

2025 Ely Township Residential Land Table <i>*Vacant Land Sales*</i>	Parcel Number	Sale Date	Sale Price
	1 Acre & Under		
Average Per Acre Values	52-09-500-091-00	8/29/2023	\$8,000
	52-07-134-014-00	10/18/2022	\$8,000
	52-03-430-027-00	4/25/2022	\$13,000
	52-03-430-027-00	12/17/2024	\$17,000
		Totals:	\$46,000
	1 to 4.99 Acres		
	52-07-108-006-10	12/27/2022	\$24,000
	52-03-211-003-32	9/21/2022	\$38,000
	52-07-007-002-25	3/20/2023	\$30,000
	52-03-465-004-00	4/27/2023	\$16,000
	52-03-103-001-30	6/3/2022	\$17,000
	52-03-103-001-10	4/28/2022	\$17,000
	52-03-103-001-20	8/11/2022	\$17,000
	52-03-133-010-00	7/24/2023	\$16,000
	52-03-465-014-00	2/2/2024	\$27,000
	52-03-465-014-00	4/27/2022	\$24,000
		Totals:	\$226,000
	5 to 10 Acres		
	52-03-465-024-00	4/27/2022	\$25,000
	52-03-465-025-00	4/27/2022	\$20,000
	52-03-465-031-00	10/7/2022	\$30,000
	52-03-465-022-00	5/20/2024	\$24,000
	52-03-465-028-00	8/28/2023	\$27,000

52-03-465-032-00	10/18/2024	\$39,000
52-03-465-033-00	6/22/2022	\$35,000
52-03-103-001-40	8/23/2022	\$28,000
52-07-132-034-30	2/1/2022	\$25,500
52-03-212-002-12	9/19/2024	\$35,000
52-03-212-002-14	9/19/2024	\$35,000
52-03-465-017-00	1/10/2023	\$25,000
52-03-465-017-00	5/2/2024	\$28,000
52-03-465-021-00	7/3/2024	\$30,000
52-03-233-020-00	9/6/2024	\$20,000
52-03-233-006-00	4/7/2022	\$15,000
52-03-202-002-11	8/29/2024	\$65,000
52-03-122-003-05	2/21/2024	\$15,000
	Totals:	\$521,500
10.01 to 20 Acres		
52-06-205-004-50	7/8/2022	\$34,900
52-03-202-002-11	8/29/2024	\$65,000
52-03-465-019-00	6/22/2022	\$25,000
52-06-208-004-20	7/6/2022	\$37,500
52-03-202-004-22	10/25/2024	\$15,000
52-03-210-001-50	9/27/2023	\$45,000
52-01-026-012-20	2/9/2024	\$39,900
52-12-126-024-00	12/30/2022	\$37,000
52-06-208-025-00	10/10/2024	\$28,000
	Totals:	\$327,300
20.01 to 39.99 Acres		

52-03-206-030-00	11/17/2023	\$35,000
52-03-111-008-00	8/30/2023	\$29,000
52-12-101-002-00	11/11/2023	\$50,000
52-13-026-007-20	10/6/2022	\$38,000
52-51-716-004-10	4/21/2023	\$60,000
52-03-127-001-11	9/19/2022	\$32,500
52-03-205-003-00	6/20/2023	\$52,000
	Totals:	\$296,500
40 to 50 Acres		
52-03-120-009-00	5/26/2022	\$35,000
52-07-103-005-00	8/22/2023	\$45,000
52-03-128-004-00	10/27/2023	\$50,000
52-07-103-005-00	8/22/2023	\$45,000
52-07-114-013-00	10/26/2022	\$36,000
52-07-121-003-10	4/21/2022	\$62,500
52-07-123-001-00	3/2/2023	\$40,000
52-07-228-009-00	8/4/2023	\$54,000
52-16-229-008-00	10/2/2023	\$75,000
52-16-118-002-00	7/18/2023	\$75,000
52-07-121-003-10	4/21/2022	\$62,500
52-06-005-019-00	6/9/2023	\$39,000
52-06-134-001-00	3/15/2023	\$50,000
52-07-228-009-00	8/4/2023	\$54,000
52-12-113-013-00	12/19/2022	\$70,000
52-03-324-004-00	12/21/2024	\$70,000
52-12-111-010-00	6/15/2023	\$57,600
	Totals:	\$920,600

50.01 to 99.99 Acres		
52-01-026-011-50	9/29/2022	\$99,900
52-12-213-038-10	3/10/2023	\$52,000
52-07-005-013-00	11/14/2023	\$120,000
52-01-236-009-50	12/23/2024	\$67,000
52-03-232-002-00	5/16/2023	\$84,900
52-12-223-008-00	2/28/2022	\$112,000
52-09-427-001-10	6/8/2022	\$105,000
52-07-304-005-00	4/27/2022	\$84,000
52-06-232-012-20	11/9/2022	\$77,000
52-07-222-001-30	1/6/2023	\$110,000
	Totals:	\$811,900
100 Acres & Over		
52-03-332-002-00	8/3/2023	\$115,000
52-03-111-041-00	9/23/2022	\$117,450
52-06-133-001-00	1/27/2023	\$118,000
52-06-133-001-00	6/6/2024	\$134,000
52-06-222-002-00	9/8/2022	\$265,000
52-06-230-011-50	10/13/2022	\$115,000
52-01-312-006-00	6/18/2024	\$111,500
52-01-228-010-00	6/8/2022	\$160,000
52-07-315-004-00	10/9/2023	\$253,200
52-01-116-002-00	2/13/2024	\$200,000
52-01-124-001-00	8/11/2024	\$1,267,000
	Totals:	\$2,856,150

Net Acres	Dollars/Acre	Other Parcels in Sale	Class
0.26	\$31,008	No	402
0.29	\$27,586	No	402
0.63	\$20,734	No	402
0.63	\$27,113	No	402
1.80	\$25,527		
1.60	\$15,000	No	402
2.30	\$16,522	No	202/402 at time of sale
2.58	\$11,628	No	402
2.70	\$5,926	No	402
3.41	\$4,985	No	402
3.60	\$4,722	No	402
3.60	\$4,722	No	402
4.00	\$4,000	No	402
4.22	\$6,398	No	402
4.22	\$5,687	No	402
32.23	\$7,012		
5.00	\$5,000	No	402
5.00	\$4,000	No	402
5.00	\$6,000	No	402
5.01	\$4,790	No	402
5.01	\$5,389	No	402

5.01	\$7,784	No	402
5.07	\$6,903	No	402
5.21	\$5,374	No	402
5.40	\$4,722	No	402
5.54	\$6,318	No	402
5.73	\$6,108	No	402
5.75	\$4,348	52-03-465-018-00	402
5.75	\$4,870	52-03-465-018-00	402
5.80	\$5,172	No	402
6.06	\$3,300	No	402
6.67	\$2,249	No	402
9.89	\$6,572	No	402
10.00	\$1,500	No	402
106.90	\$4,878		
10.40	\$3,356	No	402
10.89	\$5,969	No	402
11.08	\$2,256	No	402
12.80	\$2,930	No	402
14.74	\$1,018	No	402
17.50	\$2,571	No	402
19.90	\$2,005	No	402
20.00	\$1,850	52-12-126-022-30	402
20.00	\$1,400	No	402
137.31	\$2,384		

