL	201
006-600-022-00	9896 MILLER RD	01/15/20	\$174,000	WD	\$174,000	\$26,308	\$147,692	\$194,511	0.759	AR3	\$24,650	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:			\$4,329,436		\$4,329,436		\$3,731,011	\$3,123,533					
										E.C.F. =>	1.194		

Munising Twp -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
006-030-026-00	5352 PINE ST	11/16/23	\$62,000	WD	\$62,000	\$6,250	\$55,750	\$78,963	0.706	002	1 Story	\$6,250	RESIDENTIAL PLATTED_SMALL LOTS	401
006-030-038-00	12477 STATE HWY M-28	08/11/23	\$70,000	WD	\$70,000	\$22,125	\$47,875	\$91,347	0.524	002	1-1/4 Story	\$22,125	RESIDENTIAL PLATTED_SMALL LOTS	401
006-630-009-00	PINE ST	08/16/23	\$84,000	WD	\$84,000	\$4,250	\$79,750	\$100,922	0.790	002	1 Story	\$12,750	RESIDENTIAL PLATTED_SMALL LOTS	401
006-630-073-00	12431 PARK ST	03/08/23	\$129,600	WD	\$129,600	\$14,090	\$115,510	\$189,756	0.609	002	MODULAR	\$10,500	RESIDENTIAL PLATTED_SMALL LOTS	401
Totals:			\$345,600		\$345,600		\$298,885	\$460,987		E.C.F. => 0.648				

Munising Twp -Mobile Home ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-007-029-00	6699 CO RD H-15	10/03/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$54,428	\$32,572	\$58,073	0.561
006-157-011-10	9804 GATES RD	01/03/23	\$124,900	WD	21-NOT USED/OTHER	\$124,900	\$24,310	\$100,590	\$111,039	0.906
006-401-023-10	6923 CONNORS RD	09/15/23	\$82,500	WD	03-ARM'S LENGTH	\$82,500	\$21,860	\$60,640	\$64,417	0.941
006-413-016-00	ALGER HEIGHTS	10/23/23	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$14,620	\$76,380	\$51,256	1.490
Totals:			\$385,400			\$385,400		\$270,182	\$284,784	
									E.C.F. =>	0.949