

Breitung Township, Dickinson County, Michigan - Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
002-118-047-10	3747 US HIGHWAY 2	04/06/21	\$557,000	\$481,253	\$83,121	\$473,879	\$497,665	<b>0.952</b>	3,349	\$141.50	1+ STORY	\$77,030
002-118-047-10	3747 US HIGHWAY 2	07/07/21	\$555,500	\$481,253	\$83,121	\$472,379	\$497,665	<b>0.949</b>	3,349	\$141.05	1+ STORY	\$77,030
002-129-005-00	8135 LAKE ANTOINE RD S	07/30/21	\$105,000	\$106,410	\$19,095	\$85,905	\$109,144	<b>0.787</b>	1,104	\$77.81	TRI-LEVEL	\$16,611
002-413-069-00	3715 BASS LAKE RD	07/21/20	\$265,000	\$220,814	\$67,888	\$197,112	\$191,158	<b>1.031</b>	1,797	\$109.69	1 STORY	\$67,849
002-660-002-00	3788 MOON LAKE DR	06/12/20	\$272,500	\$261,192	\$90,113	\$182,387	\$213,849	<b>0.853</b>	1,348	\$135.30	1 STORY	\$87,831
002-836-013-00	4385 WHISPERING PINES	04/19/21	\$230,000	\$195,971	\$87,395	\$142,605	\$135,720	<b>1.051</b>	1,200	\$118.84	1 STORY	\$83,735
<b>Totals:</b>			<b>\$1,985,000</b>	<b>\$1,746,893</b>		<b>\$1,554,267</b>	<b>\$1,645,200</b>			<b>\$120.70</b>		
				<b>Prior ECF</b>	<b>.80</b>		<b>E.C.F. =&gt;</b>	<b>0.945</b>				
				<b>SET 2023 ECF</b>	<b>.87</b>		<b>Ave. E.C.F. =&gt;</b>	0.937				

Neighborhood: Lakefront #301

Notes: Considering the market status of Covid Sales, an incremental increase is appropriate for this neighborhood. The Lakefront ECF will continue to be monitored.

Prior ECF: 0.8

Mean ECF: 0.94

High to Low: .85 - 1.05

Selected ECF: 0.87

Breitung Township, Dickinson County, Michigan - Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
002-230-006-00	9435 PETERSON DR	10/29/21	\$450,000	\$402,592	\$109,912	\$340,088	\$325,200	<b>1.046</b>	1,926	\$176.58	1 STORY	\$97,418
002-402-018-00	4795 HARDING PARK DR	06/14/21	\$315,000	\$258,383	\$95,017	\$219,983	\$181,518	<b>1.212</b>	1,904	\$115.54	1 STORY	\$90,894
002-412-015-01	4173 COUNTY ROAD 607	07/27/20	\$448,500	\$488,466	\$147,401	\$301,099	\$379,461	<b>0.793</b>	1,731	\$173.95	1.25 STORY	\$130,063
002-412-018-00	4122 US HIGHWAY 2	08/20/21	\$351,000	\$276,589	\$102,148	\$248,852	\$193,823	<b>1.284</b>	1,818	\$136.88	1 STORY	\$87,935
002-413-022-00	8985 FREI DR	07/10/20	\$330,000	\$361,866	\$143,733	\$186,267	\$242,370	<b>0.769</b>	1,404	\$132.67	1 STORY	\$124,323
<b>Totals:</b>			<b>\$1,894,500</b>	<b>\$1,787,896</b>		<b>\$1,296,289</b>	<b>\$1,322,372</b>			<b>\$147.12</b>		
				<b>Prior ECF</b>	<b>.90</b>		<b>E.C.F. =&gt;</b>	<b>0.980</b>				
				<b>SET 2023 ECF</b>	<b>.94</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.021</b>				

Neighborhood: Riverfront #302

Notes: Considering the market status of Covid Sales, an incremental increase is appropriate for this neighborhood. The Riverfront ECF will continue to be monitored.