20.06	\$1,745	No	402
20.76	\$1,397	No	402
25.00	\$2,000	No	402
25.38	\$1,497	No	402
27.00	\$2,222	No	402
30.00	\$1,083	No	402
38.14	\$1,363	No	402
186.34	\$1,591		
40.00	\$875	No	402
40.00	\$1,125	No	402
40.00	\$1,250	No	402
40.00	\$1,125	No	402
40.00	\$900	No	402
40.00	\$1,563	No	502
40.00	\$1,000	No	501
40.00	\$1,350	No	402
40.00	\$1,875	No	402
40.00	\$1,875	No	402
40.00	\$1,563	No	402
40.00	\$975	No	402
40.00	\$1,250	No	402
40.00	\$1,350	No	402
40.00	\$1,750	No	402
40.00	\$1,750	No	402
43.65	\$1,320	No	402
683.65	\$1,347		

50.89	\$1,963	52-01-035-004-00	402
51.00	\$1,020	52-12-213-049-00	402
56.24	\$2,134	52-07-005-016-00 & 008-001-40	402
61.04	\$1,098	No	402
78.90	\$1,076	52-03-232-003-00	402
80.00	\$1,400	52-12-222-004-00 & 223-005-00	502
80.00	\$1,313	No	402
80.00	\$1,050	No	402
80.00	\$963	No	402
80.00	\$1,375	No	402
647.18	\$1,255		
100.00	\$1,150	52-03-332-008-00 & 03-332-003-00	402
105.87	\$1,109	52-03-111-047-30, 114-004-00, 114-005-00	402
120.00	\$983	No	402
120.00	\$1,117	No	402
120.00	\$2,208	52-06-222-003-00	402
120.00	\$958	52-06-230-011-00 & 230-009-00	402
140.00	\$796	52-01-312-005-10	402
160.00	\$1,000	No	402
240.00	\$1,055	No	402
266.85	\$749	52-01-116-003-00	402
800.00	\$1,584	52-01-125-001-00 & 125-003-00	402
2,292.7	\$1,246		

	2025	* Applied for 2025*
Acres	Ave Sale \$	\$/Acre
1	25,525	25,525
1.5	26,250	17,500
2	27,000	13,500
2.5	28,125	11,250
3	29,250	9,750
4	31,000	7,750
5	32,500	6,500
7	33,250	4,750
10	35,000	3,500
15	37,500	2,500
20	39,000	1,950
25	43,750	1,750
30	45,000	1,500
40	53,600	1,340
50	65,000	1,300
100	124,500	1,245

2025 Ely Township Residential Land Table <i>*Vacant Land Sales*</i>	Parcel Number
	1 Acre & Under
Prime Per Acre Values	52-09-500-091-00
	52-03-208-038-30
	1.01 to 5 Acres
	52-07-108-006-10
	52-03-211-003-32
	52-10-110-007-10
	52-07-007-002-25
	52-10-127-123-00
	5.01 to 10 Acres
	52-03-465-032-00
	52-03-465-033-00
	52-03-212-002-12
	52-03-212-002-14
	52-03-202-002-11
	10.01 to 20 Acres
	52-06-205-004-50
	52-03-202-002-11
	52-03-465-019-00
	52-06-208-004-20
	52-10-119-002-00
	52-03-210-001-50
	20.01 to 39.99 Acres
	52-03-206-030-00
	52-11-177-001-00
	52-12-101-002-00
	52-51-716-004-10
	40 to 50 Acres

52-11-177-009-00
52-07-121-003-10
52-16-229-008-00
52-16-118-002-00
52-12-113-013-00
52-03-324-004-00
50.01 to 99.99 Acres
52-01-026-011-50
52-07-005-013-00
52-11-030-001-60
52-03-232-002-00
52-12-223-008-00
52-07-222-001-30
52-09-307-004-00
100 Acres & Over
52-03-332-002-00
52-03-111-041-00
52-06-133-001-00
52-06-222-002-00
52-01-124-001-00

Sale Date	Sale Price	Net Acres	Dollars/Acre
8/29/2023	\$8,000	0.26	\$31,008
1/11/2024	\$40,000	1.00	\$40,000
Totals:	\$48,000	1.26	\$38,156
12/27/2022	\$24,000	1.60	\$15,000
9/21/2022	\$38,000	2.30	\$16,522
8/25/2023	\$30,000	2.5	\$12,000
3/20/2023	\$30,000	2.58	\$11,628
11/8/2023	\$59,900	4.4	\$13,614
Totals:	\$181,900	13.38	\$13,595
10/18/2024	\$39,000	5.01	\$7,784
6/22/2022	\$35,000	5.07	\$6,903
9/19/2024	\$35,000	5.54	\$6,318
9/19/2024	\$35,000	5.73	\$6,108
8/29/2024	\$65,000	9.89	\$6,572
Totals:	\$209,000	31.24	\$6,690
7/8/2022	\$34,900	10.40	\$3,356
8/29/2024	\$65,000	10.89	\$5,969
6/22/2022	\$25,000	11.08	\$2,256
7/6/2022	\$37,500	12.80	\$2,930
12/1/2022	\$99,900	15.00	\$6,660
9/27/2023	\$45,000	17.50	\$2,571
Totals:	\$307,300	77.67	\$3,956
11/17/2023	\$35,000	20.06	\$1,745
7/31/2024	\$100,000	23.98	\$4,170
11/11/2023	\$50,000	25.00	\$2,000
4/21/2023	\$60,000	27.00	\$2,222
Totals:	\$245,000	96.04	\$2,551

5/11/2022	\$152,000	40.00	\$3,800
4/21/2022	\$62,500	40.00	\$1,563
10/2/2023	\$75,000	40.00	\$1,875
7/18/2023	\$75,000	40.00	\$1,875
12/19/2022	\$70,000	40.00	\$1,750
12/21/2024	\$70,000	40.00	\$1,750
Totals:	\$352,500	200.00	\$1,763
9/29/2022	\$99,900	50.89	\$1,963
11/14/2023	\$120,000	56.24	\$2,134
01/11/23	\$162,000	76.00	\$2,132
5/16/2023	\$84,900	78.90	\$1,076
2/28/2022	\$112,000	80.00	\$1,400
1/6/2023	\$110,000	80.00	\$1,375
7/19/2022	\$350,000	88.00	\$3,977
Totals:	\$588,900	371.14	\$1,587
8/3/2023	\$115,000	100.00	\$1,150
9/23/2022	\$117,450	105.87	\$1,109
6/6/2024	\$134,000	120.00	\$1,117
9/8/2022	\$265,000	120.00	\$2,208
8/11/2024	\$1,267,000	800.00	\$1,584
Totals:	\$1,898,450	1,245.9	\$1,524

