

Vacant Land Valuation

Vacant land is not reproducible, so an estimate of its value must be made from the sales prices of other parcels of land similar to the property being appraised.

Enclosed herein are vacant land sales analysis throughout the township. Some sales are based on acreage and other units of comparison are by front foot rates. Various land tables analysis are included in the packet. Some sales after verification may have been removed as they were not representative of the land table area.

Lake Huron Residential Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
011-019-200-011-00	11322 W US-23	01/05/22	\$330,000	WD	\$330,000	\$136,500	41.36	\$263,886	\$267,340	\$201,226	247.2	750.0	\$1,081
011-027-300-002-00	19379 N OLD MACKINAW RD	08/30/21	\$300,000	WD	\$300,000	\$71,600	23.87	\$140,778	\$279,859	\$120,637	105.2	500.0	\$2,660
011-028-200-001-00	9500 W US-23	10/30/20	\$231,100	WD	\$231,100	\$82,500	35.70	\$178,483	\$216,241	\$163,624	201.0	350.0	\$1,076
011-028-200-002-00	9474 W US-23	09/09/20	\$242,000	WD	\$242,000	\$89,900	37.15	\$190,580	\$111,924	\$60,504	74.3	250.0	\$1,506
011-028-200-010-00	9360 W US-23	07/10/20	\$259,000	WD	\$259,000	\$110,600	42.70	\$235,399	\$138,280	\$114,679	140.9	250.0	\$982
011-M03-000-025-05		12/28/20	\$79,900	WD	\$79,900	\$30,700	38.42	\$79,933	\$79,900	\$79,933	98.2	400.0	\$814
011-M05-000-007-00	10624 STEVES DR	09/18/20	\$239,900	WD	\$239,900	\$115,400	48.10	\$288,576	\$21,315	\$69,991	86.0	235.0	\$248
011-S11-000-011-00	7878 W US-23	05/17/21	\$350,000	WD	\$350,000	\$155,400	44.40	\$362,652	\$139,246	\$151,898	186.6	600.0	\$746
		Totals:	\$2,031,900		\$2,031,900	\$792,600		\$1,740,287	\$1,254,105	\$962,492	1,139.4		
									Average				
									per FF=>		\$1,101		

Village Residential Lakefront

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
012-V07-002-010-00	502 N HURON AVE	08/20/21	\$270,000	WD	\$270,000	\$96,100	35.59	\$219,421	\$169,329	\$118,750	50.0	150.0	\$3,387
012-V07-002-015-00	404 N HURON AVE	09/22/20	\$392,000	WD	\$392,000	\$147,200	37.55	\$346,722	\$282,778	\$237,500	100.0	150.0	\$2,828
Totals:			\$662,000		\$662,000	\$243,300		\$566,143	\$452,107	\$356,250	150.0		
Average per FF=>											\$3,014		

Village Residential Water View

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
012-V07-070-002-00	316 E SINCLAIR ST	09/03/21	\$237,000	WD	\$237,000	\$59,900	25.27	\$134,504	\$158,646	\$56,150	50.0	0.0	\$3,173
012-V07-074-007-00	209 N HURON AVE	05/31/19	\$125,000	WD	\$125,000	\$43,000	34.40	\$117,668	\$57,867	\$50,535	45.0	105.0	\$1,286
012-V07-074-007-00	209 N HURON AVE	07/23/21	\$219,900	WD	\$219,900	\$53,300	24.24	\$117,668	\$152,767	\$50,535	45.0	105.0	\$3,395
012-V07-074-008-00	207 N HURON AVE	06/18/19	\$110,000	WD	\$110,000	\$37,100	33.73	\$107,970	\$52,565	\$50,535	45.0	100.0	\$1,168
012-V07-074-008-01	205 N HURON	05/23/19	\$92,000	WD	\$92,000	\$42,100	45.76	\$127,868	\$31,512	\$67,380	60.0	60.0	\$525
Totals:			\$783,900		\$783,900	\$235,400		\$605,678	\$453,357	\$275,135	245.0		
Average per FF=>											\$1,850		

