

Whitney Township Economic Condition Factor Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	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
012-0-001-400-010-00	1273 DYER RD	09/20/22	WD	03-ARM'S LENGTH	\$159,900	\$37,100	23.20	\$109,822	\$11,030	\$148,870	\$121,965	1.221	1,346	\$110.60	RU
012-0-012-100-010-15	2438 N HURON	12/06/22	WD	03-ARM'S LENGTH	\$50,500	\$24,400	48.32	\$75,983	\$26,629	\$23,871	\$59,463	0.401	984	\$24.26	HWY
012-0-012-100-010-30	2470 N HURON RD	11/08/23	WD	03-ARM'S LENGTH	\$120,000	\$39,900	33.25	\$99,963	\$34,719	\$85,281	\$78,607	1.085	1,008	\$84.60	HWY
012-0-024-100-225-00	1409 N HURON RD	07/18/22	WD	19-MULTI PARCEL AR	\$140,000	\$23,400	16.71	\$90,802	\$17,608	\$122,392	\$88,186	1.388	960	\$127.49	HWY
012-0-024-400-095-00	1103 N HURON	06/19/23	WD	03-ARM'S LENGTH	\$175,000	\$64,900	37.09	\$144,181	\$46,429	\$128,571	\$120,681	1.065	1,758	\$73.13	RU
012-0-030-100-005-20	3282 TWINING RD	08/10/23	WD	19-MULTI PARCEL AR	\$350,000	\$137,800	39.37	\$283,092	\$149,249	\$200,751	\$152,094	1.320	1,580	\$127.06	RU
012-0-034-200-010-00	492 DELANO ROAD	10/03/23	WD	03-ARM'S LENGTH	\$114,900	\$35,900	31.24	\$109,430	\$10,397	\$104,503	\$122,263	0.855	1,200	\$87.09	RU
012-2-A10-000-003-00	2637 N HURON	05/23/22	WD	03-ARM'S LENGTH	\$54,000	\$26,800	49.63	\$83,063	\$31,539	\$22,461	\$62,077	0.362	1,147	\$19.58	HWY
012-2-B20-000-011-00	1693 N HURON	01/13/23	WD	03-ARM'S LENGTH	\$145,000	\$59,300	40.90	\$155,037	\$65,486	\$79,514	\$107,893	0.737	1,152	\$69.02	HWY
012-2-B71-000-041-00	2691 NORTH LAKE DRIVE	10/14/22	WD	19-MULTI PARCEL AR	\$110,000	\$56,000	50.91	\$115,781	\$75,005	\$34,995	\$48,543	0.721	572	\$61.18	BL
012-2-B71-000-045-00	2704 N HURON	05/04/22	WD	03-ARM'S LENGTH	\$200,000	\$91,800	45.90	\$190,873	\$59,511	\$140,489	\$158,267	0.888	3,038	\$46.24	BL
012-2-H18-000-090-00	367 DEER RUN	08/11/23	WD	03-ARM'S LENGTH	\$22,000	\$17,700	80.45	\$41,253	\$17,121	\$4,879	\$29,075	0.168	784	\$6.22	HBL
012-2-H30-000-021-00	5800 HURON WOODS DR	08/15/22	WD	19-MULTI PARCEL AR	\$349,500	\$126,600	36.22	\$253,194	\$45,054	\$304,446	\$297,343	1.024	2,256	\$134.95	SUBW
012-2-R10-000-003-00	5733 HAMMEL BEACH RD	08/19/22	WD	03-ARM'S LENGTH	\$43,000	\$29,100	67.67	\$52,477	\$12,279	\$30,721	\$48,431	0.634	992	\$30.97	HBL
012-2-R10-000-021-00	5639 HAMMELL BEACH RD	10/27/23	WD	03-ARM'S LENGTH	\$100,000	\$60,100	60.10	\$111,225	\$21,476	\$78,524	\$108,131	0.726	1,128	\$69.61	HBL

Totals: **\$2,133,800** **\$830,800** **\$1,916,176** **\$1,510,268** **\$1,603,020** **\$71.47**

