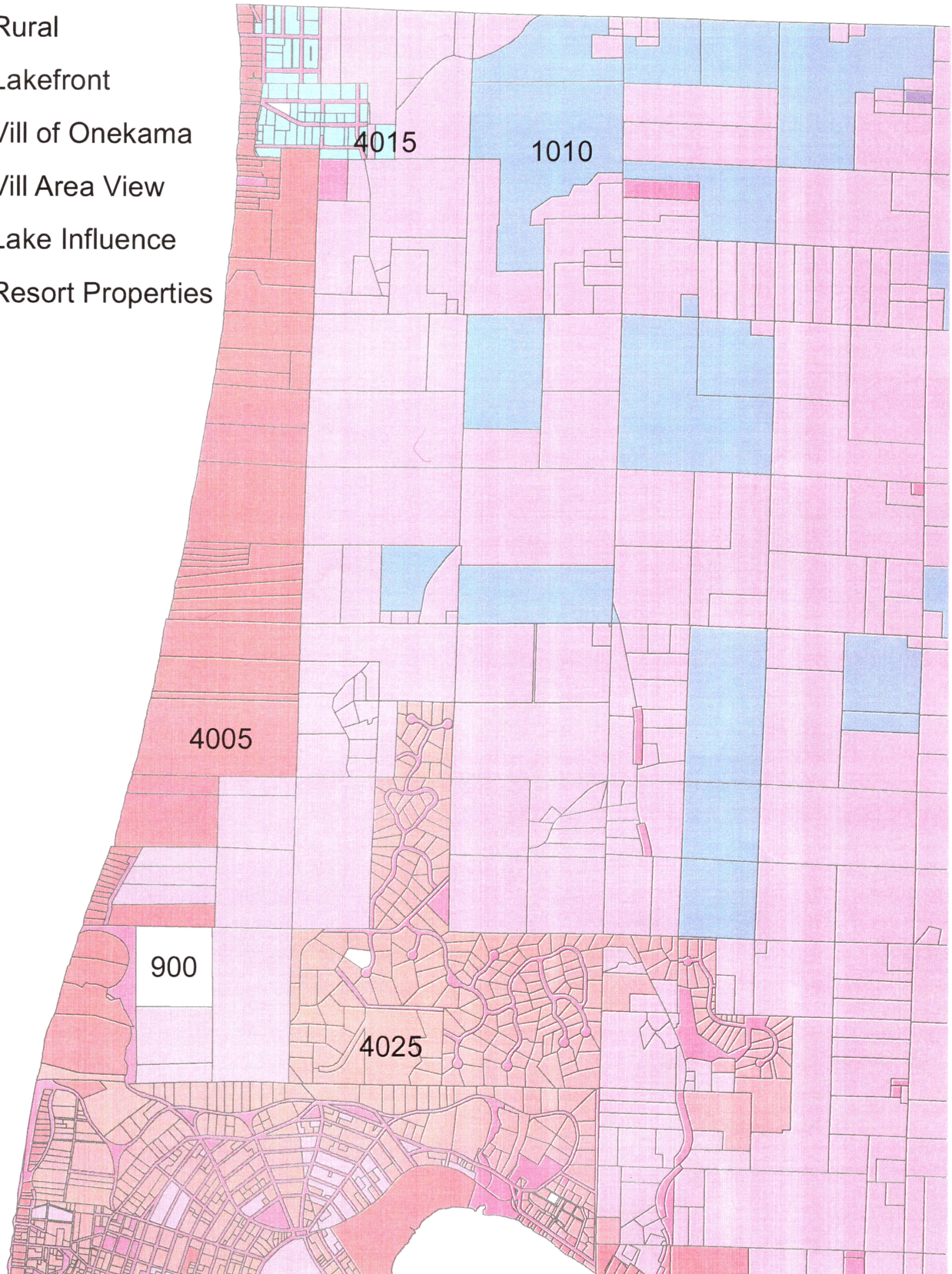


Onekama Township ECF Map 2023

ECF

- 1010 AG ECF
- 4000 Rural
- 4005 Lakefront
- 4010 Vill of Onekama
- 4015 Vill Area View
- 4020 Lake Influence
- 4025 Resort Properties
- <Null>



E.C.F.s for Neighborhood: 1010 'AG ECF'