Village Residential

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
012-V07-054-001-00	113 DUCHARME ST	05/19/20	\$65,000	WD	\$65,000	\$45,800	70.46	\$102,716	\$27,984	\$65,700	100.0	100.0	\$280
012-V07-056-001-00	313 DUCHARME ST	09/30/20	\$125,000	WD	\$125,000	\$69,800	55.84	\$156,317	\$34,383	\$65,700	100.0	100.0	\$344
012-V07-057-013-00	107 E SINCLAIR ST	11/12/21	\$85,000	WD	\$85,000	\$31,600	37.18	\$66,559	\$51,291	\$32,850	50.0	150.0	\$1,026
012-V07-060-014-00	207 E SINCLAIR ST	08/10/21	\$220,000	WD	\$220,000	\$48,500	22.05	\$107,695	\$145,155	\$32,850	50.0	150.0	\$2,903
012-V07-060-017-00	215 E SINCLAIR ST	12/30/19	\$70,000	WD	\$70,000	\$28,400	40.57	\$78,483	\$24,367	\$32,850	50.0	150.0	\$487
012-V07-060-017-00	215 E SINCLAIR ST	05/03/21	\$85,000	WD	\$85,000	\$36,400	42.82	\$78,483	\$39,367	\$32,850	50.0	150.0	\$787
012-V07-069-009-00	210 HENRY	05/14/21	\$220,000	WD	\$220,000	\$114,100	51.86	\$250,009	\$61,971	\$91,980	140.0	0.0	\$443
012-V07-071-007-01	305 E SINCLAIR ST	05/01/20	\$310,000	WD	\$310,000	\$116,800	37.68	\$264,935	\$110,765	\$65,700	100.0	150.0	\$1,108
Totals:			\$1,180,000		\$1,180,000	\$491,400		\$1,105,197	\$495,283	\$420,480	640.0		
											Average per FF=>		\$774

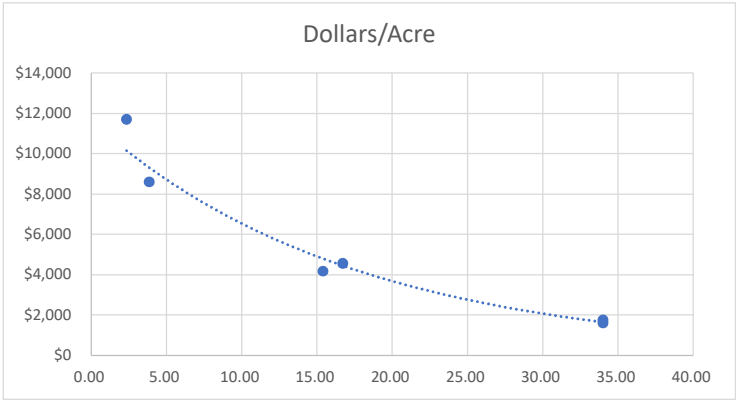
Gen Twp Res Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
011-035-100-002-05	18862 N OLD MACKINAW RD	07/09/21	\$27,500	WD	\$27,500	\$6,200	22.55	\$12,350	\$27,500	\$12,350	2.35	2.35	\$11,702
Totals:			\$27,500		\$27,500	\$6,200		\$12,350	\$27,500	\$12,350	2.35	2.35	
											Average per Net Acre=>	11,702.13	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
011-035-100-002-03	18930 HEBRON MAIL RD	07/17/20	\$285,000	WD	\$285,000	\$125,400	44.00	\$275,662	\$33,195	\$23,857	3.86	2.12	\$8,606
		Totals:	\$285,000		\$285,000	\$125,400		\$275,662	\$33,195	\$23,857	3.86	2.12	
											Average per Net Acre=>	8,606.43	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
011-028-200-019-00	9323 W US-23	02/14/20	\$165,550	WD	\$165,550	\$66,700	40.29	\$135,424	\$64,284	\$34,158	15.40	15.40	\$4,175
011-035-400-002-01	18321 N OLD MACKINAW RD	09/02/21	\$292,500	WD	\$292,500	\$0	0.00	\$251,032	\$76,148	\$34,680	16.70	16.70	\$4,560
Totals:			\$458,050		\$458,050	\$66,700		\$386,456	\$140,432	\$68,838	32.10	32.10	
											Average per Net Acre=>	4,375.37	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
011-035-100-002-01	18656 HEBRON MAIL ROUTE	04/29/19	\$80,000	WD	\$80,000	\$26,800	33.50	\$72,880	\$54,840	\$47,720	34.00	34.00	\$1,613
011-035-100-002-01	18656 HEBRON MAIL ROUTE	12/21/20	\$85,000	WD	\$85,000	\$29,300	34.47	\$72,880	\$59,840	\$47,720	34.00	34.00	\$1,760
Totals:			\$165,000		\$165,000	\$56,100		\$145,760	\$114,680	\$95,440	68.00	68.00	
Average per Net Acre=>												1,686.47	