Prior ECF: 0.9

Mean ECF: 1.02

High to Low: 0.769 - 1.28

Selected ECF: 0.94

Breitung Township, Dickinson County, Michigan - Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
002-006-004-00	800 KNIGHT ST	06/26/20	\$174,900	\$134,984	\$10,954	\$163,946	\$154,834	1.059	4,024	\$40.74	RANCH	\$8,400
002-105-006-20	4800 STATE HIGHWAY M 95	10/01/21	\$522,000	\$424,546	\$41,410	\$480,590	\$478,920	1.003	3,173	\$151.46	2 STORY	\$41,410
002-105-009-30	4821 STATE HIGHWAY M 95	12/09/21	\$465,000	\$376,506	\$59,298	\$405,702	\$411,958	0.985	2,100	\$193.19	1 STORY	\$30,885
002-105-022-00	8071 OLD CARNEY LAKE RD	05/24/21	\$195,000	\$215,832	\$29,665	\$165,335	\$232,442	0.711	2,343	\$70.57	RANCH	\$25,688
002-108-037-00	8288 COLLINS RD	10/16/20	\$230,000	\$172,896	\$21,934	\$208,066	\$188,703	1.103	1,302	\$159.80	2 STORY	\$20,497
002-117-021-00	3846 TRADERS MINE RD	03/19/21	\$65,000	\$109,448	\$19,771	\$45,229	\$111,856	0.404	1,040	\$43.49	BI-LEVEL	\$18,180
002-118-004-00	8568 COLLINS RD	11/06/20	\$119,000	\$115,915	\$27,950	\$91,050	\$109,956	0.828	1,027	\$88.66	RANCH	\$27,950
002-118-036-01	8728 ORCHARD ST	02/14/22	\$299,000	\$230,287	\$107,575	\$191,425	\$159,366	1.201	1,088	\$175.94	1 STORY	\$101,350
002-118-045-00	3836 US HIGHWAY 2	02/04/22	\$77,500	\$102,655	\$26,981	\$50,519	\$94,593	0.534	1,287	\$39.25	1.25 STORY	\$25,534
002-121-025-00	7755 LAKE ANTOINE RD S	05/04/20	\$116,900	\$103,145	\$23,013	\$93,887	\$100,165	0.937	1,040	\$90.28	1.25 STORY	\$16,335
002-121-025-11	3349 QUINNESEC LAKE ANTOINE RD	07/29/21	\$289,000	\$289,382	\$19,228	\$269,772	\$337,693	0.799	2,272	\$118.74	1 STORY	\$14,935
002-124-015-01	3492 WOODLAND DR	09/21/21	\$66,000	\$92,246	\$44,077	\$21,923	\$60,174	0.364	1,116	\$19.64	1.25 STORY	\$42,584
002-124-016-10	3454 WOODLAND DR	04/19/21	\$50,000	\$39,493	\$14,935	\$35,065	\$31,485	1.114	1,344	\$26.09	MOBILE HOME	\$14,935
002-124-024-10	3230 WOODLAND DR	07/10/20	\$144,000	\$154,674	\$43,164	\$100,836	\$138,889	0.726	1,320	\$76.39	RANCH	\$41,447
002-127-003-01	3054 FUMEE LAKE DR	11/19/20	\$374,000	\$367,230	\$40,524	\$333,476	\$408,383	0.817	2,846	\$117.17	2 STORY	\$40,524
002-127-034-30	3031 QUINNESEC LAKE ANTOINE RD	12/09/20	\$169,000	\$160,716	\$17,042	\$151,958	\$179,593	0.846	1,512	\$100.50	1 STORY	\$15,460
002-134-038-00	2515 QUINNESEC LAKE ANTOINE RD	12/17/20	\$236,000	\$199,380	\$19,460	\$216,540	\$224,900	0.963	1,982	\$109.25	1 STORY	\$10,928
002-219-014-10	9400.2 PETERSON DR	10/29/20	\$175,000	\$163,359	\$46,865	\$128,135	\$145,618	0.880	1,456	\$88.00	1 STORY	\$46,865
002-221-009-00	8636 LYNCH RD	05/03/21	\$183,000	\$139,023	\$17,407	\$165,593	\$152,020	1.089	960	\$172.49	BI-LEVEL	\$17,407
