

2022-2024

Baraga Township
Township - ECF Study

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asst. when Sold	Asst/Adj. Sale	Land + Yard	Cost Man. \$	E.C.F.	Land Value
002-003-010-00	07/05/23	\$225,000	\$225,000	\$0	0.00	\$36,008	\$126,545	1.493	\$32,832
002-003-011-00	07/05/23	\$225,000	\$225,000	\$0	0.00	\$36,008	\$126,545	1.493	\$32,832
002-030-011-00	07/20/22	\$150,000	\$150,000	\$53,135	35.42	\$5,845	\$113,144	1.274	\$5,845
002-052-010-20	06/06/22	\$250,000	\$250,000	\$103,924	41.57	\$23,611	\$195,554	1.158	\$23,611
002-059-002-10	06/24/22	\$175,000	\$175,000	\$55,022	31.44	\$42,555	\$98,098	1.350	\$38,988
002-061-012-10	09/26/22	\$175,000	\$175,000	\$0	0.00	\$26,411	\$88,812	1.673	\$24,063
002-065-009-00	10/24/23	\$116,500	\$116,500	\$49,230	42.26	\$27,845	\$72,834	1.217	\$25,923
002-072-028-00	11/21/23	\$69,900	\$69,900	\$68,336	97.76	\$16,026	\$83,893	0.642	\$16,026
002-077-019-00	06/23/22	\$110,000	\$110,000	\$71,548	65.04	\$50,532	\$99,884	0.595	\$50,532
002-083-013-00	09/06/22	\$260,000	\$260,000	\$62,299	23.96	\$24,396	\$121,176	1.944	\$20,460
002-153-007-00	06/20/22	\$245,000	\$245,000	\$0	0.00	\$41,368	\$159,049	1.280	\$41,368
002-153-017-00	11/14/22	\$460,000	\$460,000	\$173,320	37.68	\$67,698	\$316,433	1.240	\$37,786
002-154-006-50	06/14/22	\$75,000	\$75,000	\$38,214	50.95	\$7,793	\$61,684	1.090	\$7,793
002-155-013-20	10/03/22	\$40,750	\$40,750	\$21,932	53.82	\$5,171	\$41,381	0.860	\$4,871
002-212-003-00	06/14/23	\$170,000	\$170,000	\$58,180	34.22	\$49,659	\$57,933	2.077	\$45,280
002-212-010-10	09/30/22	\$210,000	\$210,000	\$95,763	45.60	\$34,060	\$178,932	0.983	\$33,960
002-212-015-00	03/14/24	\$30,000	\$30,000	\$39,084	130.28	\$19,153	\$60,551	0.179	\$19,153
002-218-005-00	05/03/22	\$185,000	\$185,000	\$65,727	35.53	\$37,950	\$99,344	1.480	\$33,960
002-218-005-00	12/29/23	\$250,000	\$250,000	\$74,697	29.88	\$37,950	\$99,344	2.135	\$33,960
002-224-006-10	09/27/23	\$260,000	\$260,000	\$111,366	42.83	\$35,762	\$184,956	1.212	\$33,120
002-225-026-00	06/01/22	\$205,000	\$205,000	\$54,030	26.36	\$58,124	\$74,422	1.974	\$31,662
002-231-013-00	01/06/23	\$65,000	\$65,000	\$27,607	42.47	\$45,280	\$12,354	1.596	\$45,280
Totals:		\$3,952,150	\$3,952,150	\$1,223,414	30.96	\$2,472,867	\$2,472,867	1.303	\$3,952,150
				Std. Dev. =>	30.53		Ave. E.C.F. =>	1.316	

2022-2024

Baraga Township
Lakeshore/Waterfront ECF Study

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
002-360-007-00	05/23/23	\$169,000	\$169,000	\$71,143	42.10	\$43,104	\$125,896	\$100,739	1.250	\$43,104
002-380-043-00	11/23/22	\$62,000	\$62,000	\$18,251	29.44	\$30,658	\$31,342	\$17,406	1.801	\$29,045
002-420-004-00	07/12/23	\$260,000	\$260,000	\$81,260	31.25	\$106,407	\$153,593	\$108,530	1.415	\$106,407
Totals:		\$491,000	\$491,000		\$170,654		\$310,831	\$226,675	1.371	
					34.76			E.C.F. =>	1.371	
					6.84			Ave. E.C.F. =>	1.489	

2022-2024

Baraga Township
Village of Baraga - ECF Study

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Value
042-577-006-00	09/18/23	\$130,000	\$130,000	\$67,088	51.61	\$5,271	\$124,729	\$133,757	0.933	\$4,871
042-577-025-00	09/27/22	\$125,000	\$125,000	\$46,761	37.41	\$35,273	\$89,727	\$101,510	0.884	\$33,488
042-583-065-50	01/13/23	\$250,000	\$250,000	\$7,225	2.89	\$40,338	\$209,662	\$121,061	1.732	\$40,338
042-583-071-10	01/13/23	\$250,000	\$250,000	\$7,225	2.89	\$40,338	\$209,662	\$121,061	1.732	\$40,338
042-621-001-50	11/28/23	\$288,150	\$288,150	\$102,997	35.74	\$188,272	\$99,878	\$106,989	0.934	\$158,812
Totals:		\$1,043,150	\$1,043,150		\$231,296		\$733,658	\$584,378	1.255	
					22.17			E.C.F. =>	1.255	
					22.07			Ave. E.C.F. =>	1.243	

