

Parcel Number	Street Address	Sale Date	Sale Price	Adj Sale \$	Cur Assmt	Ad/As Sale	Cur Appraisal	Impd Value	30% Residual	Cont'dn \$	E.C.F.	Other Parties in Sale
007-054-002-00	1107 TOWNSHIP RD	06/14/72	\$50,000	\$50,000	\$2,500	\$2,500	\$25,000	\$25,000	\$25,000	\$25,000	0.887	
007-054-032-00	508 BAUMGARTNER RD	04/18/72	\$170,000	\$170,000	\$10,251	\$10,251	\$201,101	\$91,363	\$106,008	\$106,008	1.220	007-054-032-00
007-054-015-00	512 HWY W/73	04/14/72	\$228,500	\$228,500	\$15,657	\$15,657	\$235,133	\$80,000	\$144,500	\$144,500	1.055	007-054-032-00, 007-054-032-00, 007-054-032-00
007-00324-00	385 SERRAVALLE RD	05/22/72	\$788,500	\$788,500	\$58,471	\$58,471	\$800,743	\$202,275	\$488,518	\$488,518	\$590,676	
		Totals:	\$788,500	\$788,500			\$800,743		\$488,518		\$590,676	
											Ave E.C.F. =	0.875

Iron River Township  
 Agricultural ECF Analysis  
 for 2024 roll

ECF Applied = 0.887

Commercial/Industrial ECF 2021-2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land * Yard	Blkd. Residual	Cost Man. S. E.C.F.	Stand dev
001-029-001-30	5591 KAYES GASTON RD.	02/24/22	\$120,000	\$120,000	\$62,992	48.36	\$375,592	\$7,655	\$89,542	\$147,251	0.85%
002-057-007-00	598 US HWY 141	07/29/22	\$970,000	\$945,000	\$324,736	34.36	\$649,471	\$33,625	\$911,375	\$769,508	1.18%
002-080-033-00	1344 US HWY 2	02/07/23	\$62,000	\$62,000	\$34,057	54.93	\$68,114	\$13,708	\$48,292	\$60,117	1.01%
002-177-014-00	1350 US HWY 2	11/30/21	\$149,000	\$149,000	\$65,790	44.15	\$154,586	\$14,432	\$134,638	\$146,433	0.91%
002-408-008-00	4547 US 2 WEST	04/29/23	\$60,000	\$60,000	\$44,992	76.95	\$89,983	\$20,223	\$39,667	\$87,188	0.49%
007-064-017-00	2840 HWY 18189	01/31/23	\$60,000	\$60,000	\$28,375	47.29	\$56,750	\$7,875	\$52,125	\$54,006	0.96%
001-011-028-00	96 SPRING VALLEY AVENUE	11/20/21	\$150,000	\$150,000	\$71,671	47.78	\$143,342	\$7,879	\$142,121	\$169,329	0.89%
052-028-066-01	RIVERVIEW DR	08/15/21	\$177,000	\$177,000	\$8,303	46.64	\$16,605	\$2,006	\$15,008	\$16,255	0.82%
053-117-025-00	7 AMON ST	04/12/22	\$17,800	\$17,800	\$11,480	62.53	\$22,959	\$2,250	\$14,750	\$12,412	0.83%
054-113-013-00	18 W GENESSEE	12/31/21	\$94,000	\$94,000	\$50,403	53.62	\$100,805	\$2,250	\$91,750	\$123,194	0.74%
054-560-003-00	1257 W ICE LAKE RD	05/14/21	\$550,000	\$550,000	\$38,813	12.94	\$77,625	\$85,365	\$214,635	\$308,139	0.69%
055-102-001-00	1001 SELBEN RD	07/03/22	\$545,000	\$545,000	\$253,690	39.89	\$507,380	\$8,697	\$629,202	\$541,365	1.17%
055-124-015-30	405 N WASHINGTON	11/03/21	\$49,500	\$49,500	\$39,023	56.35	\$78,045	\$2,495	\$69,823	\$84,459	0.84%
052-140-186-00	405 FOREST AVE	01/27/22	\$337,000	\$337,000	\$103,506	45.00	\$207,011	\$10,805	\$219,195	\$245,258	0.89%
<b>Totals:</b>			<b>\$2,974,500</b>	<b>\$2,889,500</b>	<b>\$1,068,643</b>				<b>\$2,453,058</b>	<b>\$1,536,461</b>	
					<b>Sale Ratio =&gt;</b>				<b>ECF =&gt;</b>	<b>0.967</b>	
					<b>Std. Dev. =&gt;</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.816</b>	

