

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

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	2001
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	2000
040-6-011-300-060-00	3768 S HURON RD	09/12/23	WD	19-MULTI PARCEL	\$300,000	\$227,500	75.83	\$416,025	\$130,757	\$169,243	\$441,706	0.383	17,688	\$9.57	2001
Totals:					\$4,841,900	\$2,085,500		\$5,022,501		\$3,486,584	\$6,770,375			\$38.39	
COMM/INDUST COUNTY WIDE STUDY							Sale. Ratio =>	43.07				E.C.F. =>	0.537		

2024 ECF => 0.50 2025 ECF => 0.53

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
003-0-018-300-025-00	160 E HURON RD	12/28/22	WD	03-ARM'S LENGTH	\$80,000	\$55,000	68.75	\$154,770	\$50,645	\$29,355	\$145,021	0.202	1,842	\$15.94	1000
004-0-014-200-005-09	3781 MAPLE RIDGE RD	10/08/23	WD	03-ARM'S LENGTH	\$56,000	\$43,900	78.39	\$118,286	\$16,144	\$39,856	\$142,259	0.280	1,996	\$19.97	4020
005-0-036-300-010-00	3200 HURON RD	05/16/22	WD	03-ARM'S LENGTH	\$90,000	\$66,800	74.22	\$177,117	\$21,716	\$68,284	\$216,436	0.315	1,768	\$38.62	1000
012-0-012-300-025-00	2055 NOBLE RD	03/09/23	WD	03-ARM'S LENGTH	\$101,000	\$59,000	58.42	\$155,632	\$53,243	\$47,757	\$142,603	0.335	1,821	\$26.23	4010
008-0-011-400-015-05	6608 MAPLE RIDGE	05/19/23	WD	03-ARM'S LENGTH	\$55,000	\$27,700	50.36	\$103,227	\$10,424	\$44,576	\$129,252	0.345	1,057	\$42.17	4020
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	4010
003-0-023-200-030-10	2101 JODWAY RD	06/09/23	WD	03-ARM'S LENGTH	\$120,000	\$45,900	38.25	\$137,687	\$33,014	\$86,986	\$145,784	0.597	816	\$106.60	4020
006-0-002-100-055-00	3029 NORTH GROVE RD	09/23/22	WD	03-ARM'S LENGTH	\$90,100	\$26,700	29.63	\$105,038	\$6,994	\$83,106	\$136,552	0.609	912	\$91.13	4020
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	\$116,210	\$10,245	\$92,755	\$147,584	0.628	1,304	\$71.13	4020
007-0-018-400-015-00	2690 W BERRY ROAD	12/09/22	MLC	19-MULTI PARCEL	\$90,000	\$33,000	36.67	\$105,534	\$14,748	\$75,252	\$115,487	0.652	1,450	\$51.90	4010
007-0-013-100-015-00	229 MAPLE RIDGE ROAD	08/04/22	WD	03-ARM'S LENGTH	\$165,000	\$53,300	32.30	\$171,908	\$60,818	\$104,182	\$154,721	0.673	1,150	\$90.59	1000
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	1000
007-0-022-400-005-25	1161 N WALKER ROAD	04/19/22	WD	19-MULTI PARCEL	\$330,000	\$106,400	32.24	\$343,533	\$85,818	\$244,182	\$358,935	0.680	2,022	\$120.76	1000
012-0-012-100-010-15	2438 N HURON	12/06/22	WD	03-ARM'S LENGTH	\$50,500	\$24,400	48.32	\$52,960	\$5,480	\$45,020	\$66,128	0.681	1,144	\$39.35	1000
011-0-025-200-005-00	993 N COURT RD	03/17/23	WD	03-ARM'S LENGTH	\$90,000	\$27,200	30.22	\$93,803	\$4,424	\$85,576	\$124,483	0.687	1,401	\$61.08	4020
010-0-023-300-025-00	4939 S HURON RD	11/10/22	WD	03-ARM'S LENGTH	\$128,000	\$43,500	33.98	\$132,732	\$15,979	\$112,021	\$162,609	0.689	1,304	\$85.91	1000
007-0-018-200-020-05	1836 N BRIGGS ROAD	09/16/22	WD	03-ARM'S LENGTH	\$146,000	\$40,500	27.74	\$150,580	\$14,056	\$131,944	\$190,145	0.694	2,204	\$59.87	1000