**RESIDENTIAL
NON LAKEFRONT**

Sale. Ratio => **38.94**
Std. Dev. => **16.57** E.C.F. => **0.897**

2024 ECF => 0.83 **2025 ECF => 0.89**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	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
012-0-024-100-155-00	1282 N HURON	09/15/22	WD	03-ARM'S LENGTH	\$249,900	\$110,900	44.38	\$303,672	\$177,879	\$72,021	\$89,852	0.802	1,190	\$60.52	LF
012-2-B70-000-013-00	2462 NORTHEAST DR	06/03/22	WD	03-ARM'S LENGTH	\$370,000	\$125,800	34.00	\$334,628	\$152,293	\$217,707	\$130,239	1.672	1,620	\$134.39	LF
012-2-B70-000-022-00	2426 NORTHEAST DR	07/08/22	WD	03-ARM'S LENGTH	\$359,900	\$90,900	25.26	\$262,681	\$147,754	\$212,146	\$114,927	1.846	984	\$215.60	LF
012-2-B70-000-023-00	2418 EAST DR	10/03/23	QC	03-ARM'S LENGTH	\$515,000	\$190,300	36.95	\$422,281	\$144,440	\$370,560	\$198,458	1.867	1,890	\$196.06	LF
012-2-B70-000-032-00	2364 EAST DR	09/22/22	WD	03-ARM'S LENGTH	\$240,000	\$92,100	38.38	\$245,934	\$134,775	\$105,225	\$79,399	1.325	1,008	\$104.39	LF
012-2-B70-000-038-00	2330 N EAST DR	08/31/22	WD	19-MULTI PARCEL AR	\$360,000	\$146,000	40.56	\$319,658	\$216,569	\$143,431	\$124,884	1.149	1,584	\$90.55	LF
012-2-H10-000-056-00	182 N HURON	09/09/22	WD	03-ARM'S LENGTH	\$359,900	\$152,700	42.43	\$400,629	\$136,851	\$223,049	\$188,413	1.184	2,188	\$101.94	LF
012-2-H90-000-004-00	1860 N HURON	01/04/24	WD	03-ARM'S LENGTH	\$245,000	\$94,400	38.53	\$274,579	\$142,270	\$102,730	\$94,506	1.087	1,440	\$71.34	LF
012-2-H90-000-008-00	1842 N HURON	08/30/22	WD	03-ARM'S LENGTH	\$450,000	\$247,200	54.93	\$557,955	\$256,107	\$193,893	\$215,606	0.899	2,532	\$76.58	LF
012-2-H90-000-025-00	1766 N HURON	07/21/22	WD	03-ARM'S LENGTH	\$250,000	\$68,800	27.52	\$201,821	\$137,827	\$112,173	\$71,320	1.573	708	\$158.44	LF
012-2-S80-000-015-00	2076 N HURON	10/14/22	WD	03-ARM'S LENGTH	\$750,000	\$263,400	35.12	\$657,871	\$292,058	\$457,942	\$261,295	1.753	2,670	\$171.51	LF
012-2-W40-000-005-00	530 N HURON	09/14/22	WD	03-ARM'S LENGTH	\$312,000	\$94,500	30.29	\$266,195	\$104,041	\$207,959	\$115,824	1.795	1,974	\$105.35	LF

Totals: **\$4,461,700** **\$1,677,000** **\$4,247,904** **\$2,418,836** **\$1,684,723** **\$123.89**