Other Parcels in Sale
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No
No

Acres
1
1.5
2
2.5
3
4
5
7
10
15
20
25
30
40
50
100

No
No
No
No
No
No
52-01-035-004-00
52-07-005-016-00 & 008-001-40
No
52-03-232-003-00
52-12-222-004-00 & 223-005-00
No
No
52-03-332-008-00 & 03-332-003-00
52-03-111-047-30, 114-004-00, 114-005-00
No
52-06-222-003-00
52-01-125-001-00 & 125-003-00

2025	* Applied for 2025 *
Ave Sale \$	\$/Acre
38,156	38,156
40,500	27,000
42,000	21,000
43,750	17,500
45,000	15,000
46,000	11,500
47,500	9,500
49,000	7,000
55,000	5,500
59,250	3,950
63,000	3,150
65,000	2,600
67,500	2,250
70,600	1,765
79,250	1,585
152,500	1,525

2025 Ely Township Residential Land Table <i>*Vacant Land Sales*</i>	Parcel Number
	1 Acre & Under
<i>*Below Average Per Acre Values*</i>	52-09-500-051-00
	52-12-403-011-00
	52-03-430-027-00
	52-03-415-003-00
	52-03-415-003-00
	1 to 4.99 Acres
	52-03-103-001-30
	52-03-103-001-10
	52-03-103-001-20
	52-03-133-010-00
	5.01 to 10 Acres
	52-03-465-025-00
	52-03-465-022-00
	52-07-132-034-30
	52-03-465-017-00
	52-03-465-017-00
	52-03-233-020-00
	52-03-233-006-00
	52-03-122-003-05
	10.01 to 20 Acres
	52-03-465-019-00

52-03-202-004-22
52-01-026-012-20
52-12-126-024-00
52-06-208-025-00
20.01 to 39.99 Acres
52-03-111-008-00
52-13-026-007-20
52-03-127-001-11
52-03-205-003-00
40 to 50 Acres
52-03-120-009-00
52-03-120-009-00
52-07-114-013-00
52-07-123-001-00
52-06-005-019-00
52-03-222-002-20
50.01 to 99.99 Acres
52-03-207-014-00
52-03-204-021-00
52-16-032-005-00
52-01-236-009-50
52-01-204-002-00
52-06-232-012-20

100 Acres & Over
52-07-228-011-00
52-01-312-006-00
52-07-110-025-00
52-12-310-001-00
52-01-116-002-00

Sale Date	Sale Price	Net Acres	Dollars/Acre
03/26/24	\$3,000	0.15	\$20,000
3/9/2023	\$5,000	0.28	\$17,857
4/25/2022	\$13,000	0.63	\$20,734
06/30/23	\$4,000	0.87	\$4,614
6/30/2023	\$8,000	1.33	\$6,015
Totals:	\$33,000	3.25	\$10,141
6/3/2022	\$17,000	3.41	\$4,985
4/28/2022	\$17,000	3.60	\$4,722
8/11/2022	\$17,000	3.60	\$4,722
7/24/2023	\$16,000	4.00	\$4,000
Totals:	\$67,000	14.61	\$4,586
4/27/2022	\$20,000	5.00	\$4,000
5/20/2024	\$24,000	5.01	\$4,790
2/1/2022	\$25,500	5.40	\$4,722
1/10/2023	\$25,000	5.75	\$4,348
5/2/2024	\$28,000	5.75	\$4,870
9/6/2024	\$20,000	6.06	\$3,300
4/7/2022	\$15,000	6.67	\$2,249
2/21/2024	\$15,000	10.00	\$1,500
Totals:	\$152,500	44.64	\$3,416
6/22/2022	\$25,000	11.08	\$2,256

10/25/2024	\$15,000	14.74	\$1,018
2/9/2024	\$39,900	19.90	\$2,005
12/30/2022	\$37,000	20.00	\$1,850
10/10/2024	\$28,000	20.00	\$1,400
Totals:	\$116,900	65.72	\$1,779
8/30/2023	\$29,000	20.76	\$1,397
10/6/2022	\$38,000	25.38	\$1,497
9/19/2022	\$32,500	30.00	\$1,083
6/20/2023	\$52,000	38.14	\$1,363
Totals:	\$151,500	114.28	\$1,326
5/26/2022	\$35,000	40.00	\$875
05/26/22	\$35,000	40.00	\$875
10/26/2022	\$36,000	40.00	\$900
3/2/2023	\$40,000	40.00	\$1,000
6/9/2023	\$39,000	40.00	\$975
08/13/24	\$30,000	41.00	\$732
Totals:	\$215,000	241.00	\$892
07/24/23	\$35,000	76.00	\$461
11/15/23	\$40,000	80.00	\$500
09/27/22	\$70,000	80.00	\$875
12/23/2024	\$67,000	80.00	\$838
7/1/2023	\$75,000	80.00	\$938
11/9/2022	\$77,000	80.00	\$963
Totals:	\$364,000	476.00	\$765

11/17/2022	\$100,000	120.00	\$833
6/18/2024	\$111,500	140.00	\$796
7/19/2022	\$112,000	160.00	\$700
1/13/2023	\$80,000	160.00	\$500
2/13/2024	\$200,000	266.85	\$749
Totals:	\$603,500	846.9	\$713

Other Parcels in Sale	Class
No	402
No	402
No	402
No	402
	402
No	402
No	402
No	402
No	402
No	402
No	402
No	402
52-03-465-018-00	402
52-03-465-018-00	402
No	402
No	402
No	402
No	402

No	402
No	402
52-12-126-022-30	402
No	402
No	402
No	402
No	402
No	402
No	402
No	402
No	402
No	501
No	402
No	402
52-03-208-031-00	402
52-03-205-011-00	402
No	502
No	402
No	402
No	402

No	
52-01-312-005-10	402
52-01-116-003-00	402

	2025
Acres	Ave Sale \$
1	10,141
1.5	11,250
2	12,000
2.5	12,500
3	13,500
4	16,000
5	18,750
7	21,000
10	22,500
15	25,500
20	27,000
25	30,000
30	33,000
40	35,600
50	38,250
100	71,500

* Applied for 2025 *	
\$/Acre	
	10,141
	7,500
	6,000
	5,000
	4,500
	4,000
	3,750
	3,000
	2,250
	1,700
	1,350
	1,200
	1,100
	890
	765
	715

2025 Ely Township N. Greenwood Condominium Per Acre Values	Parcel Number	Sale Date
	*Note; Larges	
	Under 1 to 5 Acres	
Average Per Acre Rate	52-03-465-011-00	08/14/24
	52-03-465-004-00	04/27/23
	52-03-465-014-00	04/27/22
	52-03-465-014-00	02/02/24
		Totals:
	5 Acres	
	52-03-465-024-00	04/27/22
	52-03-465-025-00	04/27/22
	52-03-465-031-00	10/07/22
	52-03-465-022-00	05/20/24
	52-03-465-024-00	04/27/22
		Totals:
	5.01 to 6 Acres	
	52-03-465-032-00	10/18/24
	52-03-465-028-00	08/28/23
	52-03-465-033-00	06/22/22
	52-03-465-019-00	06/22/22
	52-03-465-017-00	1/10/2023
	52-03-465-017-00	05/02/24
	52-03-465-021-00	07/03/24
		Totals:
	6.01 to 12 Acres	
	52-03-465-008-00	04/27/22
	52-03-201-003-15	04/25/24
	52-03-465-026-00	02/15/22
	52-03-202-002-11	8/29/2024
	52-03-202-003-40	8/27/2024
		Totals:
	Pond Frontage \$/Acre	
	52-03-465-032-00	10/18/24
	52-03-465-033-00	06/22/22
	52-03-465-014-00	02/02/24
	52-03-465-031-00	10/07/22
		Totals:

