

2026 ECFs

GREENLAND:	last yr	this yr
AGRICULTURAL	0.938 →	1.035
COMMERCIAL/INDUSTRIAL	0.614 →	0.814
GREENLAND/MASS	0.826 →	0.866
TOWNSHIP	0.938 →	1.035

RESIDENTIAL-AGRICULTURAL ECF ONTONAGON GREENLAND TOWNSHIPS

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04 209 021 00	9803 ROUSSEAU RD	02/26/25	WD	03-ARM'S LENGTH	\$62,000	\$39,300	\$22,700	\$22,121	1.026
04 211 008 00	28647 POST OFFICE RD	08/18/23	WD	03-ARM'S LENGTH	\$69,000	\$43,700	\$25,300	\$18,131	1.395
04 212 011 00	6490 EVERGREEN DR	12/07/23	WD	03-ARM'S LENGTH	\$45,000	\$4,480	\$40,520	\$33,402	1.213
04 214 003 00	7500 ROUSSEAU RD	08/23/24	WD	03-ARM'S LENGTH	\$63,000	\$41,000	\$22,000	\$28,524	0.771
04 214 014 00	27393 SIMAR WASAS I	12/13/23	WD	03-ARM'S LENGTH	\$32,000	\$525	\$31,475	\$43,976	0.716
04 229 008 00	25872 VISTA DR	11/09/23	WD	03-ARM'S LENGTH	\$225,000	\$86,424	\$138,576	\$143,051	0.969
09 084 010 40	35936 DANIELS	11/07/23	WD	03-ARM'S LENGTH	\$187,000	\$13,069	\$173,931	\$134,430	1.294
09 084 016 10	35296 WOODSPUR	03/22/24	WD	03-ARM'S LENGTH	\$250,000	\$8,460	\$241,540	\$210,643	1.147
09 086 007 00	35458 US-45	08/24/23	WD	03-ARM'S LENGTH	\$130,000	\$10,562	\$119,438	\$87,984	1.358
09 097 004 00	34009 US-45	07/21/23	WD	03-ARM'S LENGTH	\$500,000	\$217,617	\$282,383	\$217,666	1.297
09 132 022 00	15756 LAKESHORE	07/12/24	WD	03-ARM'S LENGTH	\$210,000	\$80,400	\$129,600	\$109,829	1.180
09 136 007 10	18418 LAKESHORE	09/29/23	WD	03-ARM'S LENGTH	\$179,000	\$15,330	\$163,670	\$142,839	1.146
09 146 009 10	37625 BECK	09/17/24	WD	03-ARM'S LENGTH	\$225,000	\$48,500	\$176,500	\$189,147	0.933
09 148 004 00	18357 ERNEST	12/20/24	WD	03-ARM'S LENGTH	\$63,500	\$40,561	\$22,939	\$31,609	0.726
09 149 024 00	19545 FIRESTEEL	07/18/23	WD	03-ARM'S LENGTH	\$149,900	\$12,600	\$137,300	\$178,042	0.771
09 202 006 10	35883 NORWICH	05/18/23	WD	03-ARM'S LENGTH	\$259,000	\$39,415	\$219,585	\$222,398	0.987
09 202 018 60	35024 NORWICH	09/26/23	WD	03-ARM'S LENGTH	\$85,700	\$3,755	\$81,945	\$78,249	1.047
09 285 004 00	22207 M-64	08/14/24	WD	03-ARM'S LENGTH	\$218,000	\$12,031	\$205,969	\$215,105	0.958
09 285 058 00	22073 OLD NORWICH	03/20/24	WD	03-ARM'S LENGTH	\$150,000	\$16,307	\$133,693	\$143,577	0.931
09 297 009 00	23569 M-64	11/27/24	WD	03-ARM'S LENGTH	\$80,000	\$13,120	\$66,880	\$48,677	1.374
09 347 015 00	27378 BAY	03/10/25	WD	03-ARM'S LENGTH	\$75,000	\$17,500	\$57,500	\$74,403	0.773
09 348 001 00	27962 L P WALSH RD	08/21/24	WD	03-ARM'S LENGTH	\$145,000	\$57,250	\$87,750	\$121,062	0.725
Totals:					\$3,403,100	\$3,229,125	\$2,581,194	\$2,494,867	1.035

