

Aloha Township Black River Economic Condition Factor for 2023

Code Number	Grantee	Deed		Acres	Front Feet	Date	Sales Price	Land Value	Yard Imp	Out Bldgs	Market Home	Manuel Value	ECF
140-001-100-002-00	25 COLLENS CHARLES & LOIS	PTA	03-ARM'S LENGTH	0.58	66.45	8/3/2021	\$120,000	\$27,642	\$3,948	\$0	\$88,410	\$105,021	0.842
140-R23-000-005-01	25 KING ZACHARIAH	WD	03-ARM'S LENGTH	0.4	93.1	5/28/2020	\$184,630	\$28,861	\$4,606	\$0	\$151,163	\$145,603	1.038
											\$239,573	\$250,624	0.956

Aloha Township
Commercial and Industrial Economic Condition Factor for 2023

PARCEL NUMBER	SALES DATE	SALE PRICE	LAND VALUE	Land Improvements	Market Building value	Manuel Value	ECF
041-035-200-009-00	1/18/2021	\$171,327	\$46,642	\$241	\$124,444	\$261,553	0.476
052-P38-003-003-00	3/6/2097	\$30,000	\$7,560	\$463	\$21,977	\$37,485	0.586
052-W59-032-001-00	7/15/2020	\$110,000	\$15,000	\$1,663	\$93,337	\$134,290	0.695
053-025-401-001-02	8/13/2020	\$125,000	\$18,750	\$0	\$106,250	\$94,242	1.127
053-025-401-004-00+	10/4/2021	\$460,000	\$69,091	\$5,236	\$385,673	\$458,030	0.842
053-C06-001-001-05	3/12/2021	\$250,000	\$18,750	\$17,068	\$214,182	\$419,167	0.511
053-C06-001-003-01	4/1/2020	\$220,000	\$30,250	\$23,029	\$166,721	\$210,745	0.791
054-B01-002-008-00+	9/29/2021	\$210,000	\$33,000	\$2,033	\$174,967	\$203,702	0.859
054-H20-000-005-00	10/2/2020	\$179,000	\$10,125	\$2,088	\$166,787	\$159,158	1.048
054-P39-002-007-00	10/14/2021	\$117,000	\$8,625		\$108,375	\$131,970	0.821
055-006-200-024-04	2/2/2022	\$120,000	\$19,875		\$100,125	\$139,958	0.715
058-H20-000-020-00	5/21/2021	\$260,000	\$33,000	\$6,657	\$220,343	\$306,685	0.718
091-011-400-003-00	2/18/2022	\$179,000	\$18,125	\$7,228	\$153,647	\$124,583	1.233
092-017-100-001-00	8/12/2021	\$120,000	\$43,125	\$12,144	\$64,731	\$161,332	0.401
130-031-100-011-00	9/3/2020	\$235,000	\$29,427	\$9,471	\$196,102	\$290,242	0.676
161-024-400-572-00	7/17/2020	\$80,000	\$21,250	\$7,270	\$51,480	\$103,033	0.500
161-024-400-578-03	9/9/2020	\$208,000	\$73,711	\$11,711	\$122,578	\$229,125	0.535
161-024-400-S65-00	8/5/2021	\$65,000	\$24,375	\$315	\$40,310	\$50,456	0.799
161-026-400-020-00	4/27/2021	\$375,000	\$43,125	\$19,374	\$312,501	\$274,051	1.140
161-035-400-004-12	6/3/2021	\$213,000	\$45,000	\$2,335	\$165,665	\$86,962	1.905
161-I31-005-006-01	4/24/2020	\$160,000	\$30,750	\$7,956	\$121,294	\$142,474	0.851
161-I31-013-008-00	3/8/2022	\$138,000	\$16,125		\$121,875	\$180,629	0.675
161-M55-033-010-00	3/15/2022	\$125,000	\$51,750	\$4,793	\$68,457	\$35,629	1.921
161-M55-039-004-00	5/18/2021	\$299,000	\$37,500	\$5,413	\$256,087	\$283,356	0.904
161-P66-000-002-00	8/4/2021	\$150,000	\$46,875		\$103,125	\$94,095	1.096
161-S83-000-003-00+	9/24/2021	\$385,000	\$75,000	\$8,017	\$301,983	\$435,121	0.694
172-I09-000-032-00	7/13/2021	\$350,000	\$37,500	\$13,979	\$298,521	\$312,825	0.954
231-011-206-051-01	2/22/2022	\$312,500	\$43,750	\$16,973	\$251,777	\$330,279	0.762
251-006-112-112-00	6/1/2021	\$99,000	\$36,200	\$3,193	\$59,607	\$107,678	0.554
253-V13-001-001-00	5/28/2021	\$68,000	\$15,390	\$92	\$52,518	\$97,230	0.540
					\$ 4,625,439.00	\$ 5,896,085.00	0.784