002-222-011-00	8213 JOHNSON RD	06/28/21	\$315,000	\$242,275	\$70,476	\$244,524	\$214,621	1.139	2,138	\$114.37	1 STORY	\$64,707
002-222-024-00	8359 SWANSON RD	08/26/21	\$99,900	\$81,637	\$42,275	\$57,625	\$49,203	1.171	675	\$85.37	1 STORY	\$42,275
002-225-021-00	5415 CARNEY LAKE RD	08/14/20	\$295,000	\$282,201	\$61,800	\$233,200	\$275,501	0.846	2,016	\$115.67	LOG CABIN	\$61,800
002-227-024-10	8459 MERRIMAN WEST RD	05/01/20	\$520,000	\$583,936	\$90,602	\$429,398	\$637,895	0.673	3,680	\$116.68	1 STORY	\$41,837
002-228-019-00	8796 MERRIMAN WEST RD	01/25/21	\$220,000	\$150,792	\$16,300	\$203,700	\$174,390	1.168	1,811	\$112.48	1 STORY	\$16,006
002-228-029-00	8757 MERRIMAN WEST RD	10/25/21	\$259,000	\$215,003	\$38,378	\$220,622	\$228,847	0.964	1,222	\$180.54	1.5 STORY	\$29,355
002-228-029-10	8765 MERRIMAN WEST RD	10/27/20	\$127,500	\$86,995	\$15,375	\$112,125	\$92,511	1.212	1,609	\$69.69	1.25 STORY	\$15,000
002-231-010-40	5033 JOE CORN DR	10/29/21	\$464,000	\$454,595	\$41,200	\$422,800	\$536,877	0.788	3,126	\$135.25	2 STORY	\$41,200
002-232-029-00	4903 LAFAVE DR	06/11/21	\$349,000	\$246,354	\$45,653	\$303,347	\$260,651	1.164	2,576	\$117.76	2 STORY	\$37,835
002-233-023-00	5102 COUNTY ROAD 607	02/26/21	\$250,000	\$187,939	\$31,000	\$219,000	\$203,817	1.074	1,464	\$149.59	1 STORY	\$31,000
002-233-026-00	5049 COUNTY ROAD 607	09/03/20	\$215,000	\$186,924	\$35,421	\$179,579	\$196,757	0.913	2,680	\$67.01	2 STORY	\$25,840
002-234-018-00	4985 STATE HIGHWAY M 95	07/15/20	\$205,000	\$169,949	\$45,329	\$159,671	\$161,844	0.987	1,956	\$81.63	1 STORY	\$44,024
002-234-021-00	8181 DISHAW DR	09/14/20	\$290,000	\$261,173	\$98,446	\$191,554	\$203,409	0.942	2,325	\$82.39	TRI-LEVEL	\$65,508
002-401-002-40	4681 BIRCH RIDGE RD	08/04/20	\$189,900	\$159,869	\$28,677	\$161,223	\$169,349	0.952	1,324	\$121.77	1 STORY	\$28,573
002-402-032-00	9303 HARDING PARK DR	04/27/21	\$190,000	\$133,516	\$55,304	\$134,696	\$101,574	1.326	1,643	\$81.98	1.75 STORY	\$49,430
002-413-001-00	4027 BASS LAKE RD	10/21/20	\$72,500	\$87,504	\$14,935	\$57,565	\$90,711	0.635	1,204	\$47.81	1 STORY	\$14,935
002-413-020-00	4014 PINE MOUNTAIN RD	10/09/20	\$160,000	\$210,383	\$41,007	\$118,993	\$211,720	0.562	1,222	\$97.38	BI-LEVEL	\$34,608
002-426-027-50	9411 NOCERINI RD	08/04/21	\$225,000	\$199,591	\$35,181	\$189,819	\$211,473	0.898	1,400	\$135.59	1 STORY	\$27,542
<b>Totals:</b>			<b>\$8,397,100</b>	<b>\$7,532,353</b>		<b>\$6,958,488</b>	<b>\$7,742,694</b>			<b>\$102.56</b>		
								<b>E.C.F. =&gt;</b>	<b>0.899</b>			
								<b>Ave. E.C.F. =&gt;</b>	<b>0.913</b>			
<b>SET 2023 ECF 0.83</b>												