**RESIDENTIAL
LAKE HURON FRONTAGE**

Sale. Ratio => **37.59**
Std. Dev. => **8.01** E.C.F. => **1.413**

2024 ECF => 1.40 **2025 ECF => 1.40**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	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
012-2-W50-000-102-00	576 N HURON	10/02/23	WD	03-ARM'S LENGTH	\$275,000	\$137,500	50.00	\$316,334	\$150,000	\$125,000	\$156,334	0.800	1,661	\$75.26	CONDO
012-2-W50-000-301-00	576 N HURON	09/30/22	WD	03-ARM'S LENGTH	\$370,000	\$124,600	33.68	\$348,337	\$150,000	\$220,000	\$187,337	1.174	2,019	\$108.96	CONDO
012-2-W50-000-302-00	576 N HURON	02/27/24	WD	03-ARM'S LENGTH	\$300,000	\$137,500	45.83	\$316,334	\$150,000	\$150,000	\$156,334	0.959	1,661	\$90.31	CONDO
012-2-W50-000-303-00	576 N HURON	06/09/23	WD	03-ARM'S LENGTH	\$275,000	\$137,500	50.00	\$316,334	\$150,000	\$125,000	\$156,334	0.800	1,661	\$75.26	CONDO
012-2-W50-000-304-00	576 N HURON	11/02/22	WD	03-ARM'S LENGTH	\$300,000	\$129,900	43.30	\$345,572	\$150,000	\$150,000	\$185,572	0.808	1,967	\$76.26	CONDO

Totals: **\$1,520,000** **\$667,000** **\$1,642,911** **\$770,000** **\$841,911** **\$85.21**

**RESIDENTIAL
WHITESTONE CONDO**

Sale. Ratio => **43.88**
Std. Dev. => **6.72** E.C.F. => **0.915**

2024 ECF => 1.00 **2025 ECF => 0.91**

Whitney Township Economic Condition Factor Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	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
012-2-P70-000-016-01	5853 PRESCOTT	09/28/22	LC	29-SELLERS INTEREST	\$50,000	\$11,500	23.00	\$25,119	\$19,276	\$30,724	\$16,721	1.837	528	\$58.19	PM
012-2-P70-000-026-00	5894 PRESCOTT	01/18/24	WD	03-ARM'S LENGTH	\$37,000	\$21,800	58.92	\$47,549	\$18,990	\$18,010	\$53,885	0.334	684	\$26.33	PM
012-2-P70-000-031-00	5854 PRESCOTT	08/04/22	WD	03-ARM'S LENGTH	\$38,600	\$13,800	35.75	\$33,808	\$16,297	\$22,303	\$33,040	0.675	676	\$32.99	PM
Totals:					\$125,600	\$47,100		\$106,476		\$71,037	\$103,645			\$39.17	
RESIDENTIAL PRESCOTT MOBILE							Sale. Ratio =>	37.50				E.C.F. =>	0.685		
							Std. Dev. =>	18.21				2024 ECF =>	0.53	2025 ECF =>	0.68