Sale Price	Total Acres	Dollars/Acre	Other Parcels in Sale
1st Parcel in the N. Greenwood Condominium is 11.65 acres*			

\$12,000	2.02	\$5,941	No
\$16,000	2.70	\$5,926	No
\$24,000	4.22	\$5,687	No
\$27,000	4.22	\$6,398	No
\$79,000	13.16	\$6,003	
\$25,000	5.00	\$5,000	No
\$20,000	5.00	\$4,000	No
\$30,000	5.00	\$6,000	No
\$24,000	5.00	\$4,800	No
\$25,000	5.00	\$5,000	No
\$124,000	25.00	\$4,960	

\$39,000	5.01	\$7,784	No
\$27,000	5.01	\$5,389	No
\$35,000	5.07	\$6,903	No
\$25,000	5.54	\$4,513	No
\$25,000	5.75	\$4,348	03-465-018-00
\$28,000	5.75	\$4,870	03-465-018-00
\$30,000	5.80	\$5,172	No
\$209,000	37.93	\$5,510	
\$30,000	6.59	\$4,552	03-465-009-00
\$47,000	8.00	\$5,875	No
\$50,000	10.00	\$5,000	03-465-027-00
\$65,000	10.89	\$5,969	No
\$60,000	11.30	\$5,310	No
\$252,000	46.78	\$5,387	

\$39,000	5.01	\$7,784	No
\$35,000	5.07	\$6,903	No
\$27,000	4.22	\$6,398	No
\$30,000	5.00	\$6,000	No
\$131,000	19.30	\$6,788	*Applied for 2025*

	2025	*Applied for 2025
Acres	Ave Sale \$	\$/Acre
1	10,000	10,000
1.5	12,000	8,000
2	14,000	7,000
2.5	16,250	6,500
3	18,750	6,250
4	24,000	6,000
5	27,500	5,500
7	38,500	5,500
10	54,000	5,400
15	75,000	5,000
20	0	0
25	0	0
30	0	0
40	0	0
50	0	0
100	0	0

Parcels w/ Pond Frontage Valued at \$6,788/Acre

2025 Ely Township Riverfront FF Values	Parcel Number	Sale Date
	Prime FF Values	
	52-03-233-020-00	9/6/2024
	52-05-212-004-20	1/26/2021
	52-05-121-042-25	4/6/2023
	52-05-066-004-00	3/30/2022
		Totals:
	Below Average FF Values	
	52-03-233-006-00	4/7/2022
	52-05-132-014-00	2/15/2023
	52-05-121-042-00	2/26/2021
	52-03-234-032-00	10/21/2022
	52-03-206-030-00	11/17/2023
	52-03-111-037-00	8/8/2023
		Totals:

Sale Price	Effec. Front	Total Acres	Dollars/FF	Other Parcels in Sale
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				No
\$20,000	200.0	6.06	\$100	No
\$36,500	231	4.26	\$158	No
\$59,000	311	2.30	\$190	No
\$44,000	386	20.00	\$114	No
\$159,500	1128	32.62	\$141	*Applied for 2025*

\$15,000	298.1	6.67	\$50	No
\$30,000	450	19.26	\$67	No
\$42,000	475	20.00	\$88	No
\$20,400	700.0	34.50	\$29	52-03-234-031-00
\$35,000	1,320.0	20.06	\$27	No
\$290,000	3,100.0	72.50	\$48	52-03-111-036-00
\$432,400	6343	172.99	\$68	*Applied for 2025*

Dollars/Acre	Waterfront Name	Class
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\$3,300	M.B. ESCANABA RIVER	402
\$8,568	M.B. ESCANABA RIVER	402
\$25,652	ESCANABA RIVER	402
\$2,200	ESCANABA RIVER	402
\$4,889		

\$2,249	M.B. ESCANABA RIVER	402
\$1,558	ESCANABA RIVER	402
\$2,100	ESCANABA RIVER	402
\$591	M.B. ESCANABA RIVER	402
\$1,745	M.B. ESCANABA RIVER	402
\$2,070	BLACK RIVER	402
\$2,500		

2025 Ely Township Lakefront FF Values	Parcel Number
*Northern Lakes Average FF Values	52-03-208-038-30
	52-09-420-004-02
	52-03-333-004-40
	52-03-460-003-00
	52-09-421-027-00
	52-03-450-003-00
	52-03-450-004-00

2025 Ely Township Lakefront FF Values	Parcel Number
Southern Lakes Average FF Values	52-03-003-014-00
	52-06-003-007-00
	52-06-003-011-00
	52-06-003-042-00
	52-03-133-010-00
	52-06-003-050-20
	52-06-022-043-00
	52-03-003-016-00
	52-03-003-021-00
	52-06-029-007-50
	52-03-133-012-00

2025 Ely Township Lakefront FF Values	Parcel Number
Prime FF Values	52-03-450-003-00
	52-03-450-004-00
	52-03-003-016-00
	52-03-003-021-00
	52-03-133-012-00
	52-06-003-042-00
	52-06-022-043-00

2025 Ely Township Lakefront FF Values	Parcel Number
Below Average FF Values	52-03-133-010-00
	52-03-460-003-00
	52-03-202-002-11
	52-03-307-002-15
	52-06-029-007-50

Street Address	Sale Date	Sale Price	Terms of Sale
14191 US HIGHWAY 41	01/11/24	\$40,000	03-ARM'S LENGTH
	06/17/22	\$45,000	03-ARM'S LENGTH
CO RD CKK	08/28/24	\$193,000	03-ARM'S LENGTH
3 LOWMOOR LAKE ROAD EAST	06/16/23	\$170,000	03-ARM'S LENGTH
	05/11/22	\$36,000	03-ARM'S LENGTH
1715 CO RD CU	10/11/23	\$90,000	03-ARM'S LENGTH
1475 CO RD CU	09/22/23	\$131,000	03-ARM'S LENGTH
	Totals:	\$705,000	

Street Address	Sale Date	Sale Price	Terms of Sale
1020 LITTLE PERCH LK RD	01/17/23	\$150,000	03-ARM'S LENGTH
928 S HELEN LAKE	08/27/22	\$188,000	03-ARM'S LENGTH
5900 N HELEN LAKE	09/19/22	\$120,000	03-ARM'S LENGTH
2630 S HELEN LAKE	05/12/22	\$185,000	03-ARM'S LENGTH
15800 CO RD CF	07/24/23	\$16,000	03-ARM'S LENGTH
1320 S HELEN LAKE	12/21/22	\$245,000	03-ARM'S LENGTH
4100 S CASEY LAKE	02/05/24	\$107,000	03-ARM'S LENGTH
1734 LITTLE PERCH LAKE	07/06/22	\$182,600	03-ARM'S LENGTH
1537 N LITTLE PERCH LAKE	11/22/24	\$250,000	03-ARM'S LENGTH
19501 CHAIN OF LAKES	07/13/22	\$150,000	03-ARM'S LENGTH
16350 CO RD CF	11/15/24	\$195,000	03-ARM'S LENGTH
	Totals:	\$1,788,600	