Neighborhood: Upper Pine Creek 303, West of M-95 304, NE Township 305

Notes: Three neighborhoods are combined as one, which is reflective. These areas will be reviewed annually. Incremental increases are applied, and the market will be followed.

Prior ECF: 303 was .80, 304 was 0.77, and 305 was 0.80

Mean ECF: 0.91

High to Low: 0.56 - 1.17

Selected ECF: 0.83

Breitung Township, Dickinson County, Michigan - Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
002-484-001-00	945 SUPERIOR AVE	12/06/21	\$148,500	\$142,869	\$6,538	\$141,962	\$140,547	<b>1.010</b>	1,352	\$105.00	1 STORY	\$4,930
002-502-003-00	1037 SUPERIOR AVE	07/07/21	\$155,000	\$144,921	\$11,878	\$143,122	\$137,158	<b>1.043</b>	1,400	\$102.23	1 STORY	\$7,948
002-519-011-00	405 WITHWORTH AVE	12/17/21	\$60,000	\$61,097	\$5,139	\$54,861	\$57,689	<b>0.951</b>	927	\$59.18	1 STORY	\$3,998
002-519-019-00	428 E BREEN AVE	04/06/20	\$70,000	\$79,791	\$4,647	\$65,353	\$77,468	<b>0.844</b>	1,386	\$47.15	1.75 STORY	\$3,982
002-520-002-00	513 WITHWORTH AVE	07/01/20	\$38,900	\$48,898	\$4,003	\$34,897	\$46,284	<b>0.754</b>	816	\$42.77	1 STORY	\$2,296
002-530-003-00	519 E SAGOLA AVE	01/28/22	\$85,000	\$80,282	\$4,693	\$80,307	\$77,927	<b>1.031</b>	1,559	\$51.51	1.75 STORY	\$2,296
002-532-011-00	201 ELIZABETH ST	06/01/21	\$67,000	\$77,089	\$7,332	\$59,668	\$71,914	<b>0.830</b>	768	\$77.69	1 STORY	\$2,603
002-536-001-00	737 E BREITUNG AVE	02/25/22	\$80,000	\$77,167	\$7,802	\$72,198	\$71,510	<b>1.010</b>	1,357	\$53.20	1.25 STORY	\$3,885
002-536-020-00	736 HENFORD AVE	10/14/20	\$128,000	\$132,933	\$5,301	\$122,699	\$131,579	<b>0.933</b>	1,374	\$89.30	1 STORY	\$3,379
002-541-006-00	128 HYLAND ST	07/08/20	\$27,700	\$21,485	\$2,178	\$25,522	\$24,439	<b>1.044</b>	520	\$49.08	1.25 STORY	\$2,178
002-541-017-00	109 N ELIZABETH ST	03/24/22	\$60,000	\$58,045	\$2,945	\$57,055	\$56,804	<b>1.004</b>	1,105	\$51.63	1.25 STORY	\$2,945