Residential : 0.910
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.910
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 4000 'RURAL '

Residential : 0.976
Town Homes/Duplexes: 0.976
Mobile Homes : 1.375
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

E.C.F.s for Neighborhood: 4005 'LAKEFRONT'

Residential : 1.387
Town Homes/Duplexes: 1.387
Mobile Homes : 1.375
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

E.C.F.s for Neighborhood: 4010 'VILLAGE OF ONEKAMA'

Residential : 1.099
Town Homes/Duplexes: 1.099
Mobile Homes : 0.826
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

E.C.F.s for Neighborhood: 4015 'VILLAGE AREA VIEW'

Residential : 1.099
Town Homes/Duplexes: 1.099
Mobile Homes : 0.826
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

E.C.F.s for Neighborhood: 4020 'LAKE INFULENCE'

Residential : 1.151
Town Homes/Duplexes: 1.151
Mobile Homes : 1.012
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

E.C.F.s for Neighborhood: 4025 'RESORT PROPERTIES'

Residential : 1.151
Town Homes/Duplexes: 1.151
Mobile Homes : 1.026
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

E.C.F.s for Neighborhood: 900 'PERSONAL PROPERTY'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.522
Industrial Bldgs : 0.580

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: CC 'COMMERCIAL'

Residential : 0.557
Town Homes/Duplexes: 0.557
Mobile Homes : 0.521
Agricultural Bldgs : 0.582
Commercial Bldgs : 0.557
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

Rural

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
11-014-008-20	10672 NORTHWOOD	07/22/20	\$345,000	\$280,406	\$200,803	1.396
11-015-009-07	3815 SMITH	05/20/21	\$1,050,000	\$929,233	\$996,238	0.933
11-035-024-00	4519 CRESCENT BEACH	02/26/21	\$210,000	\$136,540	\$160,599	0.850
11-003-013-00	3375 THIRTEEN MILE	03/17/22	\$268,939	\$190,465	\$173,308	1.099
11-014-008-45	10581 NORTHWOOD	12/16/20	\$325,000	\$287,556	\$310,811	0.925
11-014-008-50	10635 NORTHWOOD	08/27/21	\$475,000	\$399,682	\$465,909	0.858
11-014-016-00	4824 MAIDENS	02/23/21	\$275,000	\$187,505	\$178,396	1.051
11-015-002-00	3967 ELEVEN MILE	02/12/21	\$120,000	\$110,433	\$123,553	0.894
11-025-001-05	8990 MILARCH	12/18/20	\$395,000	\$357,979	\$408,379	0.877
11-570-015-00	2972 THIRTEEN MILE	04/23/21	\$245,900	\$198,798	\$224,140	0.887
11-025-008-00	5275 JOSEPH	10/29/21	\$195,000	\$174,698	\$181,352	0.963
Totals:			\$3,904,839	\$3,253,295	\$3,423,487	
						E.C.F. => 0.950
						Ave. E.C.F. => 0.976
						Use 0.976

Mobiles

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
11-001-003-10	5361 THIRTEEN MILE	05/27/20	\$165,000	\$150,337	\$97,582	1.541
11-023-029-01	9079 NORTHWOOD	06/25/21	\$150,000	\$126,852	\$104,898	1.209
Totals:			\$315,000	\$277,189	\$202,480	
						E.C.F. => 1.369
						Ave. E.C.F. => 1.375
						Use 1.375

