

C.F.s for Neighborhood: 2020 'COMMERCIAL/INDUSTRIAL'

Residential : 0.690  
Town Homes/Duplexes: 1.445  
Mobile Homes : 1.771  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.690  
Industrial Bldgs : 0.659

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4020 'RESIDENTIAL'

~~Residential : 1.445~~  
~~Town Homes/Duplexes: 1.445~~  
~~Mobile Homes : 1.771~~  
Agricultural Bldgs : 1.000  
~~Commercial Bldgs : 0.690~~  
~~Industrial Bldgs : 0.659~~

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 4030 'SUBDIVISIONS/VILLAGE'

Residential : 1.445  
Town Homes/Duplexes: 1.445  
Mobile Homes : 1.771  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 0.690  
Industrial Bldgs : 0.659

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

E.C.F.s for Neighborhood: 9000 'PERSONAL PROPERTY'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers  
A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

C.F.s for Neighborhood: 9900 'TAX EXEMPT'

Residential : 1.000  
Town Homes/Duplexes: 1.000  
Mobile Homes : 1.000  
Agricultural Bldgs : 1.000  
Commercial Bldgs : 1.000  
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000  
B: 0.000  
C: 0.000  
D: 0.000

Unit: 2411 - HANOVER TWP

Rates/Values for Neighborhood 2020.COMMERCIAL/INDUSTRIAL, Last Edited: 01/04/2024

Frontages:

Frontage 'C': Description: 'BUCKLEY ' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 0

Frontage 'J': Description: 'BUCKLEY INDUSTR' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 13,000	3 Acre: 39,000	10 Acre: 60,000	30 Acre: 87,000
1.5 Acre: 19,500	4 Acre: 42,000	15 Acre: 59,000	40 Acre: 116,000
2 Acre: 26,000	5 Acre: 45,000	20 Acre: 58,000	50 Acre: 140,000
2.5 Acre: 32,500	7 Acre: 52,500	25 Acre: 72,500	100 Acre: 280,000

Unit: 2411 - HANOVER TWP

Rates/Values for Neighborhood 4010.HANOVER ACREAGES, Last Edited: 01/10/2024

Frontages:

Frontage 'A': Description: 'LAKE GITCHEGUME' FF Rate: 366  
Standard Frontage: 0 Standard Depth : 0

Frontage 'B': Description: 'VB-OLD ' FF Rate: 150  
Standard Frontage: 0 Standard Depth : 0

Frontage 'C': Description: 'MANISTEE RIV-HI' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 0

Frontage 'D': Description: 'FF LOTS ' FF Rate: 150  
Standard Frontage: 0 Standard Depth : 0

Frontage 'F': Description: 'LAKE GITCH PARK' FF Rate: 366  
Standard Frontage: 0 Standard Depth : 0

Frontage 'H': Description: 'MANISTEE RI LB ' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 0

Frontage 'I': Description: 'RIVERVIEW PLATT' FF Rate: 300  
Standard Frontage: 0 Standard Depth : 0

Frontage 'J': Description: 'OFF WATER LGSUB' FF Rate: 150  
Standard Frontage: 0 Standard Depth : 0

Sites:

Site 'J': Description: 'LAKE GIT. 4 LOT' Value: 3,400

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 7,600	3 Acre: 18,000	10 Acre: 32,000	30 Acre: 90,000
1.5 Acre: 11,400	4 Acre: 24,000	15 Acre: 45,000	40 Acre: 120,000
2 Acre: 12,600	5 Acre: 25,000	20 Acre: 60,000	50 Acre: 130,000
2.5 Acre: 15,750	7 Acre: 28,000	25 Acre: 75,000	100 Acre: 260,000

Unit: 2411 - HANOVER TWP

Rates/Values for Neighborhood 4020.NEW DEV VILLAGE, Last Edited: 01/05/2024

Frontages:

Frontage 'A': Description: 'LAKE GITCHUMEE ' FE Rate: 366  
Standard Frontage: 0 Standard Depth : 0

Frontage 'B': Description: 'TABINOON VILLAG' FF Rate: 150  
Standard Frontage: 0 Standard Depth : 0

Frontage 'C': Description: 'WOOD MEADOWS ' FF Rate: 150  
Standard Frontage: 0 Standard Depth : 0

Values for Acreage Table 1: 'ACREAGE'