Street Address	Sale Date	Sale Price	Terms of Sale
1715 CO RD CU	10/11/23	\$90,000	03-ARM'S LENGTH
1475 CO RD CU	09/22/23	\$131,000	03-ARM'S LENGTH
1734 LITTLE PERCH LAKE	07/06/22	\$182,600	03-ARM'S LENGTH
1537 N LITTLE PERCH LAKE	11/22/24	\$250,000	03-ARM'S LENGTH
16350 CO RD CF	11/15/24	\$195,000	03-ARM'S LENGTH
2630 S HELEN LAKE	05/12/22	\$185,000	03-ARM'S LENGTH
4100 S CASEY LAKE	02/05/24	\$107,000	03-ARM'S LENGTH
	Totals:	\$1,140,600	

Street Address	Sale Date	Sale Price	Terms of Sale
15800 CO RD CF	07/24/23	\$16,000	03-ARM'S LENGTH
3 LOWMOOR LAKE ROAD EAST	06/16/23	\$170,000	03-ARM'S LENGTH
3130 GOLD MINE CREEK DR	08/29/24	\$65,000	03-ARM'S LENGTH
34022 WOLF LAKE RD	12/16/22	\$70,000	03-ARM'S LENGTH
19501 CHAIN OF LAKES	07/13/22	\$150,000	03-ARM'S LENGTH

	Totals:	\$471,000	

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$40,000	\$15,500	38.75	\$30,952	\$40,000
\$45,000	\$31,700	70.44	\$63,450	\$45,000
\$193,000	\$77,200	40.00	\$154,413	\$183,828
\$170,000	\$87,500	51.47	\$174,945	\$65,969
\$36,000	\$36,000	95.00	\$72,071	\$36,000
\$90,000	\$44,700	49.67	\$89,459	\$61,041
\$131,000	\$65,800	50.23	\$131,695	\$72,229
\$705,000	\$358,400		\$716,985	\$504,067
	Sale. Ratio =>	50.84		

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$150,000	\$76,200	50.80	\$152,433	\$32,767
\$188,000	\$102,500	54.52	\$210,733	\$72,523
\$120,000	\$51,300	42.75	\$118,170	\$82,830
\$185,000	\$50,300	27.19	\$173,167	\$61,648
\$16,000	\$9,400	58.75	\$18,750	\$16,000
\$245,000	\$100,700	41.10	\$246,204	\$114,802
\$107,000	\$26,300	24.58	\$103,321	\$107,000
\$182,600	\$79,600	43.59	\$159,251	\$78,613
\$250,000	\$85,700	34.28	\$171,346	\$113,400
\$150,000	\$71,900	47.93	\$157,051	\$89,137
\$195,000	\$78,400	40.21	\$156,865	\$96,723
\$1,788,600	\$732,300		\$1,667,291	\$865,443
	Sale. Ratio =>	40.94		

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$90,000	\$44,700	49.67	\$89,459	\$61,041
\$131,000	\$65,800	50.23	\$131,695	\$72,229
\$182,600	\$79,600	43.59	\$159,251	\$78,613
\$250,000	\$85,700	34.28	\$171,346	\$113,400
\$195,000	\$78,400	40.21	\$156,865	\$96,723
\$185,000	\$50,300	27.19	\$173,167	\$61,648
\$107,000	\$26,300	24.58	\$103,321	\$107,000
\$1,140,600	\$430,800		\$985,104	\$590,654
	Sale. Ratio =>	37.77		
	Std. Dev. =>	9.86		

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual
\$16,000	\$9,400	58.75	\$18,750	\$16,000
\$170,000	\$87,500	51.47	\$174,945	\$65,969
\$65,000	\$28,600	44.00	\$57,249	\$65,000
\$70,000	\$43,100	61.57	\$86,292	\$9,618
\$150,000	\$71,900	47.93	\$157,051	\$89,137

\$471,000	\$240,500		\$494,287	\$245,724
	Sale. Ratio =>	51.06		

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale	Class
\$30,952	167.3	\$239	No	402
\$63,450	150.0	\$300	No	402
\$145,241	435.0	\$423	No	401
\$70,914	383.2	\$172	No	401
\$72,071	75.0	\$480	No	402
\$60,500	121.0	\$504	No	401
\$72,924	128.0	\$564	No	401
\$516,052	1,459.5			
	Average			
	per FF=>	\$345	*Applied for 2025*	

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale	Class
\$35,200	100.0	\$328	No	401
\$95,256	294.0	\$247	No	401
\$81,000	200.0	\$414	No	401
\$49,815	123.0	\$501	No	401
\$18,750	150.0	\$107	No	402
\$116,006	296.7	\$387	52-06-003-050-10	401
\$101,250	250.0	\$428	No	402
\$55,264	157.0	\$501	No	401
\$34,746	98.7	\$1,149	No	401
\$96,188	475.0	\$188	No	401
\$58,588	80.0	\$1,209	No	401
\$742,063	2,224.4			
	Average			
	per FF=>	\$389	*Applied for 2025*	

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale	Class
\$60,500	121.0	\$504	No	401
\$72,924	128.0	\$564	No	401
\$55,264	157.0	\$501	No	401
\$34,746	98.7	\$1,149	No	401
\$58,588	80.0	\$1,209	No	401
\$49,815	123.0	\$501	No	401
\$101,250	250.0	\$428	No	402
\$433,087	957.7			
	Average			
	per FF=>	\$617		

Est. Land Value	Effec. Front	Dollars/FF	Other Parcels in Sale	Class
\$18,750	150.0	\$107	No	402
\$70,914	383.2	\$172	No	401
\$57,249	611.4	\$106	No	402
\$25,910	157.3	\$61	No	401
\$96,188	475.0	\$188	No	401

\$269,011	1,776.9			
	Average			
	per FF=>	\$138	* Applied for 2025*	

Waterfront Name
LOWMOOR LAKE
LAKE ELINOR
BOSTON LAKE
LOWMOOR LAKE
ARFELIN LAKE
GOLD MINE LAKE
GOLD MINE LAKE

Waterfront Name
LITTLE PERCH LAKE
HELEN LAKE
HELEN LAKE
HELEN LAKE
LITTLE PERCH LAKE
HELEN LAKE
CASEY LAKE
LITTLE PERCH LAKE
LITTLE PERCH LAKE
CHAIN OF LAKES
LITTLE PERCH LAKE

Waterfront Name
GOLD MINE LAKE
GOLD MINE LAKE
LITTLE PERCH LAKE
LITTLE PERCH LAKE
LITTLE PERCH LAKE
HELEN LAKE
CASEY LAKE