Lake Front ECF

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
11-050-072-00	7401 C G DAVIS	08/07/20	\$599,000	\$278,147	\$320,853	\$91,317	3.514	1,172
11-410-098-00	8157 PORTAGE POINT	07/01/21	\$1,200,000	\$632,665	\$567,335	\$199,647	2.842	2,704
11-026-015-00	4138 PORTAGE POINT	07/07/21	\$955,000	\$416,387	\$538,613	\$386,950	1.392	3,648
11-033-015-00	2536 CRESCENT BEACH	06/19/20	\$780,000	\$339,189	\$440,811	\$440,415	1.001	1,680
11-210-008-00	7376 BEECH KNOLLS	06/15/21	\$835,000	\$404,465	\$430,535	\$389,065	1.107	1,817
11-280-001-00	7616 FIRST	09/10/20	\$480,000	\$104,698	\$375,302	\$336,088	1.117	1,776
11-290-354-20	9428 LAKESIDE	10/16/20	\$725,000	\$435,989	\$289,011	\$351,972	0.821	2,612
11-290-354-40	9414 LAKESIDE	12/09/20	\$1,350,000	\$477,419	\$872,581	\$473,210	1.844	1,434
11-370-008-00	8942 LAKESIDE	03/17/21	\$650,000	\$522,152	\$127,848	\$149,710	0.854	1,795
11-410-123-00	2031 SECOND	06/17/21	\$985,000	\$674,638	\$310,362	\$236,862	1.310	1,730
11-490-015-00	4633 EASY	10/28/21	\$416,500	\$31,261	\$385,239	\$291,392	1.322	2,432
11-610-008-00	12892 LAKEVIEW	07/17/20	\$590,000	\$439,069	\$150,931	\$221,235	0.682	1,520
11-613-020-00	12768 LAKEVIEW	07/24/20	\$1,000,000	\$437,597	\$562,403	\$629,688	0.893	3,350
41-300-027-00	4639 MAIN	08/04/21	\$550,000	\$417,347	\$132,653	\$185,538	0.715	1,392
Totals:			\$11,115,500		\$5,504,477	\$4,383,089		
						E.C.F. =>	1.256	
						Ave. E.C.F. =>	1.387	

Use 1.387

Mobiles

Parcel Number	Street Address	Sale Date	Sale Price	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
11-001-003-10	5361 THIRTEEN MILE	05/27/20	\$165,000	\$14,663	\$150,337	\$97,582	1.541	1,456
11-023-029-01	9079 NORTHWOOD	06/25/21	\$150,000	\$23,148	\$126,852	\$104,898	1.209	1,708
Totals:			\$315,000		\$277,189	\$202,480		
						E.C.F. =>	1.369	
						Ave. E.C.F. =>	1.375	
						Use	1.375	

Outlighters

4010- 4015 Onekama/ Village Area View

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
41-025-008-00	8172 FIFTH	07/17/20	\$87,500	\$80,945	\$88,852	0.911
41-025-017-00	8288 FIFTH	01/05/22	\$170,000	\$151,910	\$70,453	2.156
41-050-012-00	4974 MAIN	06/14/21	\$145,000	\$136,820	\$113,073	1.210
41-100-018-10	8021 SCHROEDER	10/08/21	\$199,900	\$180,253	\$173,501	1.039
41-100-058-10	8131 FOURTH	10/26/21	\$97,000	\$84,647	\$65,360	1.295
41-100-089-00	8020 FIRST	11/10/20	\$146,000	\$135,083	\$145,520	0.928
41-250-015-01	4703 PROSPECT	05/19/21	\$250,000	\$121,309	\$133,014	0.912
41-450-031-00	8370 FIRST	02/08/22	\$175,000	\$162,719	\$120,165	1.354
41-450-036-00	4560 MAIN	07/28/20	\$135,000	\$118,080	\$165,420	0.714
41-450-036-20	8454 THIRD	11/20/20	\$155,000	\$143,762	\$159,919	0.899
41-550-003-00	8273 ZOSEL	09/09/20	\$139,000	\$118,417	\$130,624	0.907
41-550-005-50	8260 ZOSEL	06/02/21	\$139,500	\$125,548	\$127,455	0.985
41-550-013-00	8401 ZOSEL	02/18/22	\$38,000	\$15,734	\$15,288	1.029
41-550-025-10	8449 MILL	03/26/21	\$175,000	\$162,620	\$103,869	1.566
11-570-015-00	2972 THIRTEEN MILE	04/23/21	\$245,900	\$198,798	\$224,140	0.887
11-616-005-01	12779 LAKEVIEW	06/19/20	\$245,000	\$81,527	\$102,834	0.793
Totals:				\$2,018,172	\$1,939,487	
				E.C.F. =>	1.041	
				Ave. E.C.F. =>	1.099	

use 1.099

Parcel Number	Street Address	Sale Date	Sale Price	Bldg. Residual	Cost Man. \$	E.C.F.
41-550-029-10	8484 ZOSEL	08/21/20	\$90,000	\$74,574	\$90,333	0.826
Totals:				\$74,574	\$90,333	
				E.C.F. =>	0.826	
				Ave. E.C.F. =>	0.826	

use .826

Outlighters

41-550-008-00	8280 ZOSEL	06/18/21	\$340,000	\$319,881	\$394,524	0.811
41-350-012-00	8260 LEECREST	09/22/21	\$65,000	\$51,209	\$120,332	0.426
41-350-019-00	8389 LEECREST	07/28/20	\$105,000	\$92,116	\$160,923	0.572
11-690-021-00	5595 EIGHT MILE	08/13/21	\$50,000	\$48,519	\$23,258	2.086
41-350-007-00	8368 LEECREST	09/10/20	\$115,000	\$103,855	\$147,417	0.704
41-550-031-00	8424 MILL	12/07/20	\$147,500	\$133,614	\$186,639	0.716