1 Acre: 7,600	3 Acre: 18,000	10 Acre: 32,000	30 Acre: 90,000
1.5 Acre: 11,400	4 Acre: 24,000	15 Acre: 45,000	40 Acre: 120,000
2 Acre: 12,600	5 Acre: 25,000	20 Acre: 60,000	50 Acre: 130,000
2.5 Acre: 15,750	7 Acre: 28,000	25 Acre: 75,000	100 Acre: 260,000

Unit: -

Rates/Values for Neighborhood -----., Last Edited: / /

Parcel Number Com ECF	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.						
MNT-03-3205	516 N MICHIGAN AV	04/27/22	\$114,000	GD	\$114,000	\$89,400	78.42	\$188,996	\$48,701	\$65,299	\$128,668	0.507						
MNT-04-4110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	\$85,000	\$52,400	61.65	\$128,274	\$26,310	\$58,690	\$111,680	0.526						
2112-07-4402	11198 W M-55 HWY	07/18/22	\$90,000	WD	\$65,000	\$26,300	40.46	\$93,520	\$11,140	\$53,860	\$90,230	0.597						
2312M-V0802	103 N EUGENE ST	05/27/21	\$122,550	GD	\$123,000	\$57,900	47.07	\$157,054	\$29,951	\$93,049	\$147,451	0.631						
2112-28-1301	9424 W 48 1/2 RD	10/14/21	\$540,000	WD	\$500,000	\$141,900	28.38	\$623,894	\$117,852	\$382,148	\$554,263	0.689						
MN-RAL-R-22A	305 W MAIN ST	05/21/21	\$300,000	WD	\$280,000	\$123,700	44.18	\$382,294	\$47,094	\$232,906	\$326,780	0.713						
2310-33-2206	2020 E 24 RD	05/24/21	\$100,000	WD	\$80,000	\$29,300	36.63	\$100,184	\$7,782	\$72,218	\$101,207	0.714						
MN-S-MQ-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$204,097	\$58,501	\$122,499	\$159,899	0.766						
2312M-V0715	118 W MESICK AV	12/30/21	\$400,000	WD	\$400,000	\$138,200	34.55	\$493,008	\$85,592	\$314,408	\$374,572	0.839						
2310-11-2203-02	4724 N 33 RD	10/14/21	\$130,000	WD	\$130,000	\$32,800	25.23	\$131,177	\$29,487	\$100,513	\$109,816	0.915						
<b>Totals:</b>											<b>\$2,062,550</b>	<b>\$1,958,000</b>	<b>\$787,500</b>	<b>40.22</b>	<b>\$2,502,498</b>	<b>\$1,495,590</b>	<b>\$2,104,567</b>	<b>0.711</b>
											<b>Sale. Ratio =&gt;</b>	<b>40.22</b>	<b>E.C.F. =&gt;</b>	<b>0.711</b>				
											<b>Std. Dev. =&gt;</b>	<b>16.08</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.690</b>				