Acres	Value
1.00	\$14,000
1.50	\$16,000
2.00	\$18,000
2.50	\$20,000
3.00	\$22,000
4.00	\$24,000
5.00	\$25,000
7.00	\$28,000
10.00	\$37,000
15.00	\$42,000
20.00	\$45,000
25.00	\$48,000
30.00	\$51,000
40.00	\$64,000
50.00	\$70,000
100.00	\$135,000

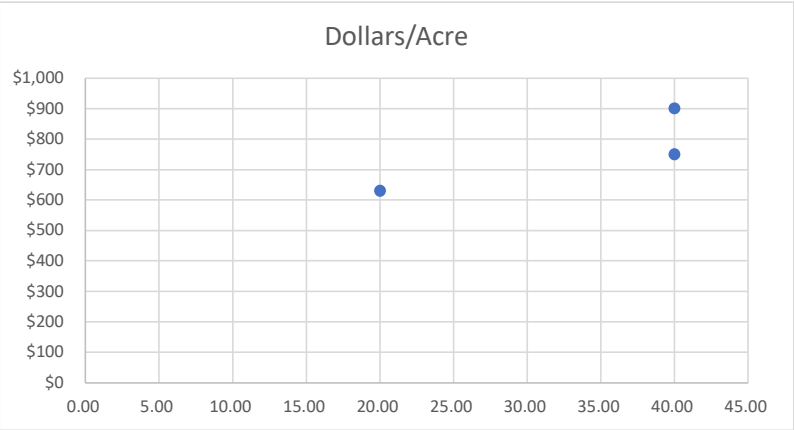
Hebron Township Acreage (Reference Only)

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
030-M10-000-008-00		05/13/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$3,800	76.00	\$7,500	\$5,000	\$7,500	1.02	1.02	\$4,902
030-018-100-004-06		10/15/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$5,100	20.40	\$10,256	\$25,000	\$10,256	1.13	1.13	\$22,163
030-007-100-003-00	10850 MACKINAW	04/08/21	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$23,400	90.00	\$46,700	\$26,000	\$46,200	4.48	4.48	\$5,807
030-033-300-002-05		08/25/21	\$5,000	WD	03-ARM'S LENGTH	\$5,000	\$6,100	122.00	\$12,189	\$5,000	\$12,189	5.00	5.00	\$1,000
030-018-100-004-03	15923 JONES	12/22/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$42,200	15.35	\$0	\$275,000	\$0	5.60	1.50	\$49,107
030-027-100-002-00		05/19/21	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$15,600	67.83	\$31,200	\$23,000	\$31,200	39.00	39.00	\$590
030-003-100-002-00		03/21/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$39,500	28.23	\$78,928	\$139,900	\$78,928	98.66	98.66	\$1,418
Totals:			\$498,900			\$498,900	\$135,700		\$186,773	\$498,900	\$186,273	154.89	150.79	
												Average		
												per Net Acre=>		3,221.10

Residential Low Lying Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
011-031-300-003-00		10/29/20	\$12,600	WD	\$12,600	\$7,500	59.52	\$13,100	\$12,600	\$13,100	20.00	20.00	\$630
Totals:			\$12,600		\$12,600	\$7,500		\$13,100	\$12,600	\$13,100	20.00	20.00	
Average per Net Acre=>												630.00	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
011-034-300-001-00		02/24/20	\$36,000	WD	\$36,000	\$20,000	55.56	\$26,200	\$36,000	\$26,200	40.00	40.00	\$900
011-035-300-001-00		08/11/21	\$30,000	WD	\$30,000	\$25,900	86.33	\$26,200	\$30,000	\$26,200	40.00	40.00	\$750
Totals:			\$66,000		\$66,000	\$45,900		\$52,400	\$66,000	\$52,400	80.00	80.00	
Average per Net Acre=>												825.00	