Lake and Lake Infulence 4020-4025

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
11-050-026-00	2942 CRESCENT BEACH	01/15/21	\$245,000	36.65	\$226,335	\$166,979	1.355	1,648
11-290-045-00	8891 BAYVIEW	03/08/22	\$129,000	35.89	\$107,725	\$95,979	1.122	960
11-290-151-15	8792 S GREENWAY	07/06/21	\$430,000	36.60	\$402,221	\$403,485	0.997	3,186
11-330-001-00	9450 IVANHOE	12/18/20	\$235,000	40.68	\$211,874	\$223,068	0.950	1,764
11-330-056-00	2700 PINE RUN	02/12/21	\$280,000	51.50	\$257,301	\$301,525	0.853	3,024
11-330-076-00	9275 LAKESIDE	10/03/20	\$320,000	32.47	\$237,470	\$128,029	1.855	1,174
11-370-048-00	2261 LAKEISLE	01/20/21	\$250,000	30.40	\$166,603	\$167,409	0.995	1,280
11-370-099-00	2435 SEYMOUR	09/03/20	\$212,000	32.31	\$167,793	\$161,580	1.038	1,406
11-520-012-00	9620 EMERALD RIDGE	08/07/20	\$434,000	43.99	\$322,311	\$324,774	0.992	1,972
11-700-008-05	7357 ROGERS MEMORIAL	06/22/20	\$420,000	0.00	\$365,877	\$401,383	0.912	2,477
11-290-031-00	8980 BAYVIEW	07/23/21	\$390,000	33.51	\$303,979	\$248,614	1.223	1,496
11-290-129-10	8512 GREENWAY	10/09/20	\$177,500	33.75	\$138,100	\$130,997	1.054	1,056
11-290-305-00	9207 WOODLAND	05/12/21	\$572,500	44.19	\$330,129	\$305,373	1.081	1,788
11-370-024-00	2205 LAKEISLE	10/06/21	\$375,000	19.55	\$149,953	\$139,163	1.078	1,575
11-370-111-00	2473 SEYMOUR	01/28/21	\$279,500	33.17	\$249,242	\$226,242	1.102	1,520
11-050-008-00	7338 CRON	08/05/20	\$211,000	21.66	\$148,842	\$82,174	1.811	792
Totals:			\$4,960,500		\$3,785,755	\$3,506,774		
				32.82		E.C.F. =>	1.080	
				11.80		Ave. E.C.F. =>	1.151	
						Use	1.151	

Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
11-450-002-00	7071 ROGERS MEMORIAL	10/22/21	\$195,000	21.54	\$167,421	\$155,854	1.074	1,680
11-450-010-00	7175 ORCHARD	06/25/20	\$120,000	59.00	\$92,550	\$97,453	0.950	1,344
Totals:			\$315,000		\$259,971	\$253,307		
				35.81		E.C.F. =>	1.026	
				26.49		Ave. E.C.F. =>	1.012	
						Use	1.012	

Outlighters

Commercial Ecf

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.
41-050-028-00	4850 MAIN	07/10/20	\$170,000	42.35	\$108,530	\$206,345	0.526
41-100-018-01	5606 EIGHT MILE	03/15/22	\$240,000	51.13	\$172,795	\$371,694	0.465
41-150-010-00	5122 MAIN	06/04/21	\$300,000	16.07	\$238,258	\$395,645	0.602
41-150-029-00	5015 MAIN	11/13/20	\$287,500	25.22	\$156,618	\$240,828	0.650
Totals:			\$997,500		\$676,201	\$1,214,512	
				31.62		E.C.F. =>	0.557
				15.93		Ave. E.C.F. =>	0.561
						Use	0.557