

2026 Ely Township Clarksburg & Diorite ECF <i>*Clarksburg & Diorite ECF's were combined for 2026 due to a lack of sales*</i>	Parcel Number	Street Address	Sale Date	Sale Price	Instr.
	52-03-207-016-00	37300 CO RD 496	10/24/23	\$250,000	WD
	52-03-207-052-20	3857 CO RD CP	03/08/24	\$349,900	WD
	52-03-207-052-40	3560 CO RD CP	03/01/24	\$490,900	WD
	52-03-207-052-70	4620 CO RD CP	04/22/24	\$255,500	WD
		Totals:		\$1,346,300	

Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
03-ARM'S LENGTH	\$250,000	\$144,000	57.60	\$287,928	\$43,775
03-ARM'S LENGTH	\$349,900	\$162,400	46.41	\$324,720	\$31,333
03-ARM'S LENGTH	\$490,900	\$210,600	42.90	\$421,122	\$62,539
19-MULTI PARCEL ARM'S LENGTH	\$255,500	\$132,300	51.78	\$264,687	\$131,125
	\$1,346,300	\$649,300		\$1,298,457	
		Sale. Ratio =>	48.23		
		Std. Dev. =>	6.42		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Dev. by Mean (%)	Land Value
\$206,225	\$254,857	0.809	2,000	\$103.11	19.0006	\$23,432
\$318,567	\$306,249	1.040	1,550	\$205.53	4.1036	\$27,563
\$428,361	\$374,304	1.144	1,680	\$254.98	14.5236	\$43,215
\$124,375	\$124,013	1.003	1,152	\$107.96	0.3734	\$127,711
\$1,077,528	\$1,059,423			\$167.90	1.7904	
	E.C.F. =>	1.017	* Applied for 2026 *	Std. Deviation=>	0.140111242831876	
	Ave. E.C.F. =>	0.999		Ave. Variance=>	9.5003	Coefficient of Var=>

Other Parcels in Sale	Property Class
No	401
No	401
No	401
52-03-207-052-80, 52-03-207-052-90	401
9.50803276815882	

2026 Ely Township Greenwood Location & N. Greenwood & N. Greenwood Condo ECF's	Parcel Number
	52-03-210-004-00
	52-03-211-020-00
	52-03-212-023-00
	52-03-212-034-00
Greenwood Location & N. Greenwood Condo & N. Greenwood ECF's are combined for 2026	52-03-212-071-00
	52-03-465-009-00
	52-03-336-003-00

Street Address	Sale Date	Sale Price	Instr.
121 CO RD CN	11/03/23	\$160,000	WD
278 CO RD CNA	02/22/24	\$243,000	WD
2462 W US HIGHWAY 41	07/03/24	\$212,100	WD
2813 W US HIGHWAY 41	07/23/24	\$380,000	WD
1186 CO RD 496 SE	09/25/24	\$125,000	WD
3700 N GREENWOOD LAKE DR	07/23/24	\$550,000	WD
CO RD CU	04/23/24	\$200,000	WD
	Totals:	\$1,870,100	

Terms of Sale	Adj. Sale \$	Cur. Asmnt.
03-ARM'S LENGTH	\$160,000	\$74,800
03-ARM'S LENGTH	\$243,000	\$120,200
03-ARM'S LENGTH	\$212,100	\$88,100
03-ARM'S LENGTH	\$380,000	\$170,800
03-ARM'S LENGTH	\$125,000	\$59,600
19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$262,500
19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$99,500
	\$1,870,100	\$875,500
		Sale. Ratio =>
		Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
46.75	\$149,622	\$7,632	\$152,368
49.47	\$240,433	\$82,850	\$160,150
41.54	\$176,270	\$17,416	\$194,684
44.95	\$341,610	\$40,312	\$339,688
47.68	\$119,290	\$12,066	\$112,934
47.73	\$524,917	\$43,838	\$506,162
49.75	\$198,996	\$107,943	\$92,057
	\$1,751,138		\$1,558,043
46.82			
2.84			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$162,646	0.937	1,207	\$126.24	40104
\$180,507	0.887	2,184	\$73.33	40104
\$181,963	1.070	1,080	\$180.26	40104
\$345,129	0.984	2,028	\$167.50	40104
\$122,822	0.919	1,188	\$95.06	40104
\$588,836	0.860	2,612	\$193.78	40102
\$110,100	0.836	1,152	\$79.91	40103
\$1,692,005			\$130.87	
E.C.F. =>	0.921	*Applied for 2026*	Std. Deviation=>	###
Ave. E.C.F. =>	0.928		Ave. Variance=>	17.2531