Iron River Township tentative  
 ECF Study Commercial and Industrial ECF Applied= 0.967  
 for 2024 roll

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Area When Sold	Net Adj. Sale	Gr. Appraisal	Land 1/2 Yard	Bldg. Resident	Cost Man. \$	E.C.F. * by Mean	Land Value
004-007-012-50	276 ANGELO DRIVE	10/25/72	\$289,900	\$241,000	3185.000	\$76,900	279,000	1.106	\$206,559	\$199,883	1.133	\$78,854
004-007-013-00	276 ANGELO ROAD	10/07/71	\$229,000	\$239,000	3089.000	\$0	279,000	1.106	\$206,559	\$200,000	1.106	\$78,854
004-002-014-00	276 ANGELO ROAD	09/06/71	\$183,000	\$183,000	574.000	\$0	\$206,640	1.106	\$178,409	\$139,120	0.923	\$54,591
004-010-003-20	137 EAGLES NEST LANE	11/17/71	\$213,000	\$213,000	581.200	\$0	\$240,139	1.106	\$176,338	\$184,653	0.956	\$56,467
004-010-013-14	325 N ANGELO ROAD	04/15/71	\$25,000	\$25,000	539.200	\$0	\$271,768	1.106	\$252,908	\$176,678	1.313	\$54,456
004-011-013-90	1328 LAKE SHORE DRIVE	07/19/72	\$459,000	\$459,000	3126.200	\$0	\$453,534	1.106	\$374,212	\$324,854	1.148	\$128,000
004-011-015-00	177 LYNN LANE	02/02/72	\$174,000	\$174,000	565.200	\$0	\$180,831	1.106	\$159,544	\$139,175	0.115029	\$37,938
<b>Totals:</b>			<b>\$1,898,900</b>	<b>\$1,898,900</b>	<b>\$549,200</b>	<b>\$0</b>	<b>\$1,894,206</b>	<b>1.106</b>	<b>\$1,593,544</b>	<b>\$1,391,795</b>	<b>0.115029</b>	<b>\$1,789</b>
					<b>Sale Ratio =&gt;</b>	<b>5.03</b>	<b>Ave. E.C.F. =&gt;</b>	<b>1.089</b>			<b>Std. Deviance=</b>	<b>8.86028901</b>

Iron River Township  
 ECF Analysis for 2024 Roll  
 Economic Condition Factor Study  
 Iron Lake

ECF Applied = 1.106

Parcel Number	Street Address	Sq Ft	Year Bldg	Lot Area	Assessed Value	Market Value	Ratio	Area	Volume	Rate	Value	Area	Volume	Rate	Value
005-190-002-2	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-002-3	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-002-4	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-002-5	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-002-6	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-002-7	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-002-8	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-002-9	1147/21 S 116th St	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21	116th	1147/21	21
005-190-003-10	125 Lakes Road	125	Lakes	Road	125	Lakes	Road	125	Lakes	Road	125	Lakes	Road	125	Lakes
Totals:		\$231,000	\$231,000	\$231,000	\$48,700	22.87	\$201,000	\$179,677	\$746,173	\$227,656	1.08	\$1,889,891	\$1,889,891	0.18999	7.42858173

Iron River Township  
**ECF Analysis for 2024 Roll**  
**Homan, Various and Silver Lakes**

ECF Applied = 1.167

limited sales across the 3 lakes,  
revised sales in silver roll of Homan  
Silver historic ECF average approximates these values

