

2026 ECFs

| ONTONAGON: | last yr | this yr |
|-----------------------|----------------|----------------|
| AGRICULTURAL | 0.970 → | 1.035 |
| COMMERCIAL LAKEFRONT | 0.739 → | 1.018 |
| COMMERCIAL/INDUSTRIAL | 0.651 → | 0.814 |
| LAKEFRONT | 1.289 → | 1.294 |
| TOWNSHIP | 0.970 → | 1.035 |
| VILLAGE | 0.981 → | 0.936 |

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 RC | 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. =>

2026

LAKE SUPERIOR COMMERCIAL ECF

CALCULATED

LAKE SUPERIOR

RESIDENTIAL LAKE SUPERIOR ECF (1.294) DIVIDED BY RESIDENTIAL TOWNSHIP ECF (1.035)

$$1.294 / 1.035 = 1.250$$

1.250 MULTIPLIED BY COMMERCIAL ECF (.814) = LAKE SUPERIOR COMMERCIAL ECF

$$1.250 \times .814 = 0.932$$

OVERALL COMMERCIAL LAKESHORE ECF

1.018

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 | E.C.F. => | 0.814 |

LAKE SUPERIOR LAKEFRONT ECF 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. | |
|----------------|-----------------|-----------|--------|-----------------|--------------|----------------|-------------|----------------|--------------------|--------------------|---------------------|
| 09 132 007 10 | 40378 SUPERIOR | 05/29/24 | WD | 03-ARM'S LENGTH | \$900,000 | \$934,003 | \$207,611 | \$692,389 | \$489,043 | 1.416 | |
| 09 138 011 00 | 19432 LAKESHORE | 12/05/22 | WD | 03-ARM'S LENGTH | \$221,000 | \$199,222 | \$120,357 | \$100,643 | \$61,183 | 1.645 | |
| 09 139 006 00 | 19196 LAKESHORE | 02/16/24 | WD | 03-ARM'S LENGTH | \$370,000 | \$354,693 | \$104,257 | \$265,743 | \$194,287 | 1.368 | |
| 09 139 024 00 | 19090 LAKESHORE | 08/22/25 | WD | 03-ARM'S LENGTH | \$533,000 | \$398,824 | \$104,177 | \$428,823 | \$228,586 | 1.876 | |
| 09 283 005 20 | 24082 M-64 | 12/14/21 | WD | 03-ARM'S LENGTH | \$398,000 | \$401,969 | \$88,485 | \$309,515 | \$290,262 | 1.066 | |
| 09 283 012 10 | 24530 M-64 | 04/25/23 | WD | 03-ARM'S LENGTH | \$327,000 | \$322,846 | \$79,840 | \$247,160 | \$188,523 | 1.311 | |
| 09 285 077 00 | 22664 LAKESHORE | 07/13/21 | WD | 03-ARM'S LENGTH | \$255,500 | \$310,017 | \$134,423 | \$121,077 | \$136,225 | 0.889 | |
| 09 285 092 00 | 22812 M-64 | 09/03/24 | WD | 03-ARM'S LENGTH | \$570,000 | \$516,000 | \$185,780 | \$384,220 | \$256,183 | 1.500 | |
| 09 285 093 00 | 22784 M-64 | 08/30/23 | WD | 03-ARM'S LENGTH | \$515,000 | \$411,855 | \$135,903 | \$379,097 | \$214,082 | 1.771 | |
| 09 321 002 10 | 26644 M-64 | 12/20/21 | WD | 03-ARM'S LENGTH | \$820,000 | \$1,064,880 | \$243,547 | \$576,453 | \$637,186 | 0.905 | |
| 09 322 001 00 | 26858 M-64 | 09/09/22 | WD | 03-ARM'S LENGTH | \$193,000 | \$158,554 | \$123,305 | \$69,695 | \$27,346 | 2.549 | |
| 09 322 006 00 | 35118 TOWNLINE | 07/12/21 | WD | 03-ARM'S LENGTH | \$375,000 | \$424,509 | \$131,063 | \$243,937 | \$227,654 | 1.072 | |
| Totals: | | | | | | | | | \$3,818,752 | \$2,950,560 | 1.294 |
| | | | | | | | | | \$5,477,500 | \$2,921,574 | E.C.F. => |