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
002-0-030-100-020-00	2515 W HURON RD	11/28/22	WD	03-ARM'S LENGTH	\$135,000	\$41,200	30.52	\$115,555	\$55,317	\$79,683	\$119,520	0.667	1,536	\$51.88	
004-0-002-400-010-02	LAGRANT RD	11/16/22	WD	03-ARM'S LENGTH	\$278,400	\$57,300	20.58	\$278,034	\$20,879	\$257,521	\$358,155	0.719	1,936	\$133.02	
005-1-000-000-010-05	E MAIN	11/09/23	WD	03-ARM'S LENGTH	\$170,000	\$58,800	34.59	\$166,210	\$30,561	\$139,439	\$269,145	0.518	4,055	\$34.39	
005-1-000-000-335-01	112 MAIN ST	05/19/23	WD	03-ARM'S LENGTH	\$140,000	\$51,600	36.86	\$157,710	\$19,472	\$120,528	\$274,282	0.439	4,664	\$25.84	
006-0-015-400-020-00	4464 S HURON ROAD	10/27/23	MLC	03-ARM'S LENGTH	\$283,000	\$100,100	35.37	\$261,696	\$117,653	\$165,347	\$285,800	0.579	3,528	\$46.87	
006-0-050-000-015-00	W M-61	04/19/22	WD	19-MULTI PARCEL AR	\$320,000	\$171,500	53.59	\$355,993	\$70,801	\$249,199	\$486,859	0.512	2,240	\$111.25	
008-0-008-400-035-01	2030 N M76	08/10/22	LC	03-ARM'S LENGTH	\$45,000	\$25,400	56.44	\$39,218	\$22,701	\$22,299	\$32,772	0.680	1,488	\$14.99	
009-0-009-400-005-01	4490 E HURON RD	08/29/22	LC	03-ARM'S LENGTH	\$65,000	\$39,500	60.77	\$66,777	\$23,059	\$41,941	\$86,742	0.484	700	\$59.92	
009-0-017-200-027-12	3631 E HURON RD	01/09/23	WD	03-ARM'S LENGTH	\$85,000	\$55,400	65.18	\$106,596	\$36,874	\$48,126	\$138,337	0.348	3,136	\$15.35	
009-0-018-100-040-01	3468 E HURON RD	08/24/23	WD	03-ARM'S LENGTH	\$425,000	\$110,300	25.95	\$285,718	\$61,163	\$363,837	\$421,193	0.864	6,054	\$60.10	
010-0-012-200-035-00	3655 EAST CITY LIMITS RE	04/29/22	WD	03-ARM'S LENGTH	\$80,000	\$36,500	45.63	\$80,120	\$61,690	\$18,310	\$36,567	0.501	3,320	\$5.52	
020-0-001-000-015-00	537 N COURT STREET	08/02/22	WD	03-ARM'S LENGTH	\$375,000	\$327,500	87.33	\$509,565	\$68,973	\$306,027	\$874,190	0.350	26,976	\$11.34	
020-0-001-000-055-00	121 W HURON ROAD	08/18/22	WD	03-ARM'S LENGTH	\$135,000	\$38,000	28.15	\$129,374	\$42,141	\$92,859	\$173,081	0.537	1,088	\$85.35	
020-0-006-000-007-00	400 W HURON ROAD	05/20/22	WD	03-ARM'S LENGTH	\$97,000	\$44,300	45.67	\$103,248	\$44,538	\$52,462	\$116,488	0.450	1,520	\$34.51	
020-0-006-000-016-00	452 W HURON ROAD	08/07/23	WD	03-ARM'S LENGTH	\$75,000	\$29,500	39.33	\$93,058	\$47,044	\$27,956	\$91,298	0.306	1,480	\$18.89	
020-0-008-000-005-01	427 W HURON ROAD	09/14/22	WD	03-ARM'S LENGTH	\$45,000	\$14,800	32.89	\$51,450	\$39,035	\$5,965	\$24,633	0.242	2,322	\$2.57	
020-0-008-000-006-00	415 W HURON ROAD	04/18/22	WD	03-ARM'S LENGTH	\$89,000	\$35,700	40.11	\$99,515	\$48,584	\$40,416	\$70,935	0.570	900	\$44.91	
020-0-009-000-005-00	149 W HURON ROAD	09/26/23	WD	03-ARM'S LENGTH	\$150,000	\$55,200	36.80	\$129,005	\$38,584	\$111,416	\$179,407	0.621	2,297	\$48.51	
020-0-013-000-085-00	111 E HURON ROAD	12/01/22	WD	03-ARM'S LENGTH	\$135,000	\$44,100	32.67	\$135,557	\$47,507	\$87,493	\$174,702	0.501	2,145	\$40.79	
020-0-015-000-015-00	405 E MICHIGAN AVENUE	04/22/22	WD	03-ARM'S LENGTH	\$235,000	\$89,900	38.26	\$224,820	\$64,971	\$170,029	\$317,161	0.536	5,166	\$32.91	
020-0-022-000-009-00	302 S MAIN STREET	05/06/22	WD	03-ARM'S LENGTH	\$60,000	\$27,100	45.17	\$60,979	\$30,297	\$29,703	\$60,877	0.488	1,664	\$17.85	
040-1-500-000-350-00	123 W BEAVER ST	11/17/22	WD	03-ARM'S LENGTH	\$122,000	\$24,800	20.33	\$122,098	\$25,818	\$96,182	\$191,032	0.503	4,056	\$23.71	
040-2-100-000-082-00	111 E CEDAR ST	04/04/22	WD	03-ARM'S LENGTH	\$30,000	\$12,000	40.00	\$29,015	\$5,173	\$24,827	\$47,306	0.525	738	\$33.64	
040-2-100-000-087-00	111 N FOREST ST	08/29/22	WD	19-MULTI PARCEL AR	\$40,000	\$30,600	76.50	\$69,013	\$27,720	\$12,280	\$55,101	0.223	10,944	\$1.12	
040-3-200-000-109-00	119 S MAIN ST	07/12/22	MLC	19-MULTI PARCEL AR	\$500,000	\$163,300	32.66	\$543,704	\$86,713	\$413,287	\$837,617	0.493	11,400	\$36.25	
040-3-200-000-137-00	206 E CEDAR ST	03/12/24	WD	03-ARM'S LENGTH	\$92,500	\$33,400	36.11	\$83,001	\$33,753	\$58,747	\$97,714	0.601	1,682	\$34.93	
040-3-400-000-213-00	402 S MAIN ST	02/28/24	WD	03-ARM'S LENGTH	\$335,000	\$140,200	41.85	\$309,447	\$53,538	\$281,462	\$507,756	0.554	7,248	\$38.83	
040-6-011-300-060-00	3768 S HURON RD	09/12/23	WD	19-MULTI PARCEL AR	\$300,000	\$227,500	75.83	\$416,025	\$130,757	\$169,243	\$441,706	0.383	17,688	\$9.57	
Totals:					\$4,841,900	\$2,085,500		\$5,022,501		\$3,486,584	\$6,770,375			\$38.39	
COM/INDUST COUNTY WIDE STUDY							Sale. Ratio =>	43.07				E.C.F. =>	0.507		
							Std. Dev. =>	16.76				2024 ECF =>	0.50	2025 ECF =>	0.50

