

**OLIVER TOWNSHIP ECF ANALYSIS FOR 2026 ASSESSMENTS (4/1/23 - 3/31/25)**

401_RES 10+ACRES-Oliver only-Not enough data; Use county-wide sales of similar rural townships															
Parcel Number	Street Address	Sale Date	SP	INST	TERMS	SP	AV-Sale	Ratio	Cur TCV	Land+Yrd	BldgRes'l	Cost Man'l	E.C.F.	Comments	
009-017-008-00	4157 N SHARON RD SE	10/11/24	320,000	WD	03-ARM'S LEN	320000	67700	21.16	167,933	43,037	276,963	156,315	1.772	Outlier	
009-020-002-00	5107 SCHLAF LN SE	7/19/24	55,000	WD	03-ARM'S LEN	55000	21200	38.55	60,970	41,041	13,959	24,942	0.560	Outlier	
009-024-011-00	5592 BORCK RD SE	9/25/23	60,000	WD	03-ARM'S LEN	60000	37900	63.17	108,491	57,940	2,060	61,842	0.033	Outlier	
<b>Totals:</b>			<b>435,000</b>								<b>292,982</b>	<b>243,100</b>	<b>E.C.F. =&gt; 1.205</b>	<b>Ave. E.C.F. =&gt; 0.788</b>	
401_RES 10+ACRES (Sourced from County-wide sales of similar rural townships)															
001-106-005-10	3900 MORRONE DR NE	2/27/25	255,000							108,584	146,416	79,372	1.845	OUTLIER	
001-106-006-00	10134 CO RD 612 NE	1/17/25	312,000							65,175	246,825	134,269	1.838	OUTLIER	
005-009-003-20	6811 BOULDER LN NE	10/18/24	216,500							1,369	215,131	142,108	1.514	OUTLIER	
001-275-043-00	10421 BLACK BEAR RD NE	7/5/23	400,500							5,405	395,095	210,605	1.876	OUTLIER	
001-119-025-00	10656 BLACK BEAR RD NE	8/31/23	429,900							49,392	380,508	391,526	0.972		
001-126-008-10	14432 MOREL ROAD	8/31/23	310,000							51,089	258,911	178,806	1.448		
005-002-041-00	9147 BARNHART RD NE	9/13/24	171,000							46,848	124,152	109,813	1.131		
005-003-041-00	7466 STARVATION LK RD NE	3/27/24	485,000							59,188	425,812	345,820	1.231		
005-005-001-20	9585 CO RD 571 NE	2/8/24	226,000							43,920	182,080	166,971	1.090		
005-010-009-00		1/15/25	67,000							51,902	15,098	18,881	0.800		
005-021-001-42	6547 S MAPLE VALLEY RD NE	9/29/23	520,000							48,096	471,904	490,632	0.962		
005-021-001-59	7534 N MAPLE VALLEY RD NE	8/11/23	241,200							49,803	191,397	159,445	1.200		
005-036-001-30	4804 SANMOTT TRAIL NE	1/24/24	91,000							47,280	43,720	80,123	0.546		
006-005-013-17	5965 MYERS RD NE	1/9/24	400,000							45,551	354,449	320,263	1.107		
006-010-003-40	7330 GRASS LK RD NE	2/5/25	180,000							104,373	75,627	180,387	0.419		
007-004-001-10	8300 CAMPBELL RD SE	1/9/25	310,000							131,850	178,150	194,683	0.915		
007-005-009-00	8784 M-66	6/11/24	318,000							52,249	265,751	292,902	0.907		
007-009-011-10	9871 M-66	10/11/24	512,000							43,200	468,800	483,424	0.970		
007-012-007-00	3194 W SHARON RD SE	12/15/23	261,000							51,457	209,543	202,179	1.036		
007-017-014-00	10948 M-66	1/1/24	442,415							80,957	361,458	363,281	0.995		
007-020-002-20	11183 LUND SCHOOL RD SW	10/3/24	249,000							56,725	192,275	168,547	1.141		
007-020-032-00	11601 LUND SCHOOL RD SW	9/21/23	260,000							48,752	211,248	193,375	1.092		
010-008-002-00	489 GREGG RD SW	8/3/23	278,500							52,437	226,063	247,467	0.914		
010-009-009-00	3982 MITCHELL RD SE	12/19/24	263,000							219,977	43,023	88,173	0.488		
010-022-005-00	1708 SPENCER RD SE	9/26/24	132,900							65,570	67,330	79,037	0.852		
010-023-003-80	5480 NORTH TRL SE	3/13/24	82,000							64,160	17,840	42,652	0.418		
<b>Totals:</b>			<b>7,413,915</b>								<b>4,765,139</b>	<b>4,798,386</b>	<b>E.C.F. =&gt; 0.993</b>	<b>Ave. E.C.F. =&gt; 1.066</b>	

