

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

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
100-003-200-011-00	1040 OATES RD	06/22/22	WD	03-ARM'S LENGTH	\$99,000	\$47,000	47.47	\$93,973	\$14,359	\$84,641	\$95,920	0.882	650	\$130.22	SEC
100-004-200-005-00	1027 LORENZ RD	02/06/24	WD	08-ESTATE	\$145,000	\$79,500	54.83	\$158,995	\$58,150	\$86,850	\$121,579	0.714	1,008	\$86.16	SEC
100-004-200-007-55	1181 S LORENZ RD	02/28/23	WD	03-ARM'S LENGTH	\$385,000	\$162,500	42.21	\$325,077	\$70,320	\$314,680	\$310,085	1.015	1,860	\$169.18	SEC
100-004-300-004-25	1461 S LORENZ RD	02/20/23	WD	03-ARM'S LENGTH	\$165,000	\$85,300	51.70	\$170,556	\$16,514	\$148,486	\$185,593	0.800	2,260	\$65.70	SEC
100-004-400-004-25	1356 S REMPERT RD	07/11/22	WD	03-ARM'S LENGTH	\$326,000	\$163,800	50.25	\$327,607	\$33,213	\$292,787	\$354,692	0.825	2,848	\$102.80	SEC
100-006-100-005-80	1180 S MCARDLE RD	07/31/23	WD	03-ARM'S LENGTH	\$194,000	\$93,400	48.14	\$186,899	\$26,811	\$167,189	\$192,877	0.867	1,130	\$147.95	SEC
101-009-100-003-50	1254 N PLANK RD	04/14/23	WD	03-ARM'S LENGTH	\$218,000	\$92,200	42.29	\$184,398	\$52,773	\$165,227	\$158,584	1.042	988	\$167.23	SEC
101-017-300-006-10	2300 W MILLER RD	01/10/24	WD	03-ARM'S LENGTH	\$485,000	\$246,200	50.76	\$492,340	\$82,200	\$402,800	\$495,688	0.813	3,176	\$126.83	SEC
101-017-400-001-10	661 N LORENZ RD	06/01/22	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$112,100	60.59	\$224,177	\$54,891	\$130,109	\$219,852	0.592	1,456	\$89.36	SEC
101-019-100-002-50	2735 N MILLER RD	03/27/24	WD	03-ARM'S LENGTH	\$145,000	\$90,100	62.14	\$180,121	\$17,546	\$127,454	\$195,874	0.651	1,872	\$68.08	SEC
101-021-100-004-00	283 N REMPERT RD	05/08/23	WD	03-ARM'S LENGTH	\$250,000	\$90,600	36.24	\$181,261	\$39,874	\$210,126	\$170,346	1.234	1,880	\$111.77	SEC
101-021-300-003-00	230 N LORENZ RD	06/28/23	WD	03-ARM'S LENGTH	\$211,720	\$80,300	37.93	\$160,600	\$35,885	\$175,835	\$150,456	1.169	2,167	\$81.14	SEC
101-023-100-002-50	635 MILLER RD	09/28/23	WD	03-ARM'S LENGTH	\$260,000	\$103,300	39.73	\$206,510	\$35,972	\$224,028	\$205,467	1.090	1,824	\$122.82	SEC
101-023-400-030-00	514 M-55	12/14/22	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,500	\$36,900	40.77	\$73,770	\$7,769	\$82,731	\$85,716	0.965	762	\$108.57	SEC
101-024-100-016-00	339 N WILBER RD	09/01/22	WD	03-ARM'S LENGTH	\$360,000	\$133,600	37.11	\$267,129	\$83,652	\$276,348	\$221,057	1.250	1,416	\$195.16	SEC
101-025-100-009-00	233 M-55	12/14/22	WD	03-ARM'S LENGTH	\$40,000	\$34,300	85.75	\$68,653	\$14,250	\$25,750	\$65,546	0.393	1,026	\$25.10	SEC
101-025-200-003-00	433 M-55	09/12/23	WD	19-MULTI PARCEL ARM'S LENGTH	\$192,500	\$63,100	32.78	\$126,336	\$16,606	\$175,894	\$142,507	1.234	1,113	\$158.04	SEC
101-025-200-027-00	337 S PLANK RD	10/24/22	WD	03-ARM'S LENGTH	\$145,000	\$62,500	43.10	\$124,999	\$20,440	\$124,560	\$125,975	0.989	1,278	\$97.46	SEC
101-026-100-012-00	691 M-55	05/02/22	WD	03-ARM'S LENGTH	\$158,000	\$74,500	47.15	\$149,057	\$14,910	\$143,090	\$161,623	0.885	2,030	\$70.49	SEC
101-026-300-002-90	433 S KOBS RD	08/22/22	WD	03-ARM'S LENGTH	\$240,000	\$107,700	44.88	\$215,303	\$60,794	\$179,206	\$186,155	0.963	1,260	\$142.23	SEC
101-027-100-003-60	1115 M-55	06/24/22	WD	03-ARM'S LENGTH	\$257,275	\$126,100	49.01	\$252,292	\$29,722	\$227,553	\$270,968	0.840	1,787	\$127.34	SEC
101-027-200-008-00	200 OATES RD	03/30/23	WD	03-ARM'S LENGTH	\$138,000	\$74,800	54.20	\$149,686	\$17,621	\$120,379	\$159,114	0.757	1,415	\$85.07	SEC
101-027-400-006-60	411 OATES RD	10/31/22	WD	03-ARM'S LENGTH	\$321,500	\$158,800	49.39	\$317,688	\$36,832	\$284,668	\$338,381	0.841	2,724	\$104.50	SEC
101-027-400-011-00	1150 MEADOW RD	03/27/24	WD	03-ARM'S LENGTH	\$175,000	\$78,100	44.63	\$156,284	\$60,000	\$115,000	\$116,005	0.991	1,332	\$86.34	SEC
101-028-200-003-00	1897 M-55	08/12/22	WD	03-ARM'S LENGTH	\$115,750	\$56,700	48.98	\$113,447	\$29,000	\$86,750	\$101,743	0.853	1,340	\$64.74	SEC
101-030-200-005-00	239 CHAMBERS RD	11/03/23	WD	03-ARM'S LENGTH	\$305,000	\$135,600	44.46	\$271,297	\$83,401	\$221,599	\$226,501	0.978	2,032	\$109.05	SEC
101-033-200-002-15	621 LORENZ RD	12/27/22	WD	03-ARM'S LENGTH	\$377,000	\$165,500	43.90	\$331,016	\$72,427	\$304,573	\$311,553	0.978	2,280	\$133.58	SEC
101-033-300-003-40	1972 TOWNLINE RD	12/20/23	WD	03-ARM'S LENGTH	\$210,000	\$121,500	57.86	\$242,941	\$75,390	\$134,610	\$203,331	0.662	1,664	\$80.90	SEC
102-P10-000-003-00	129 PLANK RD	04/21/22	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$104,400	43.50	\$208,665	\$24,564	\$215,436	\$239,092	0.901	2,471	\$87.19	SEC