002-544-009-00	112 SOUTH JACKSON ST	10/07/21	\$140,000	\$161,213	\$6,130	\$133,870	\$159,879	<b>0.837</b>	2,058	\$65.05	1.75 STORY	\$3,823
002-564-003-00	901 CAROLLO ST	07/27/21	\$54,900	\$59,202	\$6,842	\$48,058	\$53,979	<b>0.890</b>	1,006	\$47.77	1 STORY	\$6,842
002-573-003-00	833 WITHWORTH AVE	09/21/20	\$101,000	\$100,622	\$8,595	\$92,405	\$94,873	<b>0.974</b>	1,848	\$50.00	2 STORY	\$3,751
002-573-008-00	824 E BREEN AVE	02/24/21	\$39,500	\$60,098	\$4,849	\$34,651	\$56,958	<b>0.608</b>	924	\$37.50	1 STORY	\$3,751
002-624-003-00	709 ESKIL AVE	11/06/20	\$87,500	\$128,532	\$3,112	\$84,388	\$129,299	<b>0.653</b>	1,404	\$60.11	1 STORY	\$3,112
002-720-033-00	500 HEMLOCK ST	09/17/20	\$68,000	\$78,695	\$5,573	\$62,427	\$75,384	<b>0.828</b>	1,105	\$56.50	1.5 STORY	\$3,440
002-720-045-00	552 HEMLOCK ST	05/21/21	\$106,000	\$108,989	\$5,134	\$100,866	\$107,067	<b>0.942</b>	1,736	\$58.10	1 STORY	\$4,567
002-721-029-00	517 BIRCH ST	09/14/20	\$90,000	\$120,403	\$10,630	\$79,370	\$113,168	<b>0.701</b>	1,232	\$64.42	1 STORY	\$4,669
002-723-003-00	510 BEECH ST	08/03/20	\$134,000	\$145,002	\$3,321	\$130,679	\$146,063	<b>0.895</b>	984	\$132.80	BI-LEVEL	\$3,321
002-725-017-00	600 BIRCH ST	08/26/21	\$45,000	\$59,345	\$6,559	\$38,441	\$54,419	<b>0.706</b>	788	\$48.78	1 STORY	\$5,522
002-730-015-00	207 E BREEN AVE	01/03/22	\$159,900	\$160,945	\$3,788	\$156,112	\$162,018	<b>0.964</b>	1,536	\$101.64	1 STORY	\$2,574
002-860-003-00	132 N ELIZABETH ST	06/29/21	\$85,000	\$104,967	\$7,202	\$77,798	\$100,789	<b>0.772</b>	1,660	\$46.87	1.25 STORY	\$5,283
<b>Totals:</b>			<b>\$2,030,900</b>	<b>\$2,212,590</b>		<b>\$1,896,709</b>	<b>\$2,147,214</b>			<b>\$65.14</b>		
				<b>Prior ECF</b>	<b>0.97</b>		<b>E.C.F. =&gt;</b>	<b>0.883</b>				
				<b>SET 2023 ECF</b>	<b>0.912</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.879</b>				

