

**Unit 05-05 - ECHO TOWNSHIP - ECF 2023**

<b>Code</b>	<b>Description</b>	<b>RESIDENTIAL</b>	<b>TOWN HOMES / DUPLEXES</b>	<b>MOBILE HOMES</b>	<b>AGRICULTURAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>
1001	1001 AGRICULTURAL	1.02	0.80	1.28	0.92	0.57	0.55
2001	2001 COMMERCIAL	1.02	0.80	1.28	0.92	0.57	0.55
3001	3001 INDUSTRIAL	1.02	0.80	1.28	0.92	0.57	0.55
4001	4001 ACREAGE	1.02	0.80	1.28	0.92	0.57	0.55
4003	4003 INTERIOR SUBDIVISION	1.02	0.80	1.28	0.92	0.57	0.55
4004	4004 TIMBER RIDGE	1.02	0.80	1.28	0.92	0.57	0.55
4006	4006 SCOTT LAKE & BEAL LAKE	1.02	0.80	1.28	0.92	0.57	0.55
4007	4007 SIX MILE LAKE	1.07	0.80	1.28	0.92	0.57	0.55
4008	4008 SWMH	1.02	0.80	0.92	0.92	0.57	0.55

# ECHO-WARNER-MANCELONA TOWNSHIP - 2023

**0-8 ACRES**

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre			
05-11-119-029-00	01/15/21	\$10,000	QC	03-ARM'S LENGTH	\$10,000	0.53	\$18,904			
05-05-008-035-30	05/26/21	\$15,500	WD	03-ARM'S LENGTH	\$15,500	2.17	\$7,143			
05-05-018-007-50	09/15/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	2.20	\$3,180			
05-05-023-008-15	10/12/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	2.23	\$3,135			
05-05-023-008-30	04/21/20	\$6,000	WD	03-ARM'S LENGTH	\$6,000	2.29	\$2,618	\$53,500	11.19	\$4,782
05-05-023-008-30	12/10/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	2.29	\$7,853			
05-11-114-005-35	10/23/20	\$10,900	WD	03-ARM'S LENGTH	\$10,900	2.50	\$4,360			
05-11-121-005-00	05/26/21	\$11,500	WD	03-ARM'S LENGTH	\$11,500	3.00	\$3,833	\$30,300	8.93	\$3,393
05-11-118-004-00	02/01/21	\$7,900	PTA	03-ARM'S LENGTH	\$7,900	3.43	\$2,303			
05-11-121-018-30	08/03/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	4.38	\$2,282			
05-05-018-007-40	07/13/20	\$12,600	WD	03-ARM'S LENGTH	\$12,600	4.39	\$2,871	\$22,600	8.77	\$2,577
05-11-114-007-90	08/11/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	5.04	\$3,948			
05-11-114-007-80	12/12/20	\$19,900	WD	03-ARM'S LENGTH	\$19,900	5.05	\$3,941	\$39,800	10.09	\$3,944
05-11-103-005-00	02/11/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	6.04	\$1,987			
					\$168,200	45.55	\$3,693			

### 2022 LAND VALUES

Estimated Land Values	
Enter the Estimated Land Value for each of these sizes.	
1 Acre: <input type="text" value="5,000"/>	3 Acre: <input type="text" value="9,000"/>
1.5 Acre: <input type="text" value="5,700"/>	4 Acre: <input type="text" value="11,600"/>
2 Acre: <input type="text" value="6,400"/>	5 Acre: <input type="text" value="14,000"/>
2.5 Acre: <input type="text" value="7,800"/>	7 Acre: <input type="text" value="16,100"/>

### 2023 LAND VALUES

Estimated Land Values	
Enter the Estimated Land Value for each of these sizes.	
1 Acre: <input type="text" value="6,000"/>	3 Acre: <input type="text" value="10,200"/>
1.5 Acre: <input type="text" value="6,500"/>	4 Acre: <input type="text" value="12,000"/>
2 Acre: <input type="text" value="7,000"/>	5 Acre: <input type="text" value="14,500"/>
2.5 Acre: <input type="text" value="8,100"/>	7 Acre: <input type="text" value="17,500"/>