Waterfront Name
LITTLE PERCH LAKE
LOWMOOR LAKE
NORTH LAKE
BROCKY LAKE
CHAIN OF LAKES

**2025 Ely Township
Commercial Land Table**

Parcel Number	Sale Date	Sale Price
Under 1 acre		
52-51-556-058-00	8/19/2021	\$6,000.00
52-03-210-034-00	6/7/2022	\$12,000
Totals:		\$18,000

1.01 to 7 acres		
52-03-211-003-32	9/21/2022	\$38,000
52-53-432-017-00	6/21/2022	\$49,900
52-51-704-011-00	2/24/2022	\$99,500
Totals:		\$187,400

Very western bndry of City Limits

7.01 to 25 acres		
52-06-203-029-00	7/12/2022	\$20,000
52-05-122-013-00	6/7/2023	\$150,000
52-14-134-018-00	05/22/23	\$55,000
52-14-134-006-00	05/15/24	\$140,000
Totals:		\$365,000

25.01 to 50 acres		
52-14-134-018-10	07/31/23	\$140,000
52-12-213-044-00	6/15/2022	\$45,000
52-03-212-002-10	12/7/2022	\$65,000
52-06-005-001-75	3/23/2022	\$48,500
Totals:		\$298,500

50.01 to 100 acres		
52-07-005-013-00	11/14/2023	\$120,000
52-01-113-003-00	12/21/2022	\$105,000
52-03-211-019-00	4/2/2021	\$89,700
52-14-108-003-10	9/30/2022	\$196,450
Totals:		\$511,150

100 acres & Over		
52-01-111-005-00	3/24/2023	\$202,500
52-03-226-001-10	12/28/2021	\$176,000
Totals:		\$378,500

Grave

Parcel Number	Sale Date	Sale Price
52-08-031-013-00	1/31/2022	\$10,000
52-01-113-003-00	12/21/2022	\$105,000
52-14-108-003-10	9/30/2022	\$196,450
Totals:		311,450

Total Acres	Other Parcels in Sale	Dollars/Acre
0.22	No	\$27,273
0.424	No	\$28,302
0.64		\$27,950

2.3	No	\$16,522
4.7	No	\$10,617
6.18	No	\$16,100
13.18		\$14,219

8.7	No	\$2,299
11.95	52-05-122-013-72	\$12,552
12.27	No	\$4,482
23.50	No	\$5,957
56.42		\$6,469

26.00	No	\$5,385
30.8	12-213-047-00	\$1,461
40	No	\$1,625
41	No	\$1,183
137.80		\$2,166
56.24	005-016-00 & 008-001-40	\$2,134
80.00	No	\$1,313
88.2	No	\$1,017
92.24	No	\$2,130
316.68		\$1,614

160	111-006-00 & 111-007-10	\$1,266
160	No	\$1,100
320		\$1,183

el Pit Per Acre

Total Acres	Other Parcels in Sale	Dollars/Acre
10.17	No	\$983
80	No	\$1,313
92.24	No	\$2,130
182.41		\$1,707 * Applied for 2025 *

	2025	*Applied for 2025*
Acres	Ave Sale \$	\$/Acre
1	27,950	27,950
1.5	29,250	19,500
2	33,500	16,750
2.5	37,500	15,000
3	39,000	13,000
4	40,000	10,000
5	42,500	8,500
7	52,500	7,500
10	65,000	6,500
15	67,500	4,500
20	70,000	3,500
25	73,750	2,950
30	75,000	2,500
40	78,000	1,950
50	80,750	1,615
100	118,500	1,185

2025 Ely Township Commercial ECF	Parcel Number	Street Address
	52-03-210-031-00	9965 US HIGHWAY 41
Commercial ECF	52-11-165-032-10	303 BENSINGER
	52-11-166-068-20	
	52-11-171-048-00	8750 CO RD 550
	52-05-101-002-20	316 STRATOFORT
	52-06-203-012-00	14165 W US41
	52-09-510-036-00	105 N MAX ST
	52-09-500-035-00	223 W MAIN ST

Sale Date	Sale Price	Adj. Sale \$
02/06/23	\$900,000	\$900,000
08/30/23	\$169,000	\$169,000
02/09/24	\$400,000	\$400,000
01/22/24	\$285,000	\$285,000
04/23/24	\$145,000	\$145,000
12/15/22	\$275,000	\$275,000
04/07/23	\$149,900	\$149,900
07/25/22	\$120,000	\$120,000
Totals:	\$2,443,900	\$2,443,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
\$200,900	22.32	\$589,638
\$34,100	20.18	\$174,701
\$166,400	41.60	\$409,766
\$68,000	23.86	\$344,493
\$94,200	64.97	\$188,349
\$124,900	45.42	\$222,537
\$38,900	25.95	\$139,537
\$21,900	18.25	\$59,204
\$749,300		\$2,128,225
Sale. Ratio =>	30.66	

Land + Yard	Bldg. Residual	Cost Man. \$
\$77,055	\$822,945	\$612,377
\$15,972	\$153,028	\$163,976
\$43,713	\$356,287	\$378,154
\$39,974	\$245,026	\$314,586
\$20,720	\$124,280	\$167,629
\$85,634	\$189,366	\$329,897
\$10,353	\$139,547	\$211,936
\$9,526	\$110,474	\$86,641
	\$2,140,953	\$2,265,196
		E.C.F. =>

E.C.F.	Land Value	Other Parcels in Sale
1.344	\$34,413	
0.933	\$7,000	No
0.942	\$40,006	No
0.779	\$34,120	No
0.741	\$20,720	No
0.574	\$66,792	52-06-203-010-30
0.658	\$7,000	No
1.275	\$7,000	No
0.945	*Applied for 2025*	

2025 Ely Township Residential ECF	Parcel Number
<i>*Combined Four ECF Neighborhoods to use the same ECF for 2025. "Outlying Areas, Clarksburg, Diorite, & Private Clubs."*</i>	52-03-101-050-00
	52-03-103-001-20
	52-03-111-018-00
	52-03-111-036-00
	52-03-111-043-10
	52-03-134-009-00
	52-03-203-003-20
	52-03-203-013-10
	52-03-207-016-00
	52-03-207-025-00
	52-03-207-052-20
	52-03-207-052-40
	52-03-400-028-00
	52-03-410-011-00

Street Address	Sale Date	Sale Price	Terms of Sale
30385 CO RD 581	08/04/22	\$255,108	03-ARM'S LENGTH
8670 CO RD CD	04/27/23	\$149,900	03-ARM'S LENGTH
37537 CO RD 581	11/20/23	\$189,000	03-ARM'S LENGTH
38140 CO RD 581	08/08/23	\$290,000	19-MULTI PARCEL ARM'S LENGTH
850 TONY'S LN	10/10/23	\$233,000	03-ARM'S LENGTH
4439 CO RD CCR	05/24/23	\$130,000	03-ARM'S LENGTH
2995 CO RC CJ	09/21/23	\$265,000	03-ARM'S LENGTH
760 CO RD CJ	11/01/22	\$210,000	03-ARM'S LENGTH
37300 CO RD 496	10/24/23	\$250,000	03-ARM'S LENGTH
28000 US HIGHWAY 41	05/27/22	\$158,000	03-ARM'S LENGTH
3857 CO RD CP	03/08/24	\$349,900	03-ARM'S LENGTH
3560 CO RD CP	03/01/24	\$490,900	03-ARM'S LENGTH
1507 CO RD CKK	03/24/23	\$140,000	03-ARM'S LENGTH
498 CO RD CKK	10/14/22	\$173,000	03-ARM'S LENGTH
	Totals:	\$3,283,808	