VILLAGE ECF
ONTONAGON

2026 Tax Year

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal | Land + Yard Bldg. | Residual | Cost Man. \$ | E.C.F. |
|---------------|--------------------|-----------|--------|-----------------|--------------|----------------|-------------------|-----------|--------------|--------|
| 41 101 014 00 | 521 ZINC | 10/11/24 | WD | 03-ARM'S LENGTH | \$41,500 | \$75,206 | \$3,600 | \$37,900 | \$72,993 | 0.519 |
| 41 104 008 00 | 807 ZINC | 05/28/24 | WD | 03-ARM'S LENGTH | \$40,000 | \$51,862 | \$5,774 | \$34,226 | \$46,981 | 0.729 |
| 41 141 002 00 | 509 S STEEL | 08/28/24 | WD | 03-ARM'S LENGTH | \$80,000 | \$117,381 | \$2,973 | \$77,027 | \$116,624 | 0.660 |
| 41 146 001 00 | 621 OLD ROCKLAND | 02/19/25 | WD | 03-ARM'S LENGTH | \$95,000 | \$101,044 | \$1,751 | \$93,249 | \$101,216 | 0.921 |
| 41 161 006 00 | 501 HEARD | 09/19/24 | WD | 03-ARM'S LENGTH | \$75,000 | \$126,313 | \$2,600 | \$72,400 | \$126,109 | 0.574 |
| 41 181 003 00 | 625 ALSACE | 08/19/24 | WD | 03-ARM'S LENGTH | \$199,000 | \$176,672 | \$6,473 | \$192,527 | \$173,495 | 1.110 |
| 41 186 005 00 | 200 GREENLAND | 04/20/23 | WD | 03-ARM'S LENGTH | \$88,000 | \$115,288 | \$6,308 | \$81,692 | \$111,091 | 0.735 |
| 41 218 011 00 | 302 THIRD | 11/07/23 | WD | 03-ARM'S LENGTH | \$92,500 | \$111,259 | \$1,592 | \$90,908 | \$111,791 | 0.813 |
| 41 231 007 00 | 113 THIRD | 04/02/24 | WD | 03-ARM'S LENGTH | \$125,000 | \$95,027 | \$1,538 | \$123,462 | \$95,300 | 1.296 |
| 41 231 009 00 | 105 THIRD | 11/27/24 | WD | 03-ARM'S LENGTH | \$134,000 | \$110,169 | \$1,538 | \$132,462 | \$110,735 | 1.196 |
| 41 250 003 00 | 310 PENNSYLVANIA | 08/14/24 | WD | 03-ARM'S LENGTH | \$157,000 | \$114,472 | \$2,636 | \$154,364 | \$114,002 | 1.354 |
| 41 251 008 00 | 407 MINNESOTA | 06/05/23 | WD | 03-ARM'S LENGTH | \$22,000 | \$39,779 | \$1,424 | \$20,576 | \$39,098 | 0.526 |
| 41 259 003 00 | 312 MINNESOTA | 12/26/24 | WD | 03-ARM'S LENGTH | \$31,000 | \$24,234 | \$1,424 | \$29,576 | \$23,252 | 1.272 |
| 41 259 011 00 | 114 N FOURTH | 12/10/24 | WD | 03-ARM'S LENGTH | \$70,000 | \$110,114 | \$1,886 | \$68,114 | \$110,324 | 0.617 |
| 41 259 012 00 | 110 N FOURTH | 12/15/23 | WD | 03-ARM'S LENGTH | \$82,000 | \$74,104 | \$1,886 | \$80,114 | \$73,617 | 1.088 |
| 41 291 013 00 | 747 PARKER | 06/15/23 | WD | 03-ARM'S LENGTH | \$130,000 | \$152,948 | \$4,481 | \$125,519 | \$151,343 | 0.829 |
| 41 291 016 00 | 735 PARKER | 04/25/23 | WD | 03-ARM'S LENGTH | \$220,000 | \$218,368 | \$10,348 | \$209,652 | \$212,049 | 0.989 |
| 41 291 039 00 | 744 PEBBLE BEACH | 05/03/24 | WD | 03-ARM'S LENGTH | \$188,000 | \$171,641 | \$4,321 | \$183,679 | \$170,561 | 1.077 |
| 41 301 004 00 | 424 MINNESOTA | 08/23/23 | LC | 03-ARM'S LENGTH | \$20,000 | \$25,852 | \$1,453 | \$18,547 | \$24,872 | 0.746 |
| 41 302 007 00 | 415 PARKER | 05/16/23 | WD | 03-ARM'S LENGTH | \$73,000 | \$94,218 | \$1,653 | \$71,347 | \$94,358 | 0.756 |
| 41 311 011 00 | 431 MINNESOTA | 06/21/23 | WD | 03-ARM'S LENGTH | \$105,000 | \$113,520 | \$2,848 | \$102,152 | \$112,815 | 0.905 |
| 41 311 013 00 | 435 MINNESOTA | 05/19/23 | WD | 03-ARM'S LENGTH | \$89,000 | \$114,624 | \$2,279 | \$86,721 | \$114,521 | 0.757 |
| 41 324 008 00 | 600 PENNSYLVANIA | 09/17/24 | WD | 03-ARM'S LENGTH | \$96,000 | \$98,006 | \$4,824 | \$91,176 | \$94,987 | 0.960 |
| 41 333 005 00 | 521 N SEVENTH | 06/13/23 | WD | 03-ARM'S LENGTH | \$99,700 | \$78,142 | \$8,116 | \$91,584 | \$71,382 | 1.283 |
| 41 333 008 50 | 701 MICHIGAN | 10/02/24 | WD | 03-ARM'S LENGTH | \$75,000 | \$119,826 | \$2,188 | \$72,812 | \$119,916 | 0.607 |
| 41 341 018 00 | 506 N SEVENTH | 10/20/23 | WD | 03-ARM'S LENGTH | \$92,500 | \$76,112 | \$9,653 | \$82,847 | \$67,746 | 1.223 |
| 41 341 020 00 | 504 N SEVENTH | 05/29/24 | WD | 03-ARM'S LENGTH | \$95,000 | \$85,711 | \$5,562 | \$89,438 | \$81,701 | 1.095 |
| 41 374 002 00 | 204 E CONGLOMERATI | 01/30/24 | WD | 03-ARM'S LENGTH | \$100,000 | \$92,810 | \$2,778 | \$97,222 | \$91,776 | 1.059 |
| 41 374 013 00 | 211 MICHIGAN | 05/17/23 | WD | 03-ARM'S LENGTH | \$64,900 | \$46,045 | \$1,802 | \$63,098 | \$45,100 | 1.399 |
| 41 405 005 00 | 616 MICHIGAN | 02/28/25 | WD | 03-ARM'S LENGTH | \$98,000 | \$126,916 | \$1,300 | \$96,700 | \$128,049 | 0.755 |
| 41 407 002 00 | 410 SPAR | 09/28/23 | WD | 03-ARM'S LENGTH | \$55,000 | \$96,519 | \$1,300 | \$53,700 | \$97,063 | 0.553 |
| 41 407 010 00 | 503 MICHIGAN | 08/06/24 | WD | 03-ARM'S LENGTH | \$55,000 | \$65,078 | \$900 | \$54,100 | \$65,421 | 0.827 |
| 41 408 007 00 | 611 MICHIGAN | 02/20/24 | WD | 03-ARM'S LENGTH | \$156,000 | \$129,804 | \$1,300 | \$154,700 | \$130,993 | 1.181 |
| 41 436 002 00 | 314 S STEEL | 02/09/24 | WD | 03-ARM'S LENGTH | \$55,000 | \$48,723 | \$992 | \$54,008 | \$48,655 | 1.110 |

