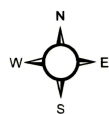
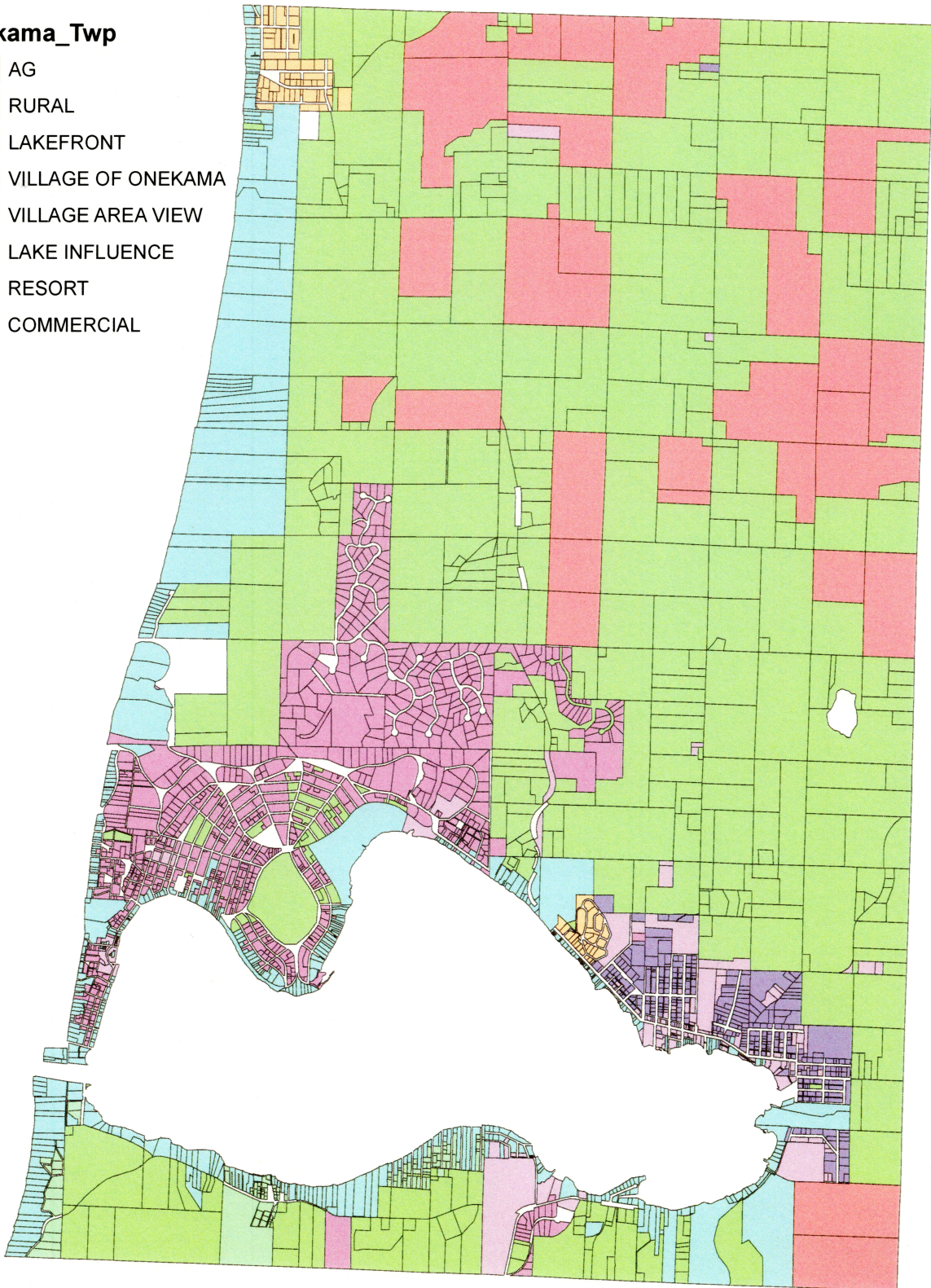