Aloha Township
Devereaux Lake Economic Condition Factor for 2023

Code Number	Grantee	Deed		Acres	Front Feet	Date	Sales Price	Land Value	Yard Imp	Out Bldgs	Market Home	Manuel Value	ECF
140-D03-000-040-00	30 HONETSETTE WILLIAM	WD	03-ARM'S LENGTH	0.64	116.34	12/31/2020	\$210,000	\$31,993	\$1,900	\$0	\$176,107	\$157,959	1.115
140-D03-000-005-00	30 MILOIAN SHAWN & BEVERLY	WD	03-ARM'S LENGTH	0.34	107.1	11/10/2020	\$117,000	\$29,453	\$3,963	\$0	\$83,584	\$75,234	1.111
											\$259,691	\$233,193	1.114

Aloha Township

Long Lake Economic Condition Factor for 2023

Code Number	Grantee	Deed	Acres	Front Feet	Date	Sales Price	Land Value	Yard Imp	Out Bldgs	Market Home	Manuel Value	ECF
140-002-300-029-02	20 WEIDER MATTHEW & SARA	WD 03-ARM'S LENGTH	0.4	100	11/13/2020	\$165,000	\$89,000	\$2,217	\$0	\$73,783	\$185,019	0.399
140-002-100-002-01	20 HOLLOWAY TERRY & TINA	WD 03-ARM'S LENGTH	1.07	100	12/9/2020	\$145,000	\$89,000	\$0	\$0	\$56,000	\$97,349	0.575
140-002-400-010-00	20 BUSACK RICHARD	WD 03-ARM'S LENGTH	0.99	222.69	10/22/2020	\$201,000	\$113,938	\$4,503	\$0	\$82,559	\$142,711	0.579
140-H11-000-005-01	20 BATES BRIAN & KIMBERLY	WD 03-ARM'S LENGTH	0.66	138.32	12/15/2020	\$444,000	\$123,101	\$10,435	\$0	\$310,464	\$368,493	0.843
140-H11-000-022-00	20 BRANT KENNETH & ELIZABETH	WD 03-ARM'S LENGTH	0.48	71.72	7/10/2020	\$169,000	\$63,830	\$6,923	\$0	\$98,247	\$112,591	0.873
140-002-411-108-00	20 BALCOM JASON & COLLEEN	WD 03-ARM'S LENGTH	0.78	100	3/15/2021	\$428,400	\$89,000	\$0	\$0	\$339,400	\$334,630	1.014
140-002-300-012-00	20 CAUDILL JOHNNY	WD 03-ARM'S LENGTH	11.67	200	5/1/2020	\$315,000	\$95,592	\$3,717	\$0	\$215,691	\$189,145	1.140
140-002-300-015-00	20 BRUCE DAVID & TRESS	WD 03-ARM'S LENGTH	0.46	100	7/9/2021	\$415,000	\$90,102	\$1,468	\$0	\$323,430	\$295,002	1.096
140-H11-000-002-00	20 ROSS JOEL & KAREN	WD 03-ARM'S LENGTH	0.67	107.88	8/13/2020	\$170,000	\$96,017	\$0	\$0	\$73,983	\$67,159	1.102
140-H11-000-019-00	20 KETTNER THOMAS	WD 03-ARM'S LENGTH	1.02	210.81	2/11/2022	\$285,000	\$105,057	\$0	\$0	\$179,943	\$141,166	1.275
140-S15-000-007-00	20 LUOMA DAVID & LINDA	WD 03-ARM'S LENGTH	0.3	70.85	8/27/2021	\$435,000	\$63,055	\$7,927	\$0	\$364,018	\$285,559	1.275
140-002-400-011-00	20 ZANDER JEFFERY & DEBRA	WD 03-ARM'S LENGTH	0.41	172.72	2/18/2021	\$250,000	\$153,717	\$3,434	\$0	\$92,849	\$73,757	1.259
140-H11-000-027-00	20 MANTYLA TIMOTHY & SANDRA	WD 03-ARM'S LENGTH	0.68	71.72	6/30/2020	\$215,000	\$63,830	\$0	\$0	\$151,170	\$115,478	1.309
140-002-300-016-00	20 TOBIAS JASON & MELISSA	WD 03-ARM'S LENGTH	0.46	100	11/22/2021	\$425,000	\$89,000	\$11,370	\$0	\$324,630	\$219,146	1.481
140-H09-000-006-00	20 STEPHENSON CHARLES	WD 03-ARM'S LENGTH	0.31	79.41	7/12/2021	\$430,000	\$70,672	\$3,209	\$0	\$356,119	\$227,273	1.567
										\$3,042,286	\$2,854,478	1.066