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
\$255,108	\$141,400	55.43
\$149,900	\$61,200	40.83
\$189,000	\$114,700	60.69
\$290,000	\$148,600	51.24
\$233,000	\$138,300	59.36
\$130,000	\$72,000	55.38
\$265,000	\$135,000	50.94
\$210,000	\$100,500	47.86
\$250,000	\$156,200	62.48
\$158,000	\$96,700	61.20
\$349,900	\$174,100	49.76
\$490,900	\$226,800	46.20
\$140,000	\$79,800	57.00
\$173,000	\$94,200	54.45
\$3,283,808	\$1,739,500	
	Sale. Ratio =>	52.97
	Std. Dev. =>	6.30

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$
\$282,854	\$33,442	\$221,666	\$245,726
\$122,468	\$30,300	\$119,600	\$90,806
\$229,300	\$33,024	\$155,976	\$193,375
\$354,171	\$129,576	\$160,424	\$165,118
\$276,584	\$58,923	\$174,077	\$214,444
\$143,913	\$56,543	\$73,457	\$86,079
\$269,927	\$38,874	\$226,126	\$227,638
\$200,980	\$38,831	\$171,169	\$159,753
\$312,471	\$43,478	\$206,522	\$249,761
\$193,322	\$27,000	\$131,000	\$154,431
\$348,209	\$31,279	\$318,621	\$294,271
\$453,523	\$67,986	\$422,914	\$357,973
\$159,539	\$13,548	\$126,452	\$156,811
\$188,433	\$7,019	\$165,981	\$194,859
\$3,535,694		\$2,673,985	\$2,791,047
			E.C.F. =>
			Ave. E.C.F. =>

E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)
0.902	1,643	\$134.92	90.2086
1.317	600	\$199.33	131.7095
0.807	960	\$162.48	80.6597
0.972	840	\$190.98	97.1570
0.812	1,248	\$139.48	81.1758
0.853	720	\$102.02	85.3369
0.993	953	\$237.28	99.3356
1.071	1,152	\$148.58	107.1462
0.827	2,000	\$103.26	82.6877
0.848	1,560	\$83.97	84.8276
1.083	1,550	\$205.56	108.2746
1.181	1,680	\$251.73	118.1413
0.806	1,384	\$91.37	14.5374
0.852	1,080	\$153.69	#REF!
		\$157.48	0.6287
0.958	*Applied for 2025*	Std. Deviation=>	0.159341610576233
0.952		Ave. Variance=>	#REF!

Land Value	Other Parcels in Sale	Property Class
\$29,950	No	401
\$30,300	No	401
\$25,627	No	401
\$121,600	52-03-111-037-00	401
\$26,053	No	401
\$53,600	No	401
\$32,673	No	401
\$35,050	No	401
\$23,432	No	401
\$27,000	No	401
\$27,563	No	401
\$48,693	No	401
\$7,019	No	401
\$7,019	No	401
Coefficient of Var=>		

2025 Ely Township Residential ECF	Parcel Number	Street Address
<i>*Combined Three Neighborhoods to use the same ECF for 2025. N. Greenwood, Greenwood Location, & Greenwood Condominiums."*</i>	52-03-202-011-30	7268 CO RD 496
	52-03-210-002-00	642 CO RD CNA
	52-03-210-003-00	267 CO RD CN
	52-03-210-004-00	121 CO RD CN
	52-03-210-004-00	121 CO RD CN
	52-03-210-019-00	787 CO RD CN
	52-03-465-016-00	586 GOLD MINE CREEK DRIVE
	52-03-210-070-30	2594 CO RD CN
	52-03-211-006-00	3648 CO RD 496
	52-03-211-018-00	4045 W US HIGHWAY 41
	52-03-211-020-00	278 CO RD CNA
	52-03-212-010-00	2244 CO RD 496
	52-03-212-040-10	1260 CO RD 496
	52-03-326-006-80	14507 CO RD CL

Sale Date	Sale Price	Terms of Sale	Adj. Sale \$
09/20/22	\$178,000	03-ARM'S LENGTH	\$178,000
07/18/23	\$114,000	03-ARM'S LENGTH	\$114,000
09/26/22	\$235,000	03-ARM'S LENGTH	\$235,000
04/01/22	\$140,000	03-ARM'S LENGTH	\$140,000
11/03/23	\$160,000	03-ARM'S LENGTH	\$160,000
11/03/22	\$205,000	03-ARM'S LENGTH	\$205,000
04/27/23	\$339,200	03-ARM'S LENGTH	\$339,200
06/14/23	\$189,000	03-ARM'S LENGTH	\$189,000
05/13/22	\$205,000	03-ARM'S LENGTH	\$205,000
09/30/22	\$226,000	03-ARM'S LENGTH	\$226,000
02/22/24	\$243,000	03-ARM'S LENGTH	\$243,000
08/30/22	\$165,000	03-ARM'S LENGTH	\$165,000
09/20/23	\$95,000	03-ARM'S LENGTH	\$95,000
09/20/23	\$315,000	03-ARM'S LENGTH	\$315,000
Totals:	\$2,809,200		\$2,809,200

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
\$97,300	54.66	\$194,579	\$19,991
\$65,500	57.46	\$130,949	\$27,698
\$121,300	51.62	\$242,678	\$23,623
\$76,600	54.71	\$153,133	\$7,632
\$76,600	47.88	\$153,133	\$7,632
\$80,000	39.02	\$160,045	\$8,738
\$188,300	55.51	\$376,500	\$27,233
\$106,000	56.08	\$212,082	\$31,540
\$114,200	55.71	\$228,433	\$27,608
\$113,800	50.35	\$227,681	\$31,972
\$118,400	48.72	\$236,743	\$82,850
\$72,300	43.82	\$144,600	\$9,853
\$53,300	56.11	\$106,672	\$16,214
\$161,900	51.40	\$323,728	\$53,657
\$1,445,500		\$2,890,956	
Sale. Ratio =>	51.46		
Std. Dev. =>	5.32		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$158,009	\$187,125	0.844	1,596
\$86,302	\$110,666	0.780	1,920
\$211,377	\$234,786	0.900	1,296
\$132,368	\$155,950	0.849	1,207
\$152,368	\$155,950	0.977	1,207
\$196,262	\$162,173	1.210	988
\$311,967	\$427,499	0.730	1,717
\$157,460	\$193,507	0.814	1,092
\$177,392	\$215,247	0.824	1,872
\$194,028	\$209,763	0.925	1,291
\$160,150	\$164,944	0.971	2,184
\$155,147	\$144,423	1.074	1,280
\$78,786	\$96,954	0.813	1,240
\$261,343	\$326,567	0.800	2,211
\$2,432,959	\$2,785,553		
	E.C.F. =>	0.873	* Applied for 2025*
	Ave. E.C.F. =>	0.894	