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.
2411B-1G3-336	5040 W 6 RD	09/03/21	\$299,805	WD	\$290,805	\$143,000	49.17	\$446,219	\$20,454	\$270,351	\$297,322	0.909
2411B-5-1421	136 N WOOD MEADOWS DR	07/21/21	\$165,000	WD	\$165,000	\$48,900	29.64	\$196,675	\$25,050	\$139,950	\$119,850	1.168
2411B-VB-108	301 E CARL ST	08/16/21	\$189,900	WD	\$189,900	\$80,400	42.34	\$224,000	\$25,479	\$164,421	\$138,632	1.186
2411B-1G3-258	530 OTTAWA TRL	06/10/21	\$210,000	WD	\$210,000	\$76,700	36.52	\$244,612	\$19,204	\$190,796	\$157,408	1.212
2411B-5-1411	101 S WOOD MEADOWS DR	05/12/22	\$200,000	WD	\$200,000	\$95,500	47.75	\$224,095	\$30,000	\$170,000	\$135,541	1.254
2411B-6-1211	220 CAYO DR	06/30/21	\$215,000	WD	\$215,000	\$70,400	32.74	\$242,738	\$14,166	\$200,834	\$159,617	1.258
2411B-VB-166	301 N FIRST	01/03/22	\$195,000	WD	\$195,000	\$67,300	34.51	\$218,339	\$17,303	\$177,697	\$140,388	1.266
2411B-1G3-284	533 OTTAWA TRL	10/10/22	\$300,000	PFA	\$300,000	\$130,800	43.60	\$335,182	\$23,262	\$276,738	\$217,821	1.270
2411B-6-4109	11262 LAKESHORE DR	11/17/21	\$230,000	WD	\$230,000	\$59,000	25.65	\$250,527	\$51,894	\$178,106	\$138,710	1.284
2411-35-3201-01	1794 W 14 RD	03/10/22	\$584,000	WD	\$584,000	\$177,900	30.46	\$626,712	\$202,876	\$381,124	\$295,975	1.288
2411B-VB-254		08/12/21	\$167,500	WD	\$167,500	\$67,900	40.54	\$143,187	\$26,761	\$140,739	\$107,902	1.304
2411B-LW-12	314 KUHN	02/18/22	\$202,700	WD	\$202,700	\$66,100	32.61	\$214,781	\$23,765	\$178,935	\$133,391	1.341
2411-1G1-157	323 PONEMAH TRL	08/19/22	\$240,000	WD	\$240,000	\$95,800	39.92	\$253,229	\$20,072	\$219,978	\$162,819	1.351
2411B-6-4102	317 W WEXFORD AV	10/05/21	\$155,000	WD	\$155,000	\$39,800	25.68	\$162,671	\$23,017	\$131,983	\$97,524	1.353
2411-1G1-095	588 GITCHEGUMEE DR	10/18/21	\$319,000	WD	\$319,000	\$99,900	31.32	\$334,851	\$44,060	\$274,940	\$203,066	1.354
2411-1G1-089	568 GITCHEGUMEE DR	07/20/21	\$249,900	WD	\$249,900	\$76,700	30.69	\$259,950	\$47,938	\$201,962	\$148,033	1.364
2411B-LW-09	122 PURDY DR	09/22/21	\$190,000	WD	\$190,000	\$64,300	33.84	\$197,636	\$21,901	\$168,099	\$122,720	1.370
2411-1G1-121	312 PONEMAH TRL	11/08/21	\$253,000	WD	\$253,000	\$58,200	23.00	\$262,633	\$28,408	\$224,592	\$163,565	1.373
2411B-LW-11	315 KUHN DR	03/18/22	\$170,000	WD	\$170,000	\$61,200	36.00	\$176,451	\$15,945	\$154,055	\$112,085	1.374
2411B-VB-090	206 E NORTH ST	12/03/21	\$72,000	WD	\$72,000	\$42,600	59.17	\$73,237	\$24,144	\$47,856	\$34,379	1.392
2411B-VB-256	110 BRIGHAM ST	01/28/22	\$212,000	WD	\$212,000	\$71,100	33.54	\$215,218	\$22,399	\$189,601	\$134,650	1.408
2411-RS-02	5820 GUTHRIE RD	06/22/21	\$207,000	WD	\$207,000	\$64,000	30.92	\$209,327	\$50,802	\$156,198	\$110,702	1.411
2411B-VB-253	202 S FIRST ST	07/28/22	\$210,000	WD	\$210,000	\$67,100	31.95	\$210,508	\$9,186	\$200,814	\$140,588	1.428
2411-04-2204-02	3807 W COUNTY LINE RD	06/17/21	\$280,000	WD	\$280,000	\$83,500	29.82	\$279,797	\$9,357	\$270,643	\$188,855	1.433
2411B-LW-10	317 KUHN DR	07/09/21	\$192,000	WD	\$192,000	\$67,100	34.95	\$190,635	\$17,281	\$174,719	\$121,057	1.443
2411B-5-1419	124 N WOOD MEADOWS DR	08/12/21	\$215,000	WD	\$215,000	\$74,700	34.74	\$213,484	\$21,450	\$193,550	\$134,102	1.443
2411B-6-1225	217 CAYO DR	11/19/21	\$227,500	WD	\$227,500	\$70,000	30.77	\$225,530	\$16,520	\$210,980	\$145,957	1.445
2411B-5-1429	137 S WOOD MEADOWS DR	08/01/22	\$231,000	WD	\$231,000	\$80,100	34.68	\$224,846	\$25,605	\$205,395	\$139,135	1.476
2411B-6-1220	237 CAYO DR	09/24/21	\$225,000	WD	\$225,000	\$70,800	31.47	\$217,439	\$11,250	\$213,750	\$143,987	1.485
2411-1G1-025	340 GITCHEGUMEE DR	08/29/22	\$275,000	WD	\$275,000	\$81,500	29.64	\$263,470	\$31,962	\$243,038	\$161,668	1.503
2411B-VB-207	119 N FIRST ST	06/06/22	\$210,000	WD	\$210,000	\$60,200	28.67	\$199,743	\$22,500	\$187,500	\$123,773	1.515
2411-07-1401	984 GITCHEGUMEE DR	04/26/22	\$420,000	WD	\$420,000	\$134,300	31.98	\$399,588	\$84,867	\$335,133	\$219,777	1.525