Acres	Value
1.00	\$4,500
1.50	\$4,700
2.00	\$5,000
2.50	\$5,200
3.00	\$6,000
4.00	\$7,000
5.00	\$8,000
7.00	\$9,000
10.00	\$9,500
15.00	\$10,500
20.00	\$14,000
25.00	\$20,300
30.00	\$26,600
40.00	\$33,000
50.00	\$41,250
100.00	\$75,000

West Central Ave Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
012-V07-053-002-00	118 E CENTRAL AVE	05/10/21	\$210,000	WD	\$210,000	\$193,100	91.95	\$366,526	\$93,474	\$250,000	100.0	150.0	\$935
012-V07-063-012-01	205 E CENTRAL AVE	12/28/22	\$420,000	WD	\$420,000	\$331,500	78.93	\$688,256	\$190,650	\$458,906	90.6	450.0	\$2,104
Totals:			\$630,000		\$630,000	\$524,600		\$1,054,782	\$284,124	\$708,906	190.6		
Average											per FF=>	\$1,491	

East Central Ave Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
012-V07-063-019-00	225 E CENTRAL AVE	12/02/21	\$270,000	WD	\$270,000	\$168,400	62.37	\$364,473	\$82,852	\$177,325	25.0	150.0	\$3,314
012-V07-067-003-00	314 E CENTRAL AVE	12/18/20	\$412,500	WD	\$412,500	\$173,600	42.08	\$376,265	\$213,560	\$177,325	25.0	150.0	\$8,542
012-V07-067-003-01	316 E CENTRAL AVE	11/14/22	\$555,000	WD	\$555,000	\$216,900	39.08	\$464,490	\$267,835	\$177,325	25.0	150.0	\$10,713
		Totals:	\$1,237,500		\$1,237,500	\$558,900		\$1,205,228	\$564,247	\$531,975	75.0		
											Average		
											per FF=>	\$7,523	

Lake Huron Township Commercial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Dollars/FF
011-019-200-010-00	11380 W US-23	08/06/20	\$2,240,000	WD	\$2,240,000	\$472,900	21.11	\$1,229,381	\$1,341,544	\$330,925	305.0	350.0	\$4,399
Totals:			\$2,240,000		\$2,240,000	\$472,900		\$1,229,381	\$1,341,544	\$330,925	305.0		
										Average per FF=>	\$4,399		

Village Commercial Rates

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Dollars/FF		
012-W10-009-029-00	502 S HURON AVE	12/18/20	\$637,394	WD	\$637,394	\$161,400	25.32	\$404,099	\$274,195	\$40,900	100.0	\$2,742		
Totals:			\$637,394		\$637,394	\$161,400		\$404,099	\$274,195	\$40,900	100.0			
Average per FF=>											\$2,742			
012-W10-009-029-00	502 S HURON AVE	12/18/20	\$637,394	WD	\$637,394	\$161,400	25.32	\$404,099	\$274,195	\$40,900	100.0	\$2,742		
012-V07-053-011-00	103 S NICOLET ST	02/23/20	\$350,000	WD	\$350,000	\$293,300	83.80	\$393,538	\$127,087	\$170,625	1.21	1.21	\$105,466	\$2.42
Totals:			\$350,000		\$350,000	\$293,300		\$393,538	\$127,087	\$170,625	1.21	1.21		
Average per SqFt=>												\$2.42		

Shores at Mackinaw Interior Units

Small Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
014-S13-000-006-00	20530 NORTHERN LIGHTS	08/21/20	\$151,000	WD	\$151,000	\$71,300	47.22	\$154,737	\$151,000	\$154,737	0.03	0.03	\$5,592,593	\$128.39
014-S13-000-022-00	20562 NORTHERN LIGHTS	12/17/20	\$180,000	WD	\$180,000	\$71,300	39.61	\$154,737	\$180,000	\$154,737	0.03	0.03	\$6,666,667	\$153.05
014-S13-000-023-00	20560 NORTHERN LIGHTS	06/02/21	\$170,000	WD	\$170,000	\$71,100	41.82	\$154,737	\$170,000	\$154,737	0.03	0.03	\$6,296,296	\$144.54
Totals:			\$501,000		\$501,000	\$213,700		\$464,211	\$501,000	\$464,211	0.08	0.08		
													Average per SqFt=>	\$141.99