2022-2024

Baraga Township
Agricultural ECF

Parcel ID	Liber/page	Date of Sale	Sale Price	Land Value	Sale Value of Buildings	Cost New Less Depreciation of Buildings	Indicated ECF	
002-059-002-10	20220938	06/23/22	\$175,000	\$3,098	\$171,902	\$184,369	0.93	good
multiparcel	20221367	09/14/22	\$250,000	\$192,739	\$57,261	\$84,199	0.68	good
multiparcel	20230169	02/13/23	\$75,000	\$49,713	\$25,287	\$41,750	0.61	good
002-224-006-10	20231186	09/01/23	\$260,000	\$41,906	\$218,094	\$216,792	1.01	good
002-218-005-00	20231645	12/22/23	\$250,000	\$34,710	\$215,290	\$131,836	1.63	good
002-212-015-00	20240240	03/11/24	\$30,000	\$19,085	\$10,915	\$33,641	0.32	good
\$0								good

mean 0.863599843 ST DEV 0.448975122
 lower -0.034350402 upper 1.761550088

\$698,749	\$692,587	1.01
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Baraga Township
Commercial ECF Study

Parcel ID	Liber/page	Date of Sale	Sale Price	Land Value	Cost New Less		Indicated ECF	outlier
					Sale Value of Buildings	Depreciation of Buildings		
044-510-003-00	20220801	05/20/22	\$66,445	\$2,414	\$64,031	\$70,902	0.90	good
005-067-033-00	20220820	05/26/22	\$99,500	\$26,665	\$72,835	\$66,983	1.09	good
004-357-011-00	20220972	06/24/22	\$825,000	\$40,436	\$784,564	\$715,595	1.10	good
044-549-025-00	20221269	07/26/22	\$480,000	\$32,937	\$447,063	\$433,942	1.03	good
044-549-000-20	20221612	10/24/22	\$55,000	\$24,275	\$30,725	\$28,101	1.09	good
044-512-001-00	20221609	10/25/22	\$60,000	\$2,061	\$57,939	\$58,856	0.98	good
044-501-010-00	20221775	10/27/22	\$118,000	\$10,306	\$107,694	\$214,547	0.50	good
044-640-046-00	20230275	03/07/23	\$80,000	\$9,520	\$70,480	\$94,192	0.75	good
042-671-010-00	20230285	03/20/23	\$125,000	\$13,508	\$111,492	\$102,082	1.09	good
005-067-052-00	20230474	04/06/23	\$675,000	\$37,202	\$637,798	\$344,362	1.85	good
042-523-004-50	20230590	05/09/23	\$25,000	\$9,782	\$15,218	\$18,897	0.81	good
multiparcel	20230808	06/09/23	\$275,000	\$23,260	\$251,740	\$354,146	0.71	good
003-403-004-00	20231066	08/23/23	\$55,000	\$10,460	\$44,540	\$55,486	0.80	good
multiparcel	20231200	09/26/23	\$250,000	\$116,126	\$133,874	\$133,598	1.00	good
multiparcel	20231293	10/13/23	\$205,000	\$7,774	\$197,226	\$193,629	1.02	good
044-549-000-40	20231474	11/14/2023	\$225,000	\$6,348	\$218,652	\$154,351	1.42	good
multiparcel	20231545	12/8/2023	\$350,000	\$23,050	\$326,950	\$361,906	0.90	good
004-359-018-00	20240227	3/7/2024	\$275,000	\$11,040	\$263,960	\$116,412	2.27	outlier
044-549-001-00	20240471	3/14/2024	\$380,000	\$11,684	\$368,316	\$254,778	1.45	good
005-067-033-00	20240478	4/3/2024	\$115,000	\$20,576	\$94,424	\$70,522	1.34	good
					\$94,424	\$70,522		outlier
								outlier
								outlier
								outlier

mean 1.10504661 St DEV 0.405559915
 lower 0.293926779 upper 1.91616644

\$4,299,521	\$3,843,287	1.12
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2022-2024

Baraga Township
Industrial ECF

Parcel ID	Libert/page	Date of Sale	Sale Price	Land Value	Sale Value of Buildings	Cost New Less Depreciation of Buildings	Indicated ECF
multiparcel	20240101	1/25/2024	\$217,000	\$41,480	\$175,520	\$171,526	1.02 good
							#####
					\$175,520	\$171,526	1.02

mean 1.0232851 St DEV
 lower #DIV/0! upper #DIV/0!