

ALCONA COUNTY ECF COMMERCIAL & INDUSTRIAL 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value	Class
023-182-000-109-02	1565 W HUBERT RD	12/30/22	\$175,000	WD	\$175,000	\$51,400	\$179,548	\$42,300	\$132,700	\$198,910	0.667	\$42,300	201
031-016-300-010-50	3358 S M-65	10/27/23	\$69,000	WD	\$69,000	\$34,000	\$93,448	\$22,192	\$46,808	\$103,270	0.453	\$3,844	201
040-011-300-040-00	2779 S US-23	05/25/22	\$685,000	WD	\$685,000	\$284,100	\$654,511	\$428,130	\$256,870	\$328,088	0.783	\$270,000	201
101-004-200-060-00	1770 W TRASK LAKE F	01/16/24	\$65,000	WD	\$65,000	\$34,100	\$91,713	\$9,294	\$55,706	\$119,448	0.466	\$8,787	201
Totals:			\$994,000		\$994,000	\$403,600	\$1,019,220		\$492,084	\$749,716			
											Sale. Ratio =>	E.C.F. =>	0.656
												USING	0.66

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023-182-000-109-02	1565 W HUBERT RD	12/30/22	\$175,000	WD	\$175,000	\$51,400	\$179,548	\$42,300	\$132,700	\$198,910	0.667	\$42,300	201	
031-016-300-010-50	3358 S M-65	10/27/23	\$69,000	WD	\$69,000	\$34,000	\$93,448	\$22,192	\$46,808	\$103,270	0.453	\$3,844	201	
101-004-200-060-00	1770 W TRASK LAKE F	01/16/24	\$65,000	WD	\$65,000	\$34,100	\$91,713	\$9,294	\$55,706	\$119,448	0.466	\$8,787	201	
Totals:			\$309,000		\$309,000	\$119,500	\$364,709		\$235,214	\$421,628				
											Sale. Ratio =>	E.C.F. =>	0.558	
												USING	0.555	Industrial
												USING	0.500	Commercial

Neighborhoods Used: 401LP - RESIDENTIAL LARGE PARCELS, 401 - RESIDENTIAL, 401/L - RESIDENTIAL WITH LAKE, 51100 - LINCOLN SHORES SUBDIVISION, 51105 - NORTHWOODS ESTATES, 51110 - TRASK LAKE SUBDIVISION, 51115 - FRANKLINS ADDITION, 51150 - VILLAGE OF KILLMASTER, 51116 - FRANKLINS ADDITION #2, 2100 - FIRST ADDITION VILLAGE OF LINCOLN

201 FIRST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
052-000-028-004-00	03/01/2024 2100	401	75,000	18,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	56,400	110,573	0.510

891 THOMAS CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-100-000-014-02	11/17/2023 51100	401	168,000	16,027	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	88	151,973	182,281	0.834

1669 S MCCONNELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-035-200-015-00	06/06/2023 401	401	220,000	23,574	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	97	189,279	352,410	0.537
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	7147	13306	0.537		

1951 S HUBBARD LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-031-300-010-00	04/11/2023 401	401	75,000	15,272	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	58	59,728	83,568	0.715

1955 S F-41

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-036-300-015-00	08/01/2022 401	401	143,000	19,197	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	123,803	177,663	0.697

106 FISKE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
052-000-027-003-00	06/22/2022 2100	401	67,000	10,730	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	77	56,270	80,287	0.701

1161 E GLORE TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-033-300-006-01	06/01/2022 401	401	110,000	47,093	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	RANCH	53	52,264	89,437	0.584
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	10643	18213	0.584		

1848 E PINECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-033-400-040-00	05/06/2022 401	401	98,000	18,517	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	79,483	89,237	0.891

1184 S CRUZEN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
050-028-100-020-00	04/13/2022 401	401	95,000	6,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	68	88,400	116,273	0.760

Neighborhoods Used: 101 - AGRICULTURAL, 401LP - RESIDENTIAL LARGE PARCELS, 401 - RESIDENTIAL, 401/L - RESIDENTIAL WITH LAKE, 51100 - LINCOLN SHORES SUBDIVISION, 51105 - NORTHWOODS ESTATES, 51110 - TRASK LAKE SUBDIVISION, 51115 - FRANKLINS ADDITION, 51150 - VILLAGE OF KILLMASTER, 51116 - FRANKLINS ADDITION #2

891 THOMAS CIRCLE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-100-000-014-02 11/17/2023 51100 401 168,000 16,027
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 88 151,973 182,281 0.834

1669 S MCCONNELL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
050-035-200-015-00 06/06/2023 401 401 220,000 23,574
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 97 189,279 352,410 0.537
Agricultural Buildings: ResidualValue CostByManual E.C.F.
7147 13306 0.537

1951 S HUBBARD LAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
050-031-300-010-00 04/11/2023 401 401 75,000 15,272
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 58 59,728 83,568 0.715

1955 S F-41
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
050-036-300-015-00 08/01/2022 401 401 143,000 19,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 68 123,803 177,663 0.697

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Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
050-033-300-006-01 06/01/2022 401 401 110,000 47,093
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home RANCH 53 52,264 89,437 0.584
Agricultural Buildings: ResidualValue CostByManual E.C.F.
10643 18213 0.584

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050-033-400-040-00 05/06/2022 401 401 98,000 18,517
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Single Family RANCH 68 79,483 89,237 0.891

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