The existing ECF is 0.799. Use 0.993

**W MANISTEE RIVER**

Parcel Number	Street Address	Sale Date	SP	INST TERMS	SP	AV-Sale	Ratio	Cur TCV	Land+Yrd	BldgRes'l	Cost Man'l	E.C.F.	Comments	
<del>001-001-024-00</del>	<del>2420 MEADOW LN SE</del>	<del>5/24/24</del>	<del>48,000</del>	<del>WD 03-ARM'S</del>	<del>48000</del>	<del>132000</del>	<del>275.00</del>	<del>267,482</del>	<del>80,045</del>	<del>-32,045</del>	<del>231,118</del>	<del>-0.139</del>	outlier	
001-001-048-00	15455 CAMP ARROWHEAD RD SI	3/14/25	415,000	WD 03-ARM'S	365000	176700	48.41	355,520	118,610	246,390	292,121	0.843		
001-016-001-15	4841 YELLOW TREE RD SE	6/6/23	250,000	WD 03-ARM'S	250000	121900	48.76	294,946	155,387	94,613	172,083	0.550		
001-021-001-80	5319 YELLOW TREE RD SE	7/9/24	545,000	WD 03-ARM'S	545000	187200	34.35	448,703	356,805	188,195	113,314	1.661		
001-136-050-00	15882 RIVERVIEW RD SE	7/10/24	485,000	WD 03-ARM'S	485000	182300	37.59	399,350	142,229	342,771	317,042	1.081		
001-136-072-20	15632 RIVERVIEW RD SE	9/13/23	325,000	WD 03-ARM'S	325000	171400	52.74	351,291	131,152	193,848	271,441	0.714		
<b>Totals:</b>			<b>2,020,000</b>		<b>1970000</b>	<b>839500</b>		<b>1,849,810</b>		<b>1,065,817</b>	<b>1,166,001</b>			
											<b>Sale. Ratio =&gt;</b>	<b>42.61</b>	<b>E.C.F. =&gt;</b>	<b>0.914</b>
											<b>Std. Dev. =&gt;</b>	<b>7.94</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.970</b>

The existing ECF is 0.95. Use 0.914

**AGRICULTURAL**

Parcel Number	Street Address	Sale Date	SP	INST TERMS	SP	BldgRes'l	Cost Man'l	E.C.F.	Comments			
<del>009-024-004-10</del>	<del>RIVERVIEW RD</del>	<del>6/19/24</del>	<del>100,000</del>	<del>WD ARMS LEN</del>	<del>100000</del>	<del>4,683</del>	<del>25,889</del>	<del>0.181</del>	outlier			
<del>005-680-004-00</del>	<del>9405 COVERT RD</del>	<del>11/15/24</del>	<del>46,000</del>	<del>WD ARMS LEN</del>	<del>46000</del>	<del>923</del>	<del>4,620</del>	<del>0.200</del>	outlier			
<del>005-026-003-20</del>	<del>8132 TOWER RD</del>	<del>11/28/23</del>	<del>100,000</del>	<del>WD ARMS LEN</del>	<del>100000</del>	<del>3,763</del>	<del>10,137</del>	<del>0.371</del>	outlier			
010-019-002-00	1189 BOARDMAN RD	6/14/24	230,000	WD ARMS LEN	230000	135,808	138,114	0.983				
008-034-006-00	1063 ANDERSON RD	5/6/24	330,000	WD ARMS LEN	330000	130,270	148,542	0.877				
005-011-003-55	JOES RD	3/6/25	310,000	WD ARMS LEN	310000	11,587	10,586	1.095				
005-004-017-50	6095 STARVATION LK	10/4/24	401,000	WD ARMS LEN	401000	38,430	39,976	0.961				
005-025-039-00	5226 SUNSET TRL	6/12/24	120,000	WD ARMS LEN	120000	43,235	79,431	0.544				
005-036-001-81	9773 CO RD 612	1/30/24	255,000	WD ARMS LEN	255000	20,483	18,527	1.106				
005-001-015-10	9385 PFLUM RD	11/2/23	573,900	WD ARMS LEN	573900	47,796	66,574	0.718				
005-033-010-00	CO RD 571	8/24/23	330,000	WD ARMS LEN	330000	51,048	80,413	0.635				
005-010-014-55	8787 S FAWN LN	7/31/23	170,000	WD ARMS LEN	170000	4,165	4,792	0.869				
005-012-002-02	9626 PFLUM	5/17/23	75,000	WD ARMS LEN	75000	57,033	50,539	1.128				
005-017-001-10	7889 CO RD 571	4/24/23	45,000	WD ARMS LEN	45000	4,558	7,504	0.607				
009-200-014-00	ELTON ST	8/21/24	160,000	WD ARMS LEN	160000	47,810	43,729	1.093				
<b>Totals:</b>			<b>2,999,900</b>		<b>2999900</b>	<b>592,223</b>	<b>688,727</b>					
											<b>E.C.F. =&gt;</b>	<b>0.860</b>
											<b>Ave. E.C.F. =&gt;</b>	<b>0.885</b>