Large Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
014-S13-000-005-00	20534 NORTHERN LIGHTS	05/04/20	\$162,000	WD	\$162,000	\$73,300	45.25	\$164,620	\$162,000	\$164,620	0.04	0.04	\$4,500,000	\$103.31
014-S13-000-013-00	20550 NORTHERN LIGHTS	06/08/20	\$170,000	WD	\$170,000	\$73,300	43.12	\$164,620	\$170,000	\$164,620	0.04	0.04	\$4,722,222	\$108.41
014-S13-000-016-00	20540 NORTHERN LIGHTS	06/26/20	\$170,000	WD	\$170,000	\$73,300	43.12	\$164,620	\$170,000	\$164,620	0.04	0.04	\$4,722,222	\$108.41
014-S13-000-060-00	20641 NORTHERN LIGHTS	09/22/21	\$265,500	WD	\$265,500	\$77,200	29.08	\$164,620	\$265,500	\$164,620	0.04	0.04	\$7,375,000	\$169.31
014-S13-000-063-00	20624 NORTHERN LIGHTS	09/11/20	\$175,000	WD	\$175,000	\$73,300	41.89	\$164,620	\$175,000	\$164,620	0.04	0.04	\$4,861,111	\$111.60
014-S13-000-012-00	20538 NORTHERN LIGHTS	09/15/20	\$158,078	WD	\$158,078	\$81,700	51.68	\$183,583	\$158,078	\$183,583	0.04	0.04	\$3,951,950	\$90.72
Totals:			\$1,100,578		\$1,100,578	\$452,100		\$1,006,683	\$1,100,578	\$1,006,683	0.22	0.22		
													Average per SqFt=>	\$114.84

Shores at Mackinaw Lakeside Units

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
014-S13-000-029-00	20573 NORTHERN LIGHTS	10/23/20	\$265,000	WD	\$265,000	\$120,200	45.36	\$255,202	\$265,000	\$255,202	0.04	0.04	\$7,361,111	\$168.99
014-S13-000-031-00	20579 NORTHERN LIGHTS	01/17/22	\$250,000	WD	\$250,000	\$89,200	35.68	\$191,563	\$250,000	\$191,563	0.03	0.03	\$9,259,259	\$212.56
014-S13-000-032-00	20583 NORTHERN LIGHTS	11/10/20	\$290,000	WD	\$290,000	\$120,200	41.45	\$255,202	\$290,000	\$255,202	0.04	0.04	\$8,055,556	\$184.93
014-S13-000-034-00	20593 NORTHERN LIGHTS	08/21/20	\$233,000	WD	\$233,000	\$134,000	57.51	\$284,598	\$233,000	\$284,598	0.04	0.04	\$5,825,000	\$133.72
014-S13-000-043-00	20605 NORTHERN LIGHTS	02/18/22	\$395,000	WD	\$395,000	\$118,800	30.08	\$255,202	\$395,000	\$255,202	0.04	0.04	\$10,972,222	\$251.89
Totals:			\$1,433,000		\$1,433,000	\$582,400		\$1,241,767	\$1,433,000	\$1,241,767	0.18	0.18		
													Average per SqFt=>	\$187.98

Economic Condition Factor

An ECF adjusts the assessor's use of the State cost manual to the local market. County multipliers are provided by the State Tax Commission and adjusted annually to reflect change in the market of construction costs found in the STC's Assessor's Manual and to bring those costs to the County level. ECF's are adjusted annually by the assessor to further refine these costs to the local market.

Enclosed you will find the sales and ECF analysis conducted for the 2021 tax assessments. Sales were verified and selected that best represent the subject neighborhood. Some sales were removed that were not representative of the market. The result of each ECF analysis are enclosed for each neighborhood.