Aloha Township Manufactured Housing Economic Condition Factors for 2023

Code Number	Grantee	Deed	Acres	Front Feet	Date	Sales Price	Land Value	Yard Imp	Out Bldgs	Market Home	Manuel Value	ECF
140-011-300-010-00	6 HAWKINDS SIDNEY	WD 03-ARM'S LENGTH	2.5	0	7/14/2020	\$105,000	\$11,000	\$1,834	\$4,624	\$87,542	\$136,836	0.640
105-S59-000-003-00	6 HUTCHINSON JAMES & ELIZABETH	WD 03-ARM'S LENGTH	0.33	96	2/9/2021	\$75,000	\$6,336	\$1,670	\$0	\$66,994	\$142,552	0.470
105-S60-000-039-00	6 FADER NANCY	WD 03-ARM'S LENGTH	1	0	11/6/2020	\$84,000	\$7,000	\$7,289	\$0	\$69,711	\$127,277	0.548
105-C11-000-170-00	6 PALMER BETTY	WD 03-ARM'S LENGTH	0.34	85	10/4/2021	\$74,000	\$4,845	\$0	\$0	\$69,155	\$113,032	0.612
102-027-100-003-01	6 HULL AUTUMN	WD 03-ARM'S LENGTH	1.38	0	5/27/2021	\$91,000	\$9,000	\$0	\$0	\$82,000	\$120,082	0.683
104-033-200-007-08	6 MCALISTER DANNY & AMANDA	WD 03-ARM'S LENGTH	1.03	0	8/20/2020	\$86,000	\$9,000	\$0	\$0	\$77,000	\$108,983	0.707
105-C11-000-198-00	6 DOOLEY DOUGLAS & ANN	WD 03-ARM'S LENGTH	0.72	180	8/28/2020	\$102,000	\$10,260	\$5,415	\$0	\$86,325	\$116,832	0.739
105-S60-000-020-00	6 SWIHART SHEENA	WD 03-ARM'S LENGTH	1	0	4/21/2021	\$198,000	\$7,000	\$0	\$0	\$191,000	\$235,948	0.810
105-O37-000-017-00	6 MERO SEAN	WD 03-ARM'S LENGTH	0.86	150	8/19/2020	\$85,000	\$10,800	\$0	\$0	\$74,200	\$90,117	0.823
104-033-200-007-05	6 TOM KWOK & JOYCE	WD 03-ARM'S LENGTH	2	0	11/21/2020	\$112,000	\$9,994	\$0	\$0	\$102,006	\$111,195	0.917
104-019-400-035-00	6 GRANT MICHAEL & CHRISTINE	WD 03-ARM'S LENGTH	9.6	0	5/27/2021	\$244,500	\$27,067	\$9,420	\$0	\$208,013	\$224,672	0.926
105-S60-000-044-00	6 GRANT ETHAN	WD 03-ARM'S LENGTH	1	0	12/30/2021	\$134,000	\$7,000	\$3,633	\$0	\$123,367	\$124,813	0.988
104-020-400-011-00	6 MORRIS SANDRA	WD 03-ARM'S LENGTH	0.46	0	11/6/2020	\$92,000	\$4,113	\$4,409	\$0	\$83,478	\$85,954	0.971
104-017-401-010-00	6 WHITE ROBERT & CAROLE	WD 03-ARM'S LENGTH	1.03	0	11/11/2020	\$220,000	\$9,000	\$2,277	\$0	\$208,723	\$203,244	1.027
										\$1,529,514	\$1,941,537	0.788