Dev. by Mean (%)	Land Value	Other Parcels in Sale	Property Class
0.9182	\$7,632	No	401
4.0404	\$82,850	No	401
14.2283	\$9,539	No	401
5.6608	\$40,312	No	401
0.8135	\$10,684	No	401
85.9598	\$42,658	52-03-465-008-00	401
9.1506	\$107,200	52-03-336-004-00	402
0.6799			
Coefficient of Var=>	18.5992070069676		

2026 Ely Township Outlying Areas ECF	Parcel Number	Street Address
	52-03-101-037-00	30141 CO RD 581
	52-03-101-045-10	32522 CO RD 581
	52-03-101-050-00	30385 CO RD 581
	52-03-101-067-00	34547 CO RD 581
	52-03-102-006-05	15480 CO RD CD
	52-03-103-001-20	8670 CO RD CD
	52-03-103-001-20	8670 CO RD CD
	52-03-111-036-00	38140 CO RD 581
	52-03-115-019-00	45560 CO RD 581
	52-03-133-017-00	15001 CO RD CF
	52-03-203-003-20	2995 CO RC CJ

Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
06/28/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000
03/05/25	\$289,900	WD	03-ARM'S LENGTH	\$289,900
05/21/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000
06/14/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
11/05/24	\$525,000	WD	31-SPLIT IMPROVED	\$525,000
04/27/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900
10/28/24	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000
08/08/23	\$290,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$290,000
12/02/24	\$199,900	WD	03-ARM'S LENGTH	\$199,900
11/27/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000
09/21/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000
Totals:	\$2,749,700			\$2,749,700

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$
\$93,700	49.32	\$187,455	\$28,902	\$161,098	\$165,504
\$137,800	47.53	\$275,618	\$47,577	\$242,323	\$238,039
\$140,000	50.00	\$279,967	\$33,501	\$246,499	\$257,271
\$127,100	50.84	\$254,117	\$31,300	\$218,700	\$232,586
\$278,200	52.99	\$556,323	\$72,181	\$452,819	\$505,367
\$65,800	43.90	\$131,545	\$40,740	\$109,160	\$94,786
\$76,400	47.75	\$152,768	\$60,600	\$99,400	\$90,806
\$148,600	51.24	\$297,171	\$129,576	\$160,424	\$165,118
\$97,900	48.97	\$195,866	\$32,430	\$167,470	\$170,601
\$75,600	50.40	\$151,116	\$53,445	\$96,555	\$101,953
\$132,000	49.81	\$263,939	\$38,965	\$226,035	\$234,837
\$1,373,100		\$2,745,885		\$2,180,483	\$2,256,869
Sale. Ratio =>	49.94				E.C.F. =>
Std. Dev. =>	2.38				Ave. E.C.F. =>

E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
0.973	1,050	\$153.43	40101	1.7068	\$26,813
1.018	1,507	\$160.80	40101	2.7553	\$30,423
0.958	1,643	\$150.03	40101	3.2317	\$29,950
0.940	1,437	\$152.19	40101	5.0146	\$31,300
0.896	1,728	\$262.05	40101	9.4426	\$55,085
1.152	600	\$181.93	40101	16.1201	\$30,300
1.095	600	\$165.67	40101	10.4197	\$60,600
0.972	840	\$190.98	40101	1.8875	\$121,600
0.982	1,152	\$145.37	40101	0.8800	\$30,629
0.947	1,170	\$82.53	40101	4.3392	\$39,000
0.963	953	\$237.18	40101	2.7927	\$32,673
		\$171.11		2.4291	
0.966	* Applied for 2026 *	Std. Deviation=>	###		
0.990		Ave. Variance=>	5.3264	Coefficient of Var=>	

Other Parcels in Sale	Property Class
No	401
No	401
No	401
No	401
No	401
No	401
52-03-103-001-10	401
52-03-111-037-00	401
No	401
No	401
No	401

2026 Ely Township South Subs & South Ely Twp ECF's *South Subs & South Ely Twp ECF's are combined for 2026*	Parcel Number	Street Address
	52-03-003-016-00	1734 LITTLE PERCH LAKE
	52-03-003-021-00	1537 N LITTLE PERCH LAKE
	52-03-003-049-20	1537 N LITTLE PERCH LAKE
	52-03-116-009-00	14851 CO RD CS
	52-03-124-006-00	18900 CO RD CG
	52-03-133-012-00	16350 CO RD CF
	52-03-235-029-00	6695 CO RD CD
	52-03-415-016-00	24 PARTRIDGE LN
	52-03-415-016-00	24 PARTRIDGE LN
	52-03-415-030-00	11 PARTRIDGE LN
	52-03-415-051-00	19 BIRCH LN
	52-03-415-067-00	12 BIRCH LN
	52-03-415-070-00	6 BIRCH LN
	52-03-415-073-00	18 TWIN PINES DR
	52-03-420-003-00	3671 CO RD CD
	52-03-430-004-00	4 CO RD CH
	52-03-430-030-00	16 LAWER DR

Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
02/06/25	\$238,300	WD	03-ARM'S LENGTH	\$238,300
11/22/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
11/22/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
12/06/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000
01/22/25	\$242,000	WD	03-ARM'S LENGTH	\$242,000
11/15/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000
03/17/25	\$116,000	WD	03-ARM'S LENGTH	\$116,000
11/30/23	\$234,900	WD	03-ARM'S LENGTH	\$234,900
01/21/25	\$242,500	WD	03-ARM'S LENGTH	\$242,500
04/25/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000
04/22/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000
09/30/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
06/24/24	\$238,000	WD	03-ARM'S LENGTH	\$238,000
06/14/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000
04/09/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000
08/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
05/06/24	\$249,900	WD	03-ARM'S LENGTH	\$249,900
Totals:	\$4,141,600			\$4,141,600

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
\$97,900	41.08	\$195,773	\$98,300
\$0	0.00	\$211,981	\$73,495
\$122,600	49.04	\$245,245	\$106,759
\$142,800	48.41	\$285,560	\$94,191
\$111,600	46.12	\$223,166	\$76,876
\$84,600	43.38	\$169,274	\$51,385
\$59,700	51.47	\$119,495	\$28,347
\$129,700	55.21	\$259,467	\$40,670
\$129,700	53.48	\$259,467	\$40,670
\$103,700	48.23	\$207,406	\$22,951
\$128,400	50.35	\$256,770	\$40,021
\$111,600	49.60	\$223,140	\$20,358
\$122,300	51.39	\$244,515	\$42,572
\$116,100	47.39	\$232,155	\$21,192
\$237,500	52.78	\$475,000	\$56,506
\$110,000	55.00	\$220,092	\$58,897
\$126,600	50.66	\$253,141	\$34,458
\$1,934,800		\$4,081,647	
Sale. Ratio =>	46.72		
Std. Dev. =>	12.60		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$140,000	\$108,303	1.293	910	\$153.85
\$176,505	\$153,873	1.147	1,056	\$167.14
\$143,241	\$153,873	0.931	1,056	\$135.64
\$200,809	\$212,632	0.944	2,201	\$91.24
\$165,124	\$162,544	1.016	768	\$215.01
\$143,615	\$130,988	1.096	960	\$149.60
\$87,653	\$97,380	0.900	1,388	\$63.15
\$194,230	\$233,757	0.831	2,456	\$79.08
\$201,830	\$233,757	0.863	2,456	\$82.18
\$192,049	\$197,067	0.975	1,252	\$153.39
\$214,979	\$231,569	0.928	1,212	\$177.38
\$204,642	\$216,647	0.945	1,392	\$147.01
\$195,428	\$215,751	0.906	1,502	\$130.11
\$223,808	\$225,388	0.993	1,050	\$213.15
\$393,494	\$447,109	0.880	2,016	\$195.19
\$141,103	\$172,217	0.819	1,220	\$115.66
\$215,442	\$233,636	0.922	1,080	\$199.48
\$3,233,952	\$3,426,494			\$145.19
	E.C.F. =>	0.944	* Applied for 2026 *	Std. Deviation=>
	Ave. E.C.F. =>	0.964		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale
40109	32.8574	\$96,869	No
40109	18.2988	\$61,700	No
40109	3.3190	\$94,964	No
40109	1.9696	\$88,225	No
40109	5.1778	\$70,600	No
40109	13.2308	\$49,360	No
40107	6.3982	\$25,815	No
40107	13.3188	\$31,669	No
40107	10.0676	\$31,669	No
40107	1.0443	\$16,178	No
40107	3.5735	\$34,111	No
40107	1.9506	\$17,475	No
40107	5.8289	\$36,897	No
40107	2.8899	\$14,118	No
40107	8.4007	\$47,575	No
40107	14.4759	\$43,145	No
40107	4.1964	\$27,243	No
	2.0284		
###			
8.6469	Coefficient of Var=>	8.96900596542975	