Neighborhood: East Kingsford #307

Notes: This original lot and block area was incrementally decreased. The market will be watched for additional changes and applied as appropriate.

Prior ECF: 0.97

Mean ECF: 0.88

High to Low: 0.65 - 1.04

Selected ECF: 0.912

Breitung Township, Dickinson County, Michigan - Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
002-828-029-00	638 LAKE AVE	11/02/21	\$155,000	\$140,638	\$13,856	\$141,144	\$130,703	1.080	1,040	\$135.72	1 STORY	\$7,830
002-464-001-00	3680 PINE ST	06/30/20	\$86,000	\$73,664	\$4,704	\$81,296	\$71,093	1.144	1,530	\$53.13	1.75 STORY	\$4,704
002-591-013-00	4934 THOMSON AVE	04/24/20	\$153,500	\$125,580	\$13,516	\$139,984	\$141,853	0.987	1,251	\$111.90	BI-LEVEL	\$3,794
002-809-002-00	1031 LAKE AVE	05/28/21	\$190,000	\$149,659	\$12,651	\$177,349	\$141,245	1.256	1,300	\$136.42	1 STORY	\$3,751
002-667-007-00	4380 LINCOLN AVE	05/20/21	\$180,000	\$164,960	\$6,842	\$173,158	\$163,008	1.062	1,248	\$138.75	1 STORY	\$3,572
002-832-022-00	4650 WABASH ST	05/28/21	\$149,900	\$129,438	\$8,920	\$140,980	\$124,245	1.135	1,296	\$108.78	1 STORY	\$7,202
002-816-010-00	3755 WELLS ST	08/10/20	\$54,900	\$72,727	\$8,713	\$46,187	\$65,994	0.700	908	\$50.87	1.25 STORY	\$4,547
002-832-065-00	4625 WABASH ST	10/15/21	\$115,000	\$97,025	\$7,202	\$107,798	\$92,601	1.164	912	\$118.20	1 STORY	\$7,202
002-454-001-00	1409 QUINNESEC AVE	08/17/20	\$40,000	\$45,314	\$2,521	\$37,479	\$44,116	0.850	804	\$46.62	1 STORY	\$2,521
002-832-003-00	4740 LINCOLN AVE	07/06/20	\$154,800	\$166,916	\$11,724	\$143,076	\$159,992	0.894	1,248	\$114.64	1 STORY	\$9,226
002-832-055-00	4765 CEDAR COURT	01/24/22	\$125,000	\$137,502	\$7,651	\$117,349	\$133,867	0.877	1,008	\$116.42	1 STORY	\$7,388
002-780-009-00	546 MELLEEN ST	10/07/20	\$97,000	\$103,670	\$6,656	\$90,344	\$100,014	0.903	912	\$99.06	1 STORY	\$6,656
002-816-002-00	929 BLUFF ST	06/19/20	\$179,900	\$242,617	\$16,875	\$163,025	\$232,724	0.701	1,680	\$97.04	1 STORY	\$4,287
002-793-006-00	537 BLUFF ST	05/05/21	\$152,540	\$151,611	\$17,340	\$135,200	\$138,424	0.977	1,440	\$93.89	1 STORY	\$6,430
002-832-043-00	4645 RIVER ST	04/16/21	\$126,000	\$127,862	\$9,151	\$116,849	\$122,382	0.955	1,152	\$101.43	1 STORY	\$8,052
002-840-044-00	920 COLLEEN CIRCLE DR	09/18/20	\$105,000	\$138,074	\$18,049	\$86,951	\$123,737	0.703	1,200	\$72.46	1 STORY	\$16,308
002-469-005-00	3400 MENOMINEE ST	04/01/20	\$52,530	\$68,778	\$1,411	\$51,119	\$69,451	0.736	1,059	\$48.27	1 STORY	\$1,411
002-811-009-00	3675 WELLS ST	05/05/21	\$82,000	\$92,802	\$6,661	\$75,339	\$88,805	0.848	875	\$86.10	1 STORY	\$4,287
002-814-007-00	738 CLIFF ST	03/22/22	\$132,000	\$140,140	\$4,715	\$127,285	\$139,613	0.912	1,320	\$96.43	1 STORY	\$4,715
002-832-061-00	4665 WABASH ST	08/19/21	\$65,000	\$92,386	\$11,173	\$53,827	\$83,725	0.643	1,104	\$48.76	1 STORY	\$7,202
002-832-039-00	4782 CEDAR COURT	02/07/22	\$98,000	\$127,911	\$11,538	\$86,462	\$119,972	0.721	950	\$91.01	1 STORY	\$8,435
002-840-028-00	843 COLLEEN CIRCLE DR	07/15/21	\$97,500	\$131,238	\$8,567	\$88,933	\$126,465	0.703	1,560	\$57.01	1 STORY	\$6,521
<b>Totals:</b>			<b>\$2,591,570</b>	<b>\$2,720,512</b>		<b>\$2,381,134</b>	<b>\$2,614,031</b>			<b>\$91.95</b>		
				<b>Prior ECF</b>	<b>0.97</b>		<b>E.C.F. =&gt;</b>	<b>0.911</b>				
				<b>SET 2023 ECF</b>	<b>0.936</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.907</b>				

Neighborhood: Quinnesec #309

Notes: This original lot and block area was incrementally decreased. The market will be watched for additional changes and applied as appropriate.