Whitney Township Economic Condition Factor Study
April 1, 2022 - March 31, 2024

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
007-0-024-300-030-05	498 W MAIN STREET ROAL	03/27/23	WD	03-ARM'S LENGTH	\$50,000	\$30,300	60.60	\$82,425	\$12,721	\$37,279	\$97,081	0.384	948	\$39.32	
010-0-027-200-020-02	4298 LALONDE RD	08/23/23	WD	03-ARM'S LENGTH	\$103,000	\$71,700	69.61	\$166,167	\$20,939	\$82,061	\$202,267	0.406	1,828	\$44.89	
010-1-019-200-020-00	4745 FOCO RD	02/06/23	WD	03-ARM'S LENGTH	\$70,000	\$23,200	33.14	\$94,297	\$11,751	\$58,249	\$114,967	0.507	1,344	\$43.34	
003-0-015-400-005-01	1996 E HURON RD	08/25/22	WD	03-ARM'S LENGTH	\$70,000	\$33,800	48.29	\$83,064	\$19,735	\$50,265	\$88,202	0.570	1,223	\$41.10	
007-0-014-200-040-10	1875 FIRE ROAD	06/22/23	WD	03-ARM'S LENGTH	\$135,900	\$56,200	41.35	\$166,652	\$14,371	\$121,529	\$212,091	0.573	2,712	\$44.81	
010-1-019-200-025-00	4753 S FOCO RD	06/06/22	WD	03-ARM'S LENGTH	\$115,000	\$39,500	34.35	\$120,793	\$10,497	\$104,503	\$153,616	0.680	2,080	\$50.24	
011-0-006-400-015-05	2559 SHAFFER RD	12/01/23	WD	03-ARM'S LENGTH	\$71,000	\$34,500	48.59	\$70,180	\$11,417	\$59,583	\$81,843	0.728	780	\$76.39	
012-0-030-100-005-20	3282 TWINING RD	08/10/23	WD	19-MULTI PARCEL AR	\$350,000	\$137,800	39.37	\$283,092	\$149,249	\$200,751	\$152,094	1.320	1,580	\$127.06	
Totals:					\$964,900	\$427,000		\$1,066,670		\$714,220	\$1,102,159			\$58.39	
AGRICULTURAL COUNTY WIDE STUDY						Sale. Ratio =>		44.25				E.C.F. =>		0.646	
						Std. Dev. =>		12.78			2024 ECF =>	0.62	2025 ECF =>	0.64	