Residential Lakefront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-027-300-002-00	19379 N OLD MACKINAW RD	08/30/21	\$300,000	WD	\$300,000	\$71,600	23.87	\$136,582	\$117,923	\$182,077	\$23,800	7.650
011-028-200-001-00	9500 W US-23	10/30/20	\$231,100	WD	\$231,100	\$82,500	35.70	\$236,544	\$221,836	\$9,264	\$18,760	0.494
011-028-200-002-00	9474 W US-23	09/09/20	\$242,000	WD	\$242,000	\$89,900	37.15	\$214,793	\$81,836	\$160,164	\$169,588	0.944
011-028-200-010-00	9360 W US-23	07/10/20	\$259,000	WD	\$259,000	\$110,600	42.70	\$278,579	\$156,237	\$102,763	\$156,048	0.659
011-028-200-011-01	9338 W US-23	08/20/19	\$159,000	WD	\$159,000	\$100,900	63.46	\$145,900	\$128,175	\$30,825	\$22,608	1.363
011-035-200-006-00	7234 W US-23	07/15/19	\$399,900	WD	\$399,900	\$175,600	43.91	\$381,664	\$121,705	\$278,195	\$331,580	0.839
011-035-200-014-00	7008 W US-23	11/01/19	\$449,900	WD	\$449,900	\$162,500	36.12	\$304,935	\$79,196	\$370,704	\$267,147	1.388
011-036-300-002-01	6734 W US-23	05/17/19	\$800,000	WD	\$780,000	\$560,700	71.88	\$755,171	\$256,665	\$523,335	\$517,659	1.011
011-051-200-013-00	9276 W US-23	09/30/20	\$400,000	WD	\$400,000	\$239,700	59.93	\$538,704	\$115,001	\$284,999	\$540,438	0.527
011-M05-000-007-00	10624 STEVES DR	09/18/20	\$239,900	WD	\$239,900	\$115,400	48.10	\$318,504	\$99,762	\$140,138	\$279,008	0.502
011-S11-000-011-00	7878 W US-23	05/17/21	\$350,000	WD	\$350,000	\$155,400	44.40	\$396,050	\$181,218	\$168,782	\$274,020	0.616
012-V07-002-010-00	502 N HURON AVE	08/20/21	\$270,000	WD	\$270,000	\$96,100	35.59	\$243,634	\$155,728	\$114,272	\$112,125	1.019
012-V07-002-013-00	410 N HURON AVE	07/03/20	\$275,000	WD	\$275,000	\$158,900	57.78	\$369,179	\$120,560	\$154,440	\$317,116	0.487
012-V07-002-015-00	404 N HURON AVE	09/22/20	\$392,000	WD	\$392,000	\$147,200	37.55	\$401,787	\$301,400	\$90,600	\$128,045	0.708
Totals:			\$4,767,800		\$4,747,800	\$2,267,000		\$4,722,026		\$2,610,558	\$3,157,943	
											E.C.F. =>	0.827

Township Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-019-300-009-03	14104 MACKINAW HWY	02/24/21	\$94,500	WD	\$94,500	\$0	0.00	\$96,727	\$11,278	\$83,222	\$120,520	0.691
011-035-100-002-01	18656 HEBRON MAIL ROUTE	12/21/20	\$85,000	WD	\$85,000	\$29,300	34.47	\$81,360	\$56,200	\$28,800	\$34,944	0.824
011-035-100-002-03	18930 HEBRON MAIL RD	07/17/20	\$285,000	WD	\$285,000	\$125,400	44.00	\$275,662	\$29,845	\$255,155	\$341,413	0.747
011-035-400-002-01	18321 N OLD MACKINAW RD	09/02/21	\$292,500	WD	\$292,500	\$0	0.00	\$259,372	\$48,822	\$243,678	\$292,431	0.833
Totals:			\$757,000		\$757,000	\$154,700		\$713,121		\$610,855	\$789,308	
											E.C.F. =>	0.774