Totals: **\$6,434,245** **\$2,980,400** **\$5,961,077** **\$5,248,359** **\$5,812,279** **\$108.45**

RESIDENTIAL ALL SECTIONS	Sale. Ratio =>	46.32	E.C.F. =>	0.903
	Std. Dev. =>	10.12		
			RESIDENTIAL	2024 ECF => 0.83 2025 ECF => 0.90

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Sale Price	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
101-024-100-010-70	472 LAKE MAYNARD TR	03/20/23	WD	03-ARM'S LENGTH	\$135,000	\$71,000	52.59	\$142,094	\$14,331	\$120,669	\$153,931	0.784	1,176	\$102.61	SEC
101-024-100-013-20	230 TIMRECK RD	03/16/23	WD	03-ARM'S LENGTH	\$127,000	\$80,600	63.46	\$161,113	\$27,897	\$99,103	\$160,501	0.617	1,431	\$69.25	SEC

Totals: **\$262,000** **\$151,600** **\$303,207** **\$219,772** **\$314,433** **\$85.93**

RESIDENTIAL MOBILE/MANUF	Sale. Ratio =>	57.86	E.C.F. =>	0.701
	Std. Dev. =>	7.69		
				2024 ECF => 0.67 2025 ECF => 0.700

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

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
031-019-300-001-10	235 MONUMENT	04/28/23	MLC	\$245,000	\$101,500	41.43	\$255,053	\$118,621	\$126,379	\$238,517	0.530	
064-M10-000-008-00		05/31/23	WD	\$225,000	\$66,900	29.73	\$162,586	\$65,630	\$159,370	\$169,503	0.940	
064-P40-001-022-00	5229 N US-23	01/24/24	WD	\$410,000	\$105,600	25.76	\$323,111	\$105,115	\$304,885	\$381,112	0.800	
064-V10-010-008-10	106 E DWIGHT AVE	07/01/22	WD	\$64,650	\$13,800	21.35	\$73,556	\$47,377	\$17,273	\$23,530	0.734	
064-V10-011-002-00	115 E DWIGHT AVE	06/01/22	WD	\$160,000	\$56,300	35.19	\$161,157	\$46,200	\$113,800	\$200,974	0.566	
064-W70-000-058-00	4741 F-41	10/16/23	LC	\$134,862	\$49,700	36.85	\$131,950	\$69,305	\$65,557	\$109,262	0.600	
070-014-200-005-10	3890 M-65	05/08/23	WD	\$400,000	\$106,400	26.60	\$334,665	\$177,248	\$222,752	\$275,205	0.809	
073-L60-999-007-00	4973 N MAIN ST	09/28/23	WD	\$55,000	\$19,000	34.55	\$47,819	\$8,000	\$47,000	\$69,614	0.675	
120-021-300-010-00	1230 E US-23	06/30/23	WD	\$700,000	\$180,500	25.79	\$513,820	\$174,988	\$525,012	\$592,364	0.886	
121-N30-003-017-00	719 W BAY ST	05/02/22	WD	\$100,000	\$65,600	65.60	\$97,923	\$58,800	\$41,200	\$68,397	0.602	
121-O40-026-002-00	114 W STATE ST	06/28/23	WD	\$129,000	\$46,500	36.05	\$131,185	\$20,911	\$108,089	\$192,787	0.561	
132-J10-999-002-10	704 INDUSTRIAL	07/19/22	WD	\$100,000	\$31,800	31.80	\$72,238	\$26,742	\$73,258	\$79,538	0.921	
Totals:				\$2,723,512	\$843,600		\$2,305,063		\$1,804,575	\$2,400,803		
COMM/INDUST PER COUNTY					Sale. Ratio =>	30.97			E.C.F. =>	0.752		
					Std. Dev. =>	11.98			2024 ECF =>	0.68	2025 ECF =>	0.750