Onekama Township
ECF Map 2024

Onekama_Twp

- AG
- RURAL
- LAKEFRONT
- VILLAGE OF ONEKAMA
- VILLAGE AREA VIEW
- LAKE INFLUENCE
- RESORT
- COMMERCIAL



Village and Village Area 2024 Ecf

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.
41-025-017-00	8288 FIFTH	01/05/22	\$170,000	\$38,100	22.41	\$124,269	\$99,865	1.244
41-050-012-00	4974 MAIN	06/14/21	\$145,000	\$32,900	22.69	\$121,183	\$120,314	1.007
41-150-014-00	5152 MAIN	09/30/22	\$286,000	\$77,900	27.24	\$251,449	\$193,784	1.298
41-450-031-00	8370 FIRST	02/08/22	\$175,000	\$35,700	20.40	\$138,317	\$127,776	1.082
Totals:			\$776,000	\$184,600		\$635,218	\$541,740	
					Sale. Ratio =>	23.79	E.C.F. =>	1.173
					Std. Dev. =>	2.89	Ave. E.C.F. =>	1.158

Use 1.173

2024 Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Cost Man. \$	E.C.F.
41-100-018-01	5606 EIGHT MILE	03/15/22	\$240,000	\$304,786	0.573
41-150-010-00	5122 MAIN		\$300,000	\$557,036	0.447
Totals:			\$540,000	\$861,822	
			E.C.F. =>		0.491
			Ave. E.C.F. =>		0.510
			Use		0.510

2024 Ag ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	E.C.F.
02-008-300-04	11272 CHIPPEWA HWY	04/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$70,400	1.173
02-028-300-03	8328 EIGHT MILE RD	04/06/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$205,600	1.321
05-123-125-01	16525 FLARITY RD	12/20/22	\$248,000	WD	19-MULTI PARCEL ARM	\$248,000	\$81,300	1.791
11-002-011-50	4224 POTTER	02/16/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$15,700	2.283
11-002-011-50	4224 POTTER	06/06/22	\$75,000	QC	03-ARM'S LENGTH	\$75,000	\$16,100	2.283
2310-11-4101	4093 N 35 RD	02/10/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$130,500	(0.219)
2109-14-3301	10345 E 46 RD	05/05/17	\$60,000	WD	09-FAMILY	\$60,000	\$302,100	(0.376)
2310-11-4101	4093 N 35 RD	02/10/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$130,500	(0.219)
2209-16-1101-04	S MACKINAW TR	09/02/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$23,100	1.244
Totals:			\$1,701,000			\$1,701,000	\$975,300	
							Sale. Ratio =>	0.542
							Std. Dev. =>	1.031

Rural

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-023-003-00	4507 MAIDENS	08/30/22	\$230,000	22.13	\$50,626	\$179,374	\$160,568	1.117
11-023-023-00	9090 NORTHWOOD	08/03/22	\$189,000	26.30	\$64,322	\$124,678	\$103,090	1.209
11-023-037-00	9188 ERDMAN	05/06/22	\$275,000	32.47	\$62,751	\$212,249	\$202,097	1.050
11-025-020-00	8083 JOHNSON	06/09/22	\$206,800	24.85	\$55,671	\$151,129	\$141,444	1.068
11-034-016-10	3011 CRESCENT BEACH	09/16/22	\$430,000	17.42	\$127,885	\$302,115	\$203,407	1.485
Totals:			\$1,330,800			\$969,545	\$810,606	
				23.76			E.C.F. =>	1.196
				5.54			Ave. E.C.F. =>	1.186
							Use	1.196

Township wide Mobile Homes

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-023-029-01	9079 NORTHWOOD	06/25/21	\$150,000	35.27	\$29,512	\$120,488	\$98,627	1.222
02-015-350-05	10265 ANDERSON RD.	10/28/22	\$195,000	38.26	\$32,818	\$162,182	\$121,018	1.340
02-641-732-01	12108 SEVENTH ST	04/15/22	\$129,410	26.50	\$15,587	\$113,823	\$59,373	1.917
02-021-225-15	8009 MAIDENS RD.	05/25/21	\$179,900	30.68	\$33,066	\$146,834	\$137,697	1.066
Totals:			\$654,310	33.16		\$543,327	\$416,715	1.304
				5.16			Ave. E.C.F. =>	1.386
							Use	1.386

Onekama 2024 Waterfront ECF

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-026-015-00	4138 PORTAGE POINT	07/07/21	\$955,000	42.81	\$585,858	\$390,521	\$289,816	1.347
11-034-011-00	3162 CRESCENT BEACH	07/25/22	\$750,000	40.75	\$347,270	\$398,450	\$281,232	1.417
11-210-008-00	7376 BEECH KNOLLS	06/15/21	\$835,000	45.57	\$430,407	\$404,705	\$289,847	1.396
Totals:			\$2,540,000			\$1,193,676	\$860,895	
				43.11			E.C.F. =>	1.387
				2.42			Ave. E.C.F. =>	1.387