The existing ECF is 1.04. Use 0.860

**401\_SITES 0-9.99 ACRES & SUB LOTS**

Parcel Number	Street Address	Sale Date	SP	INST TERMS	SP	AV-Sale	Ratio	Cur TCV	Land+Yrd	BldgRes'l	Cost Man'l	E.C.F.	Comments	
001-275-043-00	10421 BLACK BEAR RD NE	7/5/23	400,500		400500				5,405	395,095	210,605	1.876		
005-009-003-20	6811 BOULDER LN NE	10/18/24	216,500		216500				1,369	215,131	142,108	1.514		
009-004-009-00	6015 KNISS RD SE	10/23/24	5,000	WD 03-ARM'S	5000	15400	308.00	40,994	4,793	207	34,809	0.006		
009-024-004-01	9469 RIVERVIEW RD SE	6/19/24	100,000	WD 19-MULTI	100000	80000	80.00	233,000	73,164	26,836	153,688	0.175		
009-008-016-00	5792 KNISS RD SE	12/4/23	35,000	WD 03-ARM'S	35000	29300	83.71	86,481	12,616	22,384	71,024	0.315		
009-001-003-50	9247 JYLA LN SE	12/15/23	135,000	WD 03-ARM'S	135000	43200	32.00	133,035	43,100	91,900	114,131	0.805		
009-005-021-00	2984 SIGMA RD SE	2/1/24	208,500	WD 03-ARM'S	208500	43100	20.67	176,061	20,554	187,946	149,526	1.257		
009-007-005-10	4081 COOL RD SE	5/14/24	207,000	WD 03-ARM'S	207000	78000	37.68	228,583	13,552	193,448	206,761	0.936		
009-008-007-00	3156 SIGMA RD SE	11/22/24	65,000	WD 19-MULTI	65000	42400	65.23	122,050	18,675	46,325	97,850	0.473		
009-009-006-00	6157 KNISS RD SE	7/19/23	16,000	WD 03-ARM'S	16000	8300	51.88	18,125	13,264	2,736	4,674	0.585		
<b>Totals:</b>			<b>1,388,500</b>		<b>1388500</b>	<b>339700</b>		<b>1,038,329</b>		<b>1,182,008</b>	<b>1,185,175</b>			
											<b>Sale. Ratio =&gt; 4.09</b>		<b>E.C.F. =&gt; 0.997</b>	
											<b>Std. Dev. =&gt; 7.94</b>		<b>Ave. E.C.F. =&gt; 0.811</b>	

The existing ECF is 1.04. Use 0.997

**Mobile Homes**

<del>009-017-008-00</del>	<del>4157 N SHARON RD</del>	<del>10/11/24</del>								<del>276,963</del>	<del>156,315</del>	<del>1.772</del>	<del>OUTLIER</del>
<del>009-100-011-00</del>	<del>6441 N SIGMA LN</del>	<del>12/27/23</del>								<del>26,736</del>	<del>80,764</del>	<del>0.331</del>	
<del>009-008-016-00</del>	<del>5792 KNISS RD</del>	<del>12/4/23</del>								<del>20,565</del>	<del>65,254</del>	<del>0.315</del>	
009-020-002-00	5107 SCHLAF	7/19/24								13,959	24,942	0.560	
001-028-036-00	12870 KING RD	2/13/24								17,000	31,482	0.540	
001-128-002-20	12883 PIPER CIRCLE SE	6/6/23								93,179	68,372	1.363	
005-002-037-00	8606 ELK LN NE	9/6/23								17,000	20,461	0.831	
007-016-008-30	10275 M-66	5/1/23								111,127	125,130	0.888	
003-033-018-00	5866 INMAN RD SW	9/22/23								54,000	95,019	0.568	
<b>Totals:</b>										<b>306,265</b>	<b>365,407</b>		
											<b>E.C.F. =&gt; 0.838</b>		
											<b>Ave. E.C.F. =&gt; 0.821</b>		

The existing ECF is 0.902. Use 0.821

**Industrial**

008-012-011-00	3601 CO RD 612 NE	10/1/23	93,043	171,047	0.544
041-200-002-00	110 W PARK DR	6/14/24	352,750	569,483	0.619
041-640-001-00	319 PINE ST	3/18/24	48,000	85,894	0.559
<b>Totals:</b>			<b>493,793</b>	<b>826,423</b>	
				<b>E.C.F. =&gt;</b>	<b>0.598</b>
				<b>Ave. E.C.F. =&gt;</b>	<b>0.829</b>

The existing ECF is 0.78. Use 0.598