\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale
\$99.00	4.9257	\$15,213	No
\$44.95	11.3814	\$27,698	No
\$163.10	0.6639	\$19,144	No
\$109.67	4.4872	\$7,632	No
\$126.24	8.3374	\$7,632	No
\$198.65	31.6546	\$8,738	No
\$181.69	72.9748	\$24,035	No
\$144.19	7.9942	\$25,888	No
\$94.76	6.9525	\$27,608	No
\$150.29	3.1327	\$29,775	No
\$73.33	7.7275	\$82,850	No
\$121.21	18.0592	\$9,853	No
\$63.54	8.1046	\$15,060	No
\$118.20	9.3386	\$34,598	No
\$120.63	2.0239		
Std. Deviation=>	0.129358421024946		
Ave. Variance=>	13.9810	Coefficient of Var=>	15.6446983789325

Property Class
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2025 Ely Township Residential ECF	Parcel Number	Street Address
<i>*Combined Two Neighborhoods to use the same ECF for 2025. "South Subdivisions & South Ely Twp."*</i>	52-03-235-002-22	1 CO RD CD
	52-03-235-029-00	6695 CO RD CD
	52-03-415-016-00	24 PARTRIDGE LN
	52-03-415-032-00	7 PARTRIDGE LN
	52-03-430-004-00	4 CO RD CH
	52-03-430-024-00	6650 CO RD CD
	52-03-430-032-00	23 LAWER DR
	52-03-440-034-00	3 EAGLE ST

Sale Date	Sale Price	Terms of Sale	Adj. Sale \$
10/26/23	\$100,000	31-SPLIT IMPROVED	\$100,000
02/23/24	\$82,500	03-ARM'S LENGTH	\$82,500
11/30/23	\$234,900	03-ARM'S LENGTH	\$234,900
08/30/22	\$190,000	03-ARM'S LENGTH	\$190,000
08/08/23	\$200,000	03-ARM'S LENGTH	\$200,000
11/01/22	\$214,900	03-ARM'S LENGTH	\$214,900
11/04/22	\$265,000	03-ARM'S LENGTH	\$265,000
09/06/23	\$200,000	03-ARM'S LENGTH	\$200,000
Totals:	\$1,487,300		\$1,487,300

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
\$56,100	56.10	\$112,113	\$27,090
\$43,100	52.24	\$86,284	\$28,255
\$120,300	51.21	\$240,563	\$40,535
\$77,500	40.79	\$155,072	\$26,447
\$103,000	51.50	\$205,955	\$58,699
\$101,600	47.28	\$203,172	\$29,739
\$111,200	41.96	\$222,444	\$32,840
\$104,700	52.35	\$209,304	\$20,118
\$717,500		\$1,434,907	
Sale. Ratio =>	48.24		
Std. Dev. =>	5.38		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$72,910	\$94,892	0.768	1,104
\$54,245	\$64,765	0.838	1,388
\$194,365	\$223,246	0.871	2,456
\$163,553	\$143,555	1.139	1,080
\$141,301	\$164,348	0.860	1,220
\$185,161	\$193,564	0.957	1,460
\$232,160	\$211,612	1.097	1,280
\$179,882	\$211,145	0.852	2,304
\$1,223,577	\$1,307,125		
	E.C.F. =>	0.936	
	Ave. E.C.F. =>	0.923	

\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale
\$66.04	15.4308	\$27,090	
\$39.08	8.5084	\$25,815	
\$79.14	5.2024	\$31,669	
\$151.44	21.6651	\$19,078	
\$115.82	6.2891	\$43,145	
\$126.82	3.3933	\$25,474	
\$181.38	17.4447	\$26,550	
\$78.07	7.0722	\$17,868	
\$104.72	1.3425		
Std. Deviation=>	0.131602426516994		
Ave. Variance=>	10.6257	Coefficient of Var=>	11.5164631317292

Property Class
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2025 Ely Township Residential ECF	Parcel Number	Street Address
Waterfront ECF	52-03-003-014-00	1020 LITTLE PERCH LK RD
	52-03-003-016-00	1734 LITTLE PERCH LAKE
	52-03-111-038-00	40240 CO RD 581
	52-03-113-006-00	9074 CO RD CG
	52-03-113-006-00	9074 CO RD CG
	52-03-450-004-00	1475 CO RD CU
	52-03-460-003-00	3 LOWMOOR LAKE ROAD EAST

Sale Date	Sale Price	Terms of Sale
01/17/23	\$150,000	03-ARM'S LENGTH
07/06/22	\$182,600	03-ARM'S LENGTH
03/17/23	\$300,000	03-ARM'S LENGTH
07/08/22	\$152,000	19-MULTI PARCEL ARM'S LENGTH
07/26/23	\$159,000	19-MULTI PARCEL ARM'S LENGTH
09/22/23	\$131,000	03-ARM'S LENGTH
06/16/23	\$170,000	03-ARM'S LENGTH
Totals:	\$1,244,600	

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$150,000	\$78,100	52.07	\$156,133
\$182,600	\$82,500	45.18	\$165,060
\$300,000	\$164,000	54.67	\$327,903
\$152,000	\$88,100	57.96	\$241,680
\$159,000	\$88,100	55.41	\$176,180
\$131,000	\$69,100	52.75	\$138,296
\$170,000	\$90,400	53.18	\$180,876
\$1,244,600	\$660,300		\$1,386,128
	Sale. Ratio =>	53.05	
	Std. Dev. =>	3.99	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$47,948	\$102,052	\$108,511	0.940
\$62,483	\$120,117	\$102,886	1.167
\$54,399	\$245,601	\$274,327	0.895
\$98,854	\$53,146	\$77,559	0.685
\$98,854	\$60,146	\$77,559	0.775
\$101,418	\$29,582	\$36,989	0.800
\$76,845	\$93,155	\$104,344	0.893
	\$703,799	\$782,174	
		E.C.F. =>	0.900
		Ave. E.C.F. =>	0.879

Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value
870	\$117.30	6.0981	\$38,900
910	\$132.00	28.7982	\$61,073
1,568	\$156.63	1.5787	\$47,500
1,080	\$49.21	19.4263	\$97,100
1,080	\$55.69	10.4009	\$97,100
375	\$78.89	7.9747	\$79,525
2,560	\$36.39	1.3269	\$76,845
	\$89.44	2.0300	
* Applied for 2025 *	Std. Deviation=>	0.153835876917282	
	Ave. Variance=>	10.8005	Coefficient of Var=>

Other Parcels in Sale	Property Class	Waterfront Name
No	401	LITTLE PERCH LAKE
No	401	LITTLE PERCH LAKE
No	401	M.B. ESCANABA RIVER
52-03-113-003-00	401	M.B. ESCANABA RIVER
52-03-113-003-00	401	M.B. ESCANABA RIVER
No	401	GOLD MINE LAKE
No	401	LOWMOOR LAKE
	12.280321778857	