2024 Lake Infulence ECF

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
11-095-006-00	7178 MILLER	12/08/22	\$305,000	39.84	\$171,774	\$144,106	1.192	1,397
11-530-023-00	7575 BENEKE	06/17/22	\$365,000	39.81	\$295,092	\$211,934	1.392	1,304
Totals:			\$670,000		\$466,866	\$356,040		
				39.82		E.C.F. =>	1.311	
				0.02		Ave. E.C.F. =>	1.292	
Use 1.292								

2024 Restor Properties ECF

Parcel Number	Street Address	Sale Date	Sale Price	Asd/Adj. Sale	Bldg. Residual	Cost Man. \$	E.C.F.
11-290-045-00	8891 BAYVIEW	03/08/22	\$129,000	35.89	\$102,352	\$102,111	1.002
11-290-073-00	8558 BAYVIEW	09/19/22	\$262,000	29.77	\$208,085	\$122,627	1.697
11-450-002-00	7071 ROGERS MEMORIAL	10/22/21	\$195,000	21.54	\$153,024	\$165,819	0.923
Totals:			\$586,000		\$463,461	\$390,557	
				28.38		E.C.F. =>	1.187
				7.20		Ave. E.C.F. =>	1.207
						Use	1.187

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 1120.PORTAGE LAKE, Last Edited: 01/25/2024

Frontages:

Frontage 'A':	Description: 'EXCELLENT	'	FF Rate: 5100
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'VERY GOOD	'	FF Rate: 3450
	Standard Frontage: 0		Standard Depth : 0
Frontage 'C':	Description: 'GOOD	'	FF Rate: 2850
	Standard Frontage: 0		Standard Depth : 0
Frontage 'D':	Description: 'AVERAGE	'	FF Rate: 2300
	Standard Frontage: 0		Standard Depth : 0
Frontage 'E':	Description: 'FAIR	'	FF Rate: 1400
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 21', (Units)

COMM GR	PIR COV:	57,200
PPI COM GR		: 57,200
LAKE VIEW		: 143,900

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 1140.LAKE MICHIGAN, Last Edited: 01/22/2024

Frontages:

Frontage 'A':	Description: 'LAKE MICH EX	'	FF Rate: 5050
	Standard Frontage: 0		Standard Depth : 0
Frontage 'B':	Description: 'LAKE MICH VG	'	FF Rate: 3500
	Standard Frontage: 0		Standard Depth : 0
Frontage 'C':	Description: 'LAKE MICH GOOD	'	FF Rate: 2800
	Standard Frontage: 0		Standard Depth : 0
Frontage 'D':	Description: 'LAKE MICH F	'	FF Rate: 1850
	Standard Frontage: 0		Standard Depth : 0
Frontage 'F':	Description: 'HIGH BLUFF	'	FF Rate: 1100
	Standard Frontage: 0		Standard Depth : 0

Rates for Rate Table 'RATE TABLE 16', (Acres)

LAKE VIEW		: 143,900
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Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 51.R-SECTIONAL ACREAGE, Last Edited: 01/24/2024

Rates for Rate Table 'RATE TABLE 17', (Acres)

1 ACRE B/S	: 21,000
2 ACRE B/S	: 17,500
3 ACRE B/S	: 6,000
4-6 ACRES	: 6,000
7-9 ACRES	: 6,000
10-15 ACRE	: 5,000
16-20 ACRE	: 3,300
21-25 ACRE	: 3,300
26-30 ACRE	: 3,000
31-40 ACRE	: 2,400
41-80 ACRE	: 2,700
81-100 ACR	: 2,300
100 + ACRE	: 2,100
SCENIC SITE	: 50,500

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood 900.personal property, Last Edited: / /

Unit: 11 - ONEKAMA TOWNSHIP

Rates/Values for Neighborhood AG.A-FARM LAND, Last Edited: 01/25/2024

Rates for Rate Table 'AG FARM LAND', (Acres)