# Acres	Sales Amount	Per Acre Rate 2022	Table Amount
1		\$ 5,000	\$ 6,000
1.5		\$ 3,800	\$ 6,500
2	\$ 4,782	\$ 3,200	\$ 7,000
2.5		\$ 3,120	\$ 8,100
3	\$ 3,393	\$ 3,000	\$ 10,200
4	\$ 2,577	\$ 2,900	\$ 12,000
5	\$ 3,944	\$ 2,800	\$ 14,500
7		\$ 2,300	\$ 17,500

# MANCELONA-ECHO -WARNER TWP - 2023

8-01-15 ACRES

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre			
05-15-023-012-00	09/25/20	\$23,800	WD	03-ARM'S LENGTH	\$23,800	9.93	\$2,397			
05-11-120-027-00	02/05/21	\$17,000	WD	03-ARM'S LENGTH	\$17,000	10.00	\$1,700			
05-11-130-006-50	04/08/21	\$19,500	WD	03-ARM'S LENGTH	\$19,500	10.00	\$1,950			
05-11-129-014-00	12/28/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	10.00	\$2,600			
05-11-124-010-00	11/22/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	10.00	\$3,000			
05-11-127-021-00	09/05/21	\$34,900	LC	03-ARM'S LENGTH	\$34,900	10.00	\$3,490			
05-11-108-001-60	08/20/20	\$12,300	QC	03-ARM'S LENGTH	\$12,300	10.01	\$1,229			
05-11-108-030-00	02/18/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	10.01	\$1,499			
05-11-107-014-20	02/09/21	\$18,500	QC	03-ARM'S LENGTH	\$18,500	10.01	\$1,848			
05-11-108-030-40	02/18/22	\$21,000	WD	03-ARM'S LENGTH	\$21,000	10.01	\$2,098			
05-11-132-011-00	08/31/21	\$28,900	WD	03-ARM'S LENGTH	\$28,900	10.01	\$2,887	\$469,700	212.00	\$2,216
05-11-126-004-50	01/08/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	10.01	\$3,397			
05-11-129-013-45	06/12/20	\$15,500	WD	03-ARM'S LENGTH	\$15,500	10.02	\$1,547			
05-11-123-004-45	08/21/20	\$16,000	WD	03-ARM'S LENGTH	\$16,000	10.02	\$1,597			
05-11-126-013-65	07/19/21	\$24,900	WD	03-ARM'S LENGTH	\$24,900	10.02	\$2,485			
05-11-133-005-65	07/26/21	\$37,500	WD	03-ARM'S LENGTH	\$37,500	10.02	\$3,743			
05-11-124-020-00	12/09/20	\$18,000	WD	03-ARM'S LENGTH	\$18,000	10.07	\$1,787			
05-05-012-011-65	09/28/20	\$19,000	WD	03-ARM'S LENGTH	\$19,000	10.14	\$1,875			
05-15-013-004-10	12/20/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000	10.26	\$3,216			
05-11-128-022-20	07/02/20	\$10,000	WD	03-ARM'S LENGTH	\$10,000	10.69	\$936			
05-11-117-020-00	10/09/20	\$14,900	WD	03-ARM'S LENGTH	\$14,900	10.78	\$1,382			
05-11-115-010-00	03/02/22	\$38,900	WD	03-ARM'S LENGTH	\$38,900	11.24	\$3,460			
05-05-014-014-15	08/12/21	\$39,000	WD	03-ARM'S LENGTH	\$39,000	11.81	\$3,301			
05-05-012-002-00	09/30/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	11.85	\$2,531	\$136,400	48.21	\$2,829
05-11-132-003-20	07/31/20	\$28,500	WD	03-ARM'S LENGTH	\$28,500	13.30	\$2,143			
					\$606,100	260.21	\$ 2,329.25			