003-0-014-200-025-12	2111 E HURON RD	02/09/24	WD	03-ARM'S LENGTH	\$170,000	\$77,500	45.59	\$174,587	\$16,510	\$153,490	\$220,163	0.697	2,124	\$72.26	4020
002-0-021-200-010-00	1837 N HURON RD	11/11/22	WD	03-ARM'S LENGTH	\$91,000	\$41,500	45.60	\$93,210	\$10,059	\$80,941	\$115,809	0.699	1,056	\$76.65	1000
011-0-032-300-010-10	695 E BESSINGER RD	04/05/22	CD	11-FROM LENDING	\$102,000	\$47,100	46.18	\$103,785	\$34,679	\$67,321	\$96,248	0.699	1,372	\$49.07	4020
006-0-031-100-015-09	5653 W WORTH RD	04/05/22	WD	03-ARM'S LENGTH	\$129,900	\$33,400	25.71	\$132,830	\$16,479	\$113,421	\$162,049	0.700	1,467	\$77.31	4020
004-0-002-400-010-02	LAGRANT RD	11/16/22	WD	03-ARM'S LENGTH	\$278,400	\$57,300	20.58	\$281,247	\$123,479	\$154,921	\$219,733	0.705	1,936	\$80.02	1000
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	4010
012-0-024-100-225-00	1409 N HURON RD	07/18/22	WD	19-MULTI PARCEL	\$140,000	\$35,500	25.36	\$146,632	\$30,456	\$109,544	\$149,812	0.731	1,178	\$92.99	1000
011-0-034-400-020-00	1865 E BESSINGER RD	06/15/23	WD	03-ARM'S LENGTH	\$300,000	\$154,700	51.57	\$292,950	\$118,292	\$181,708	\$243,256	0.747	2,018	\$90.04	4020
006-0-020-200-005-10	4554 LINCOLN RD	04/08/22	WD	03-ARM'S LENGTH	\$155,000	\$47,300	30.52	\$148,432	\$17,008	\$137,992	\$183,042	0.754	1,716	\$80.41	1000
007-0-013-400-005-05	1501 N M-65	10/07/22	WD	03-ARM'S LENGTH	\$125,000	\$35,900	28.72	\$119,502	\$25,975	\$99,025	\$130,260	0.760	1,076	\$92.03	1000
010-1-008-100-115-00	3780 LACLAIR RD	09/29/22	WD	03-ARM'S LENGTH	\$145,000	\$30,800	21.24	\$136,650	\$11,602	\$133,398	\$174,162	0.766	1,176	\$113.43	1000
003-0-018-200-010-10	70 NOGGLE	11/03/23	WD	03-ARM'S LENGTH	\$148,500	\$47,700	32.12	\$140,352	\$26,112	\$122,388	\$159,109	0.769	1,256	\$97.44	4010
005-0-035-200-010-00	2590 GROVE RD	11/28/22	WD	03-ARM'S LENGTH	\$240,000	\$77,400	32.25	\$224,783	\$16,521	\$223,479	\$290,059	0.770	2,028	\$110.20	1000
008-0-010-300-010-05	2042 N KINDIG	04/11/22	WD	03-ARM'S LENGTH	\$140,000	\$31,000	22.14	\$128,666	\$11,906	\$128,094	\$162,618	0.788	1,200	\$106.75	1000
009-0-007-400-035-00	3383 W BAUM RD	07/25/22	WD	03-ARM'S LENGTH	\$129,900	\$47,600	36.64	\$117,653	\$10,525	\$119,375	\$149,203	0.800	1,252	\$95.35	4020
002-0-016-200-015-01	1945 N MICHIGAN RD	11/09/22	WD	03-ARM'S LENGTH	\$299,000	\$85,600	28.63	\$274,901	\$94,645	\$204,355	\$251,053	0.814	1,824	\$112.04	1000
002-0-022-400-020-01	1100 CONRAD RD	03/21/24	WD	03-ARM'S LENGTH	\$179,000	\$49,200	27.49	\$122,626	\$24,824	\$154,176	\$136,214	1.132	1,196	\$128.91	4020
012-0-001-400-010-00	1273 DYER RD	09/20/22	WD	03-ARM'S LENGTH	\$159,900	\$37,100	23.20	\$102,098	\$3,006	\$156,894	\$138,011	1.137	948	\$165.50	1000
002-0-034-100-050-00	2608 ARENAC STATE RD	03/31/23	WD	03-ARM'S LENGTH	\$220,000	\$49,800	22.64	\$144,146	\$22,829	\$197,171	\$168,965	1.167	1,440	\$136.92	4010
Totals:					\$5,169,100	\$1,808,900		\$5,361,692		\$4,114,160	\$5,975,313			\$79.72	

AGRICULTURAL ECF COUNTY WIDE STUDY

Sale. Ratio => 34.99
Std. Dev. => 14.54

E.C.F. => 0.686

2024 ECF => 0.65 2025 ECF => 0.68