11-15 ACRE- USE:	2,300
16-20 ACRE	: 1,650
21-25 ACRE	: 1,650
26-30 ACRES	: 1,550
31-40 ACRE	: 1,550
41-79 ACRE	: 1,550
80-100 ACRE	: 1,850
100 + ACRE	: 1,500

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood CC.C=COMMERCIAL PROPERTIES, Last Edited: 01/25/2024

Frontages:
Frontage 'A': Description: 'FRONT FOOT ST ' FF Rate: 310
 Standard Frontage: 0 Standard Depth : 0
Frontage 'B': Description: 'WATERFRONT ' FF Rate: 1850
 Standard Frontage: 0 Standard Depth : 0

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood O/V.R-ONEKAMA VILLAGE, Last Edited: 02/21/2023

Frontages:
Frontage 'D': Description: 'FRONT FOOT #4 ' FF Rate: 290
 Standard Frontage: 0 Standard Depth : 0

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood PP.R-PORTAGE POINT, Last Edited: 01/22/2024

Frontages:
Frontage 'A': Description: 'LOTS ' FF Rate: 555
 Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 6', (Acres)
BLDG/SITE : 22,500

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood PPA.R- RESORT PROPERTYS, Last Edited: 01/22/2024

Frontages:
Frontage 'B': Description: 'SITE ' FF Rate: 8800
 Standard Frontage: 0 Standard Depth : 0

Rates for Rate Table 'RATE TABLE 8', (Acres)
BLDG/SITE #1 : 22,500
BLDG/SITE #2 : 20,800
SENIC SITE : 50,500
LAKEVIEW : 143,900

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood PPR.R-PORTAGE PARK RESORT, Last Edited: 01/22/2024

Rates for Rate Table 'RATE TABLE 1', (Units)
BLDG SITE : 22,500

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood PRS.R-PORTAGE RIDGE SUB., Last Edited: 02/21/2023

Rates for Rate Table 'PORTAGE RIDGE SUB', (Units)
BLDG/SITE #4 : 21,270
BLDG/SITE #5 : 12,125

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood VP.R-VILLAGE OF PIERPORT, Last Edited: 01/22/2024

Rates for Rate Table 'R- VILLAGE OF PIERPO', (Acres)
. : 0
BLDG/SITE #3 : 18,100
VIEW SITE : 50,500

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood WA.R-WICKATEWAH, Last Edited: 01/22/2024

Rates for Rate Table 'RATE TABLE 12', (Acres)
BLDG/SITE #1 : 32,500

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /

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

Residential : 1.031
Town Homes/Duplexes: 1.031
Mobile Homes : 1.386
Agricultural Bldgs : 1.031
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 1

Residential : 1.196
Town Homes/Duplexes: 1.196
Mobile Homes : 1.386
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 : 1.386
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 : 1.173
Town Homes/Duplexes: 1.173
Mobile Homes : 1.386
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

(Optional) Gross Rate Multipliers

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

(Optional) Gross Rate Multipliers

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Rates/Values for Neighborhood 1140.LAKE MICHIGAN, Last Edited: 01/22/2024

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Frontage 'C':	Description: 'LAKE MICH GOOD	'	FF Rate: 2800
	Standard Frontage: 0		Standard Depth : 0
Frontage 'D':	Description: 'LAKE MICH F	'	FF Rate: 1850
	Standard Frontage: 0		Standard Depth : 0
Frontage 'F':	Description: 'HIGH BLUFF	'	FF Rate: 1100
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81-100 ACR	: 2,300
100 + ACRE	: 2,100
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Rates/Values for Neighborhood 900.personal property, Last Edited: / /

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31-40 ACRE	: 1,550
41-79 ACRE	: 1,550
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Rates for Rate Table 'PORTAGE RIDGE SUB', (Units)
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BLDG/SITE #5 : 12,125

Unit: 11 - ONEKAMA TOWNSHIP
Rates/Values for Neighborhood VP.R-VILLAGE OF PIERPORT, Last Edited: 01/22/2024

Rates for Rate Table 'R- VILLAGE OF PIERPO', (Acres)
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BLDG/SITE #3 : 18,100
VIEW SITE : 50,500

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Rates/Values for Neighborhood WA.R-WICKATEWAH, Last Edited: 01/22/2024

Rates for Rate Table 'RATE TABLE 12', (Acres)
BLDG/SITE #1 : 32,500

Unit: -
Rates/Values for Neighborhood -----., Last Edited: / /