2411B-IG1-085-01	552 GITCHEGUMEE DR	07/21/22	\$255,000	WD	\$255,000	\$79,500	31.18	\$235,446	\$57,182	\$197,818	\$124,486	1.589
2411B-5-3110	200 HASSEL RD	01/06/23	\$300,000	WD	\$300,000	\$77,300	25.77	\$269,259	\$2,964	\$297,036	\$185,960	1.597
2411B-IG3-283	529 OTTAWA TRL	01/25/23	\$250,000	WD	\$250,000	\$69,000	27.60	\$222,882	\$25,127	\$224,873	\$138,097	1.628
2411B-IG1-097	600 GITCHEGUMEE DR	08/12/21	\$269,000	WD	\$269,000	\$57,500	21.38	\$242,134	\$50,464	\$218,536	\$133,848	1.633
2411B-5-3305	851 S FIRST ST	01/20/23	\$250,000	WD	\$250,000	\$85,900	34.36	\$219,785	\$6,764	\$243,236	\$148,758	1.635
2411B-5-1434	107 S WOOD MEADOWS DR	06/24/22	\$207,000	WD	\$207,000	\$77,500	37.44	\$179,412	\$22,793	\$184,207	\$109,371	1.684
2411B-5-2313	322 N FIRST ST	02/15/23	\$375,000	WD	\$375,000	\$129,600	34.56	\$319,582	\$64,034	\$310,966	\$178,455	1.743
2411B-IG1-199	607 GITCHEGUMEE DR	07/15/22	\$165,000	WD	\$165,000	\$69,500	42.12	\$136,709	\$12,470	\$152,530	\$87,002	1.753
2411B-IG1-005	440 GITCHEGUMEE DR	05/12/21	\$240,000	WD	\$240,000	\$56,800	23.67	\$195,639	\$26,514	\$213,486	\$118,104	1.808
2411B-VB-103	205 E CARL ST	02/17/22	\$139,000	WD	\$139,000	\$35,900	25.83	\$109,469	\$15,977	\$123,023	\$65,288	1.884
2411B-6-1103	5261 W COUNTY LINE RD	05/12/22	\$260,000	WD	\$260,000	\$51,500	19.81	\$196,710	\$35,634	\$224,366	\$112,483	1.995
<b>Totals:</b>			<b>\$10,213,305</b>		<b>\$10,213,305</b>	<b>\$3,336,800</b>	<b>32.67</b>	<b>\$10,264,337</b>		<b>\$8,864,504</b>	<b>\$6,252,871</b>	<b>1.418</b>
							<b>Sale. Ratio =&gt;</b>	<b>32.67</b>			<b>E.C.F. =&gt;</b>	<b>1.418</b>
							<b>Std. Dev. =&gt;</b>	<b>7.60</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.445</b>