Property Class
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2026 Ely Township Waterfront ECF	Parcel Number	Street Address	Sale Date
Waterfront & Private Clubs ECF's are combined for 2026	52-03-003-016-00	1734 LITTLE PERCH LAKE	02/06/25
	52-03-003-021-00	1537 N LITTLE PERCH LAKE	11/22/24
	52-03-003-049-20	1537 N LITTLE PERCH LAKE	11/22/24
	52-03-113-006-00	9074 CO RD CG	07/26/23
	52-03-113-006-00	9074 CO RD CG	10/11/24
	52-03-116-009-00	14851 CO RD CS	12/06/24
	52-03-124-006-00	18900 CO RD CG	01/22/25
	52-03-133-012-00	16350 CO RD CF	11/15/24
	52-03-450-004-00	1475 CO RD CU	09/22/23
	52-03-460-003-00	3 LOWMOOR LAKE ROAD EAST	06/16/23
			Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
\$238,300	WD	03-ARM'S LENGTH	\$238,300	\$97,900
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$0
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,600
\$159,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$159,000	\$88,100
\$175,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$175,000	\$88,100
\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$142,800
\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$111,600
\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,600
\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$68,100
\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,400
\$2,105,300			\$2,105,300	\$892,200
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$
41.08	\$195,773	\$98,300	\$140,000	\$108,303
0.00	\$211,981	\$73,495	\$176,505	\$153,873
49.04	\$245,245	\$106,759	\$143,241	\$153,873
55.41	\$176,180	\$98,854	\$60,146	\$77,559
50.34	\$176,180	\$98,854	\$76,146	\$77,559
48.41	\$285,560	\$94,191	\$200,809	\$212,632
46.12	\$223,166	\$76,876	\$165,124	\$162,544
43.38	\$169,274	\$51,385	\$143,615	\$130,988
51.98	\$136,165	\$102,276	\$28,724	\$37,654
52.00	\$176,852	\$76,845	\$93,155	\$111,119
	\$1,996,376		\$1,227,465	\$1,226,105
42.38				E.C.F. =>
15.96				Ave. E.C.F. =>

E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value
1.293	910	\$153.85	40109	31.4090	\$96,869
1.147	1,056	\$167.14	40109	16.8504	\$61,700
0.931	1,056	\$135.64	40109	4.7674	\$94,964
0.775	1,080	\$55.69	40109	20.3085	\$97,100
0.982	1,080	\$70.51	40109	0.3210	\$97,100
0.944	2,201	\$91.24	40109	3.4180	\$88,225
1.016	768	\$215.01	40109	3.7294	\$70,600
1.096	960	\$149.60	40109	11.7824	\$49,360
0.763	375	\$76.60	40109	21.5744	\$79,525
0.838	2,560	\$36.39	40109	14.0239	\$76,845
		\$115.17		2.2533	
1.001	*Applied for 2026*	Std. Deviation=>	###		
0.979		Ave. Variance=>	12.8184	Coefficient of Var=>	13.099088209

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

2026 Ely Township Commercial ECF	Parcel Number	Street Address	Sale Date	Sale Price
	52-06-203-010-00	13401 W US-41	09/27/23	\$1,262,929
	52-06-203-012-00	14165 W US-41	12/15/22	\$275,000
	52-03-210-031-00	9965 US HIGHWAY 41	02/07/23	\$900,000
	52-06-203-043-00	11522 W US-41	10/10/25	\$230,000
	52-06-204-032-30	326 CO RD FD	05/23/24	\$155,000
	52-06-222-002-00	884 CO RD FAB	09/08/22	\$265,000
			Totals:	\$3,087,929

Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
WD	03-ARM'S LENGTH	\$1,262,929	\$206,200	16.33
WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$140,500	51.09
WD	03-ARM'S LENGTH	\$900,000	\$513,500	57.06
WD	03-ARM'S LENGTH	\$230,000	\$93,700	40.74
WD	03-ARM'S LENGTH	\$155,000	\$65,800	42.45
WD	19-MULTI PARCEL ARM'S LENGTH	\$265,000	\$82,700	31.21
		\$3,087,929	\$1,102,400	
			Sale. Ratio =>	35.70
			Std. Dev. =>	14.55

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$922,346	\$196,167	\$1,066,762	\$896,517	1.190	6,896
\$284,189	\$65,792	\$209,208	\$269,626	0.776	3,322
\$1,026,916	\$100,278	\$799,722	\$980,569	0.816	9,236
\$194,463	\$46,321	\$183,679	\$178,270	1.030	2,000
\$155,792	\$15,962	\$139,038	\$172,630	0.805	13,408
\$264,198	\$166,820	\$98,180	\$106,422	0.923	200
\$2,847,904		\$2,496,589	\$2,604,034		
			E.C.F. =>	0.959	*Applied for 2026*
			Ave. E.C.F. =>	0.923	

\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Other Parcels in Sale
\$154.69	26.6613	\$25,375	No
\$62.98	14.7363	\$46,950	52-06-203-010-30
\$86.59	#REF!	\$33,972	No
\$91.84	10.7062	\$32,120	No
\$10.37	11.7870	\$8,512	No
\$490.90	0.0730	\$140,000	52-06-222-003-00
\$149.56	3.5457		
Std. Deviation=>	0.161094235583842		
Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!

Property Class
201
201
201
201
201
201