### 2022 LAND VALUES

10 Acre:	19,000
15 Acre:	27,800

### 2023 LAND VALUES

10 Acre:	21,000
15 Acre:	30,000

# Acres	Sales Amount	Per Acre Rate 2022	2023 Table Amount
10	\$ 2,159	\$ 1,900	\$ 2,100
15	\$ 2,829	\$ 1,853	\$ 2,000

# ECHO-WARNER-MANCELONA TWP - 2023

15.01-+++ ACRES

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre			
05-11-126-015-10	10/06/20	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$29,000	17.70	\$1,638			
05-05-022-002-35	07/15/20	\$40,000	WD	19-MULTI PARCEL ARM'S	\$40,000	\$40,000	19.10	\$2,094			
05-11-110-003-00	08/12/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$25,000	20.00	\$1,250			
05-11-118-011-00	02/16/22	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$49,000	20.00	\$2,450	\$464,300	240.14	\$1,933
05-11-118-011-20	03/30/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$34,000	20.00	\$1,700			
05-11-118-011-20	01/19/22	\$66,000	MLC	03-ARM'S LENGTH	\$66,000	\$66,000	20.00	\$3,300			
05-11-129-012-20	12/03/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,000	20.00	\$1,750			
05-11-131-014-25	02/21/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$49,900	20.00	\$2,495			
05-11-123-004-25	06/30/20	\$30,500	WD	03-ARM'S LENGTH	\$30,500	\$30,500	20.02	\$1,523			
05-11-123-004-55	07/15/20	\$35,000	WD	19-MULTI PARCEL ARM'S	\$35,000	\$35,000	20.03	\$1,747			
05-11-129-012-30	08/18/20	\$34,900	WD	03-ARM'S LENGTH	\$34,900	\$34,900	20.06	\$1,740			
05-05-005-033-00	09/16/20	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$36,000	23.23	\$1,550			
05-11-107-016-30	03/02/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$84,000	29.42	\$2,855			
05-11-108-028-10	12/09/21	\$64,250	WD	03-ARM'S LENGTH	\$64,250	\$64,250	29.85	\$2,152			
05-11-018-004-10	06/07/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	30.00	\$2,000			
05-11-111-014-41	10/12/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$68,000	30.04	\$2,264	\$446,250	199.01	\$2,242
05-11-134-012-20	12/04/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	35.00	\$1,714			
05-11-113-003-00	02/28/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$110,000	44.70	\$2,461			
05-15-035-001-00	08/06/21	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$117,542	50.00	\$2,351			
05-11-129-003-00	11/24/21	\$79,920	WD	19-MULTI PARCEL ARM'S	\$79,920	\$79,920	53.34	\$1,498	\$350,920	223.16	\$1,573
05-05-010-006-02	12/30/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$60,000	58.81	\$1,020			
05-11-128-012-00	04/01/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$92,000	61.00	\$1,508			
05-11-116-009-00	06/16/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$100,000	72.52	\$1,379			
05-11-110-013-00	12/30/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$245,000	110.00	\$2,227	\$515,000	342.52	\$1,504
05-11-109-012-10	10/01/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$170,000	160.00	\$1,063			
					\$1,776,470		1,004.83	\$ 1,768			

### 2022 LAND VALUES

10 Acre:	19,000	30 Acre:	51,000
15 Acre:	27,800	40 Acre:	64,000
20 Acre:	36,000	50 Acre:	75,000
25 Acre:	43,800	100 Acre:	125,000

### 2023 LAND VALUES

10 Acre:	21,000	30 Acre:	57,000
15 Acre:	30,000	40 Acre:	72,000
20 Acre:	40,000	50 Acre:	80,000
25 Acre:	47,500	100 Acre:	140,000

# Acres	Sales Amount	Per Acre Rate 2022	2023 Table Amount
20	\$ 1,933	\$ 1,800	\$ 2,000
25		\$ 1,752	\$ 1,900
30	\$ 2,242	\$ 1,700	\$ 1,900
40		\$ 1,600	\$ 1,800
50	\$ 1,573	\$ 1,500	\$ 1,600
100	\$ 1,401	\$ 1,250	\$ 1,400