Parcel Number	Street Address	Sale Date	Instr.	Sale Price	Asd w/Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Location	
040-021-100-001-20	7701 ALABASTER RD	09/21/23	WD	\$191,500	\$67,450	\$217,375	\$102,200	\$89,300	\$115,175	0.775	BURLEIGH	
050-024-100-001-50	3097 MILLER RD	05/12/22	WD	\$135,000	\$61,100	\$182,234	\$41,656	\$93,344	\$140,578	0.664	GRANT	
060-022-300-004-11	4490 M65	05/23/22	WD	\$150,000	\$62,000	\$326,710	\$41,836	\$108,164	\$284,874	0.380	OSCODA	
061-021-300-001-00	1807 COOKE DAM RD	08/05/22	WD	\$199,000	\$56,100	\$199,260	\$167,614	\$31,386	\$31,646	0.992	OSCODA	
070-007-300-003-90	8800 DAVY TR	09/16/22	WD	\$216,750	\$69,400	\$271,710	\$34,215	\$182,535	\$237,495	0.769	PLAINFIELD	
070-017-100-001-50	8054 ORA LAKE RD	09/06/22	WD	\$595,000	\$165,000	\$552,088	\$175,995	\$419,005	\$376,093	1.114	PLAINFIELD	
070-017-400-002-00	3676 WILSON CREEK RD	09/13/22	WD	\$180,000	\$79,500	\$180,363	\$166,197	\$13,803	\$14,166	0.974	PLAINFIELD	
070-018-400-001-00	8561 ORA LAKE RD	07/18/22	WD	\$269,900	\$73,900	\$260,198	\$21,278	\$248,622	\$238,920	1.041	PLAINFIELD	
070-026-200-001-75	6827 CURTIS RD	03/24/23	WD	\$233,050	\$70,300	\$240,068	\$36,191	\$196,859	\$203,877	0.966	PLAINFIELD	
072-026-400-002-05	6650 SLOSSER RD	04/13/22	WD	\$350,000	\$118,800	\$371,908	\$181,620	\$168,380	\$190,288	0.885	PLAINFIELD	
080-014-100-001-25	6589 SPARTON	08/12/22	WD	\$240,000	\$81,700	\$349,225	\$120,789	\$119,211	\$228,436	0.522	RENO	
080-019-400-001-00	8520 W M55	12/23/22	WD	\$200,000	\$81,600	\$306,421	\$89,122	\$110,878	\$217,299	0.510	RENO	
080-022-100-004-00	7227 N MILLER RD	07/16/22	WD	\$175,000	\$85,900	\$302,859	\$35,995	\$139,005	\$266,864	0.521	RENO	
090-002-200-001-00	1101 S SAND LAKE RD	07/26/22	WD	\$275,000	\$75,000	\$323,641	\$123,901	\$151,099	\$199,740	0.756	SHERMAN	
090-008-100-005-00	1754 S NATIONAL CITY RD	02/27/24	WD	\$90,000	\$60,100	\$88,289	\$82,275	\$7,725	\$9,700	0.796	SHERMAN	
090-008-200-002-50	5267 WHITTEMORE	06/23/23	WD	\$310,000	\$107,400	\$212,781	\$127,500	\$182,500	\$170,562	1.070	SHERMAN	
090-018-400-001-10	2279 KITCHEN RD	05/26/22	MLC	\$130,000	\$44,700	\$146,829	\$45,397	\$84,603	\$101,432	0.834	SHERMAN	
101-026-300-002-90	433 S KOBS RD	08/22/22	WD	\$240,000	\$107,700	\$215,303	\$60,794	\$200,971	\$189,142	1.063	TAWAS	
101-027-400-006-60	411 OATES RD	10/31/22	WD	\$321,500	\$158,800	\$317,688	\$36,832	\$280,508	\$392,632	0.714	TAWAS	
111-017-100-004-00	813 CORNETT RD	12/22/22	WD	\$112,000	\$58,200	\$133,569	\$43,601	\$68,399	\$89,968	0.760	WILBER	
Totals:				\$4,613,700	\$1,684,650	\$5,198,519		\$2,896,297	\$3,698,887			
AGRICULTURAL COUNTY WIDE STUDY									E.C.F. =>	0.805		
									2024 ECF =>	0.54	2025 ECF =>	0.80