VILLAGE ECF ONTONAGON

| Parcel Number | Street Address | Sale Date | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal | Land + Yard Bldg. | Residual | Cost Man. \$ | E.C.F. |
|----------------|----------------|-----------|--------|-----------------|--------------------|--------------------|-------------------|--------------------|--------------------|--------------|
| 41 458 008 00 | 609 EPIDOTE | 05/06/24 | WD | 03-ARM'S LENGTH | \$105,000 | \$126,502 | \$1,950 | \$103,050 | \$126,964 | 0.812 |
| 41 476 010 00 | 500 WALNUT | 10/17/24 | WD | 03-ARM'S LENGTH | \$238,500 | \$311,920 | \$13,250 | \$225,250 | \$304,455 | 0.740 |
| 41 419 006 00 | 503 SPAR | 04/05/24 | WD | 03-ARM'S LENGTH | \$150,000 | \$112,808 | \$2,600 | \$147,400 | \$112,343 | 1.312 |
| 41 457 001 00 | 810 SPAR | 01/19/24 | WD | 03-ARM'S LENGTH | \$150,000 | \$115,871 | \$1,838 | \$148,162 | \$116,242 | 1.275 |
| 41 480 015 00 | 1101 PINE | 11/22/24 | WD | 03-ARM'S LENGTH | \$162,000 | \$137,883 | \$12,255 | \$149,745 | \$128,061 | 1.169 |
| 41 561 002 00 | 201 GORMAN | 08/14/24 | WD | 03-ARM'S LENGTH | \$130,000 | \$116,698 | \$5,454 | \$124,546 | \$113,399 | 1.098 |
| 41 492 004 00 | 415 QUARTZ | 09/12/23 | WD | 03-ARM'S LENGTH | \$99,000 | \$110,271 | \$1,820 | \$97,180 | \$110,551 | 0.879 |
| Totals: | | | | | \$4,233,600 | \$4,429,740 | | \$4,082,932 | \$4,361,949 | 0.936 |

E.C.F. =>