E.C.F. =>

BERGLAND -- GREENLAND -- ONTONAGON TOWNSHIP

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
04 757 001 00	1372 THIRTEENTH S	10/29/20	WD	03-ARM'S LEI	\$140,000	\$189,784	\$21,839	\$118,161	\$273,526	0.432
04 762 010 00	1418 MASS AVE	04/04/24	WD	03-ARM'S LEI	\$110,000	\$117,636	\$9,812	\$100,188	\$145,315	0.689
41 220 001 00	102 SECOND	08/23/24	WD	03-ARM'S LEI	\$100,000	\$91,402	\$26,472	\$73,528	\$87,507	0.840
41 322 013 00	523 PENNSYLVANIA	07/31/21	WD	03-ARM'S LEI	\$195,000	\$169,229	\$5,119	\$189,881	\$252,089	0.753
41 404 001 00	314 CHIPPEWA	02/18/22	WD	19-MULTI PAI	\$200,000	\$245,998	\$18,124	\$181,876	\$350,037	0.520
41 404 006 10	745 RIVER	11/30/23	WD	03-ARM'S LEI	\$80,000	\$91,697	\$4,590	\$75,410	\$117,395	0.642
41 406 006 00	533 RIVER	06/10/24	WD	03-ARM'S LEI	\$460,000	\$286,279	\$77,998	\$382,002	\$319,940	1.194
41 406 007 00	525 RIVER	06/10/24	WD	19-MULTI PAI	\$460,000	\$286,279	\$77,998	\$382,002	\$319,940	1.194
41 411 007 10	400 LAKE	11/23/20	WD	03-ARM'S LEI	\$205,000	\$254,689	\$19,071	\$185,929	\$361,932	0.514
41 413 001 50	508 RIVER	03/14/23	WD	03-ARM'S LEI	\$77,500	\$93,626	\$10,791	\$66,709	\$127,243	0.524
41 421 009 50	411 RIVER	06/18/20	LC	29-SELLERS IN	\$92,200	\$110,571	\$13,191	\$79,009	\$149,585	0.528
41 493 005 00	315 COPPER	03/23/21	WD	03-ARM'S LEI	\$40,000	\$61,260	\$6,550	\$33,450	\$84,040	0.398
41 543 002 00	20 SUPERIOR	12/15/21	WD	03-ARM'S LEI	\$50,000	\$70,039	\$7,500	\$42,500	\$96,066	0.442
41 561 017 20	MICHIGAN	02/14/25	WD	03-ARM'S LEI	\$776,500	\$569,610	\$37,453	\$739,047	\$717,193	1.030
41 601 009 20	1003 M-64	01/15/25	WD	03-ARM'S LEI	\$426,000	\$281,323	\$33,980	\$392,020	\$333,346	1.176
Totals:					\$3,412,200	\$2,919,422		\$3,041,712	\$3,735,155	0.814
									E.C.F. =>	0.814

GREENLAND TOWNSHIP GREENLAND/MASS TOWNSITE ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man.	E.C.F.				
04 336 013 00	1518 GREENLAI	05/23/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$156,153	\$4,640	\$149,360	\$194,247	0.769				
04 351 019 00	605 DEPOT ST	04/05/24	\$45,000	LC	04-BUYERS INTERE	\$45,000	\$44,642	\$3,098	\$41,902	\$48,195	0.869				
04 401 014 00	104 ELM ST	08/01/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$42,246	\$4,020	\$27,980	\$44,346	0.631				
04 422 001 00	303 PINE ST	06/06/23	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$91,006	\$2,520	\$76,480	\$102,652	0.745				
04 423 011 00	248 SECOND ST	10/30/24	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$79,326	\$3,020	\$98,980	\$88,522	1.118				
04 605 002 00	700 RIDGE RD	06/30/25	\$105,000	WD	03-ARM'S LENGTH	\$103,000	\$77,982	\$3,659	\$99,341	\$86,222	1.152				
04 767 016 00	1402 RIDGE AV	03/14/25	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$98,073	\$5,810	\$119,090	\$107,034	1.113				
04 769 024 00	1502 RIDGE AV	06/30/25	\$72,000	WD	03-ARM'S LENGTH	\$60,000	\$58,563	\$1,050	\$58,950	\$66,720	0.884				
04 770 003 00	1507 RIDGE AV	06/12/23	\$1	WD	03-ARM'S LENGTH	\$83,500	\$77,332	\$0	\$83,500	\$99,144	0.842				
04 778 004 00	1805 MASS AV	05/09/24	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$79,997	\$2,600	\$60,400	\$89,788	0.673				
04 778 023 00	1800 RIDGE AV	07/25/24	\$81,250	WD	03-ARM'S LENGTH	\$73,125	\$86,381	\$1,575	\$71,550	\$98,383	0.727				
Totals:										\$858,151	\$919,525	\$891,701	\$887,533	\$1,025,252	0.866
										E.C.F. =>					