Village Residential ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
012-V07-055-015-00	109 E ETHERINGTON ST	09/30/21	\$315,000	WD	\$315,000	\$63,200	20.06	\$147,159	\$61,861	\$253,139	\$138,922	1.822
012-V07-056-001-00	313 DUCHARME ST	09/30/20	\$125,000	WD	\$125,000	\$69,800	55.84	\$168,017	\$77,724	\$47,276	\$147,057	0.321
012-V07-057-013-00	107 E SINCLAIR ST	11/12/21	\$85,000	WD	\$85,000	\$31,600	37.18	\$72,409	\$38,700	\$46,300	\$54,901	0.843
012-V07-060-014-00	207 E SINCLAIR ST	08/10/21	\$220,000	WD	\$220,000	\$48,500	22.05	\$113,545	\$41,112	\$178,888	\$117,969	1.516
012-V07-060-017-00	215 E SINCLAIR ST	05/03/21	\$85,000	WD	\$85,000	\$36,400	42.82	\$84,333	\$38,941	\$46,059	\$73,928	0.623
012-V07-062-003-00	216 E JAMET ST	01/27/21	\$100,000	WD	\$100,000	\$58,500	58.50	\$138,799	\$44,783	\$55,217	\$153,121	0.361
012-V07-069-009-00	210 HENRY	05/14/21	\$220,000	WD	\$220,000	\$114,100	51.86	\$266,389	\$109,288	\$110,712	\$255,865	0.433
012-V07-069-013-00	305 E ETHERINGTON ST	07/26/21	\$330,000	WD	\$330,000	\$75,300	22.82	\$193,628	\$41,406	\$288,594	\$247,919	1.164
012-V07-070-002-00	316 E SINCLAIR ST	09/03/21	\$237,000	WD	\$237,000	\$59,900	25.27	\$170,854	\$94,088	\$142,912	\$125,026	1.143
012-V07-071-007-01	305 E SINCLAIR ST	05/01/20	\$310,000	WD	\$310,000	\$116,800	37.68	\$276,635	\$99,646	\$210,354	\$288,256	0.730
012-V07-074-007-00	209 N HURON AVE	07/23/21	\$219,900	WD	\$219,900	\$53,300	24.24	\$150,383	\$83,568	\$136,332	\$108,819	1.253
Totals:			\$2,246,900		\$2,246,900	\$727,400		\$1,782,151		\$1,515,783	\$1,711,782	
											E.C.F. =>	0.886

Commercial - Industrial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
011-019-200-010-00	11380 W US-23	08/06/20	\$2,240,000	WD	\$2,240,000	\$472,900	21.11	\$2,240,151	\$1,437,609	\$802,391	\$1,244,251	0.645
011-020-300-002-04		01/08/21	\$160,000	WD	\$160,000	\$91,900	57.44	\$207,291	\$126,463	\$33,537	\$127,892	0.262
011-051-200-014-00	9250 W US-23	08/13/21	\$465,000	WD	\$465,000	\$82,900	17.83	\$285,251	\$159,326	\$305,674	\$195,233	1.566
012-V02-000-006-01		06/15/22	\$250,000	WD	\$250,000	\$90,900	36.36	\$201,037	\$77,050	\$172,950	\$192,228	0.900
012-V02-000-008-00		12/17/21	\$383,000	WD	\$383,000	\$188,500	49.22	\$384,358	\$216,160	\$166,840	\$266,136	0.627
012-V02-000-010-01		12/17/21	\$102,000	WD	\$102,000	\$62,000	60.78	\$130,650	\$75,230	\$26,770	\$85,922	0.312
012-V07-053-002-00	118 E CENTRAL AVE	05/10/21	\$210,000	WD	\$210,000	\$193,100	91.95	\$265,626	\$175,583	\$34,417	\$139,602	0.247
012-V07-063-019-00	225 E CENTRAL AVE	12/02/21	\$270,000	WD	\$270,000	\$168,400	62.37	\$375,223	\$188,075	\$81,925	\$290,152	0.282
012-V07-067-003-00	314 E CENTRAL AVE	12/18/20	\$412,500	WD	\$412,500	\$173,600	42.08	\$387,015	\$189,875	\$222,625	\$305,643	0.728
012-W10-009-029-00	502 S HURON AVE	12/18/20	\$637,394	WD	\$637,394	\$161,400	25.32	\$637,399	\$308,058	\$329,336	\$510,606	0.645
Totals:			\$5,129,894		\$5,129,894	\$1,685,600		\$5,114,001		\$2,176,465	\$3,357,666	
											E.C.F. =>	0.648

Village of Mackinaw
2023 Assessments
Hotel Income Analysis

Gross Montly Income Per Room	\$836.00
Misc Income	2%-7%
Vacancy Loss	6-50%
Property Taxes	6.70%
Insurance	3.62%
Management & Labor	24.00%
Heating/Cooling	8.00%
Utilities W/S	4.07%
Maintenance/Repairs	3.89%
Advertising	0.80%
Supplies	7.47%
Misc	1.50%