Prior ECF: 0.97

Mean ECF: 0.9

High to Low: 0.64 - 1.25

Selected ECF: 0.936

Breitung Township, Dickinson County, Michigan - Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
002-602-010-00	8097 LAKE ANTOINE RD S	09/01/21	\$125,000	\$99,634	\$14,792	\$110,208	\$106,053	<b>1.039</b>	864	\$127.56	1 STORY	\$6,233
002-660-057-00	8845 LAKEVIEW DR W	04/03/20	\$190,000	\$168,756	\$34,225	\$155,775	\$170,292	<b>0.915</b>	2,463	\$63.25	BI-LEVEL	\$32,092
002-660-066-00	8803 LAKEVIEW DR W	12/09/20	\$168,000	\$154,184	\$14,342	\$153,658	\$174,803	<b>0.879</b>	1,550	\$99.13	1 STORY	\$14,342
002-660-073-00	8709 LAKEVIEW DR W	09/21/21	\$259,900	\$208,401	\$48,646	\$211,254	\$199,694	<b>1.058</b>	1,591	\$132.78	1 STORY	\$17,246
002-683-016-00	9280 RUSSELL ST	04/30/20	\$174,100	\$135,392	\$22,500	\$151,600	\$141,115	<b>1.074</b>	1,232	\$123.05	1 STORY	\$22,500
002-830-002-00	3307 POPLAR DR	04/17/20	\$198,900	\$196,561	\$12,599	\$186,301	\$229,953	<b>0.810</b>	1,926	\$96.73	1 STORY	\$8,628
002-846-001-00	3881 BASS LAKE RD	08/14/20	\$157,800	\$130,709	\$23,683	\$134,117	\$133,783	<b>1.003</b>	1,296	\$103.49	1 STORY	\$20,920
002-848-004-00	9327 H LUCAS DR	10/22/21	\$179,000	\$164,035	\$28,311	\$150,689	\$169,655	<b>0.888</b>	1,332	\$113.13	1 STORY	\$27,804
002-848-021-00	9424 H LUCAS DR	09/30/21	\$369,000	\$308,203	\$69,902	\$299,098	\$297,876	<b>1.004</b>	1,922	\$155.62	1 STORY	\$29,826
002-854-008-00	8929 FREI DR	09/09/21	\$245,000	\$197,283	\$28,929	\$216,071	\$210,443	<b>1.027</b>	1,466	\$147.39	1 STORY	\$20,239
002-858-018-00	8920 GRAND OAK DR	09/24/20	\$200,000	\$176,860	\$22,914	\$177,086	\$192,433	<b>0.920</b>	1,286	\$137.70	1 STORY	\$21,228
<b>Totals:</b>			<b>\$2,266,700</b>	<b>\$1,940,018</b>		<b>\$1,945,857</b>	<b>\$2,026,097</b>			<b>\$118.17</b>		
				<b>Prior ECF</b>	<b>0.80</b>		<b>E.C.F. =&gt;</b>	<b>0.960</b>				
				<b>SET 2023 ECF</b>	<b>0.87</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.965</b>				

Neighborhood: Outlying Subs #313

Notes: Considering the market status of Covid Sales, an incremental increase is appropriate for this neighborhood. The outlying subdivisions will continue to be monitored.

Prior ECF: 0.8

Mean ECF: 0.96

High to Low: .81 - 1.07

Selected ECF: 0.87

Breitung Township, Dickinson County, Michigan - Economic Condition Factor

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	Land Value
002-004-005-00	7726 US HIGHWAY 2	03/25/22	\$175,000	\$138,041	\$171,039	\$3,961	\$10,364	<b>0.382</b>	1,171	\$3.38		\$117,305
002-004-026-00	7935 BREITUNG AVE	11/02/21	\$200,000	\$180,396	\$105,767	\$94,233	\$187,171	<b>0.503</b>	4,000	\$23.56		\$42,036
002-118-021-00	3957 US HIGHWAY 2	09/14/21	\$260,000	\$219,493	\$247,156	\$12,844	\$68,794	<b>0.187</b>	4,912	\$2.61	1 STORY	\$131,636
002-118-026-10	3948 US HIGHWAY 2	11/23/21	\$145,000	\$170,819	\$62,628	\$82,372	\$137,973	<b>0.597</b>	1,300	\$63.36		\$49,128
002-413-006-00	4088 PINE MOUNTAIN RD	03/30/22	\$249,000	\$287,988	\$235,759	\$13,241	\$106,352	<b>0.125</b>	2,544	\$5.20	CAMP	\$129,300
<b>Totals:</b>			<b>\$1,029,000</b>	<b>\$996,737</b>		<b>\$206,651</b>	<b>\$510,654</b>			<b>\$27.99</b>		
				<b>Prior ECF</b>	<b>0.76</b>		<b>E.C.F. =&gt;</b>	<b>0.405</b>				
				<b>SET 2023 ECF</b>	<b>0.4</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.450</b>				

Neighborhood: 2023 Commercial Industrial #1000  
 Notes: Five previous neighborhoods were consolidated. This will continue to be monitored as sales allow.  
 Prior ECF: Commercial 0.763 and Industrial .811  
 Mean ECF: 0.45  
 High to Low: .125 - 0.597  
 Selected ECF: 0.4