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.
MNT-03-3205	516 N MICHIGAN AV	04/27/22	\$114,000	CD	\$114,000	\$89,400	78.42	\$188,996	\$48,701	\$65,299	\$128,668	0.507
MNT-04-4110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	\$85,000	\$52,400	61.65	\$128,274	\$26,310	\$58,690	\$111,680	0.526
2112-07-4402	11198 W M-55 HWY	07/18/22	\$90,000	WD	\$65,000	\$26,300	40.46	\$93,520	\$11,140	\$53,860	\$90,230	0.597
2312M-V0802	103 N EUGENE ST	05/27/21	\$122,550	CD	\$123,000	\$57,900	47.07	\$157,054	\$29,951	\$93,049	\$147,451	0.631
2310-33-2206	2020 E 24 RD	05/24/21	\$100,000	WD	\$80,000	\$29,300	36.63	\$100,184	\$7,782	\$72,218	\$101,207	0.714
10-068-00-003-00	509 FIFTH ST	10/08/21	\$140,000	WD	\$140,000	\$98,700	70.50	\$127,385	\$93,728	\$46,272	\$55,816	0.829
2212-03-3101	8770 W 28 RD	05/19/22	\$1,100,000	CD	\$1,100,000	\$426,800	38.80	\$1,695,447	\$920,442	\$179,558	\$308,333	0.582
2312-12-1105	4811 INDUSTRIAL DR	10/29/21	\$615,000	WD	\$415,000	\$115,600	27.86	\$310,891	\$87,373	\$327,627	\$370,677	0.884
<b>Totals:</b>			<b>\$2,366,550</b>		<b>\$2,122,000</b>	<b>\$896,400</b>		<b>\$2,801,751</b>		<b>\$896,573</b>	<b>\$1,314,062</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.24</b>			<b>E.C.F. =&gt;</b>	<b>0.682</b>
							<b>Std. Dev. =&gt;</b>	<b>17.96</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.659</b>

Parcel Number Trailer ECF	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.					
2411-LG3-313	1111 CHIPPEWA	08/26/21	\$83,400	WD	\$83,400	\$0	0.00	\$97,371	\$15,000	\$68,400	\$57,683	1.186					
2411-31-3305	6160 N M-37 HWY	01/03/23	\$62,000	WD	\$62,000	\$27,300	44.03	\$70,212	\$10,921	\$51,079	\$41,520	1.230					
2411B-8-2106	4679 W 4 RD	07/22/22	\$79,000	WD	\$79,000	\$28,800	36.46	\$85,350	\$12,395	\$66,605	\$51,089	1.304					
2411B-6-1109	5221 W COUNTRY LINERD	10/08/21	\$86,000	WD	\$86,000	\$25,200	29.30	\$89,844	\$28,283	\$57,717	\$43,110	1.339					
2411-LG3-315	1111 CHIPPEWA	03/30/22	\$98,000	WD	\$98,000	\$0	0.00	\$97,371	\$15,000	\$83,000	\$57,683	1.439					
2411-15-2101	2599 W 6 RD	06/01/22	\$190,000	WD	\$190,000	\$55,600	29.26	\$185,496	\$25,847	\$164,153	\$111,650	1.470					
2411B-5-1422	142 N WOOD MEADOWS DR	01/14/22	\$208,500	WD	\$208,500	\$62,800	30.12	\$197,021	\$24,576	\$183,924	\$120,760	1.523					
2411-LG1-203	587 GITCHEGUMEE DR	07/08/21	\$155,000	WD	\$155,000	\$45,800	29.55	\$125,715	\$13,681	\$141,319	\$78,455	1.801					
2411-LG3-300	110 MENOMINEE TRL	07/11/22	\$150,000	WD	\$150,000	\$38,200	25.47	\$116,539	\$24,867	\$125,133	\$64,196	1.949					
2411-LG1-155		07/23/21	\$149,000	WD	\$149,000	\$28,600	19.19	\$106,152	\$14,043	\$134,957	\$64,502	2.092					
2411B-5-1415	106 N WOOD MEADOWS DR	08/05/22	\$199,900	PTA	\$199,900	\$60,700	30.37	\$141,443	\$21,450	\$178,450	\$84,029	2.124					
2411B-5-4103	1520 E WEXFORD AVE	10/08/21	\$195,000	WD	\$195,000	\$38,200	19.59	\$129,956	\$8,512	\$186,488	\$85,045	2.193					
2411B-5-4105	1320 E WEXFORD AV	06/29/22	\$165,000	WD	\$165,000	\$27,500	16.67	\$96,064	\$10,131	\$154,869	\$60,177	2.574					
2411-LG1-209	559 GITCHEGUMEE DR	05/07/21	\$160,000	WD	\$160,000	\$55,100	34.44	\$105,696	\$47,952	\$112,048	\$43,515	2.575					
<b>Totals:</b>											<b>\$1,980,800</b>	<b>\$1,980,800</b>	<b>\$493,800</b>	<b>\$1,644,230</b>	<b>\$1,708,142</b>	<b>\$963,414</b>	<b>E.C.F. =&gt; 1.773</b>
											<b>Sale. Ratio =&gt; 24.93</b>	<b>Ave. E.C.F. =&gt; 1.771</b>					
											<b>Std. Dev. =&gt; 12.63</b>						