Aloha Township

Mullett Lake Economic Condition Factor for 2023

Code Number	Grantee	Deed	Acres	Front Feet	Date	Sales Price	Land Value	Yard Imp	Out Bldgs	Market Home	Manuel Value	ECF
140-N19-000-017-00	10 SHERWOOD RYAN	WD 03-ARM'S LENGTH	0.6	100	10/1/2020	\$515,000	\$270,000	\$9,548	\$0	\$235,452	\$286,056	0.823
140-N19-000-018-00	10 STEINERT JOHN & LISA	WD 03-ARM'S LENGTH	1.2	174.11	5/13/2021	\$900,000	\$470,097	\$0	\$0	\$429,903	\$415,378	1.035
140-A01-010-001-00	10 DURKIN MICHAEL & KRISTIN	WD 03-ARM'S LENGTH	0.24	118.78	3/4/2022	\$790,000	\$320,702	\$0	\$0	\$469,298	\$424,744	1.105
140-005-315-149-00	10 GRAY ERIC & AUDREY TRUSTES	WD 03-ARM'S LENGTH	1.34	196.74	9/10/2021	\$800,000	\$531,188	\$13,121	\$0	\$255,691	\$204,041	1.253
140-005-315-145-00	10 STUHR ALYSSA	WD 03-ARM'S LENGTH	1.06	163.58	4/15/2021	\$915,000	\$441,673	\$7,401	\$0	\$465,926	\$338,646	1.376
										\$1,856,270	\$1,668,865	1.112

Aloha Township Rural Economic Condition Factor for 2023

Code Number	Grantee	Deed	Acres	Front Feet	Date	Sales Price	Land Value	Yard Imp	Out Bldgs	Market Home	Manuel Value	ECF
140-005-400-010-01	1 GRUTSCH REBEKAH	WD 03-ARM'S LENGTH	1.9	0	4/2/2020	\$98,000	\$10,241	\$0	\$0	\$87,759	\$146,418	0.599
140-008-100-015-00	1 BUR HEATHER	WD 03-ARM'S LENGTH	0.12	50	3/5/2021	\$119,000	\$9,450	\$2,309	\$0	\$107,241	\$95,566	1.122
140-008-100-016-00	1 VAN KERSCHAEVER RANDALL & LINDA	WD 03-ARM'S LENGTH	0.23	100	6/29/2020	\$140,000	\$18,900	\$3,405	\$0	\$117,695	\$199,358	0.590
140-011-300-006-00	1 FISK ANDREW	WD 03-ARM'S LENGTH	8.88	0	7/23/2020	\$148,000	\$24,106	\$0	\$0	\$123,894	\$126,971	0.976
140-014-100-005-01	1 ZAMPICH CHRISTOPHER	WD 03-ARM'S LENGTH	7.5	0	7/29/2021	\$69,000	\$21,058	\$0	\$0	\$47,942	\$39,020	1.229
140-017-400-004-04	1 IRISH PROPERTIES & INVESTMENTS INC	WD 03-ARM'S LENGTH	1.77	0	11/20/2020	\$56,900	\$9,063	\$0	\$0	\$47,837	\$31,145	1.536
140-019-400-004-00	1 DUNN RICHARD & HEIDI	WD 03-ARM'S LENGTH	0.57	0	5/4/2021	\$6,000	\$4,874	\$300	\$0	\$826	\$2,943	0.281
140-019-400-005-00	1 NANKO MICHAEL	WD 03-ARM'S LENGTH	1.15	0	5/21/2021	\$18,000	\$8,550	\$500	\$0	\$8,950	\$19,038	0.470
140-021-100-003-00	1 DIXON CHRISTOPHER	WD 03-ARM'S LENGTH	1.51	0	10/21/2020	\$116,000	\$8,569	\$2,086	\$0	\$105,345	\$148,668	0.709
140-022-200-002-02	1 LAPOINTE DWAYNE & TAMRA	WD 03-ARM'S LENGTH	11.8	0	7/29/2021	\$489,000	\$28,652	\$26,261	\$12,305	\$421,782	\$480,882	0.877
140-A01-003-012-00	1 LAURENZ CAROLYN	WD 03-ARM'S LENGTH	0.14	50	8/7/2020	\$26,000	\$9,450	\$0	\$0	\$16,550	\$59,911	0.276
140-D05-000-005-00	1 COOK WILLIAM	WD 03-ARM'S LENGTH	1.65	156.78	7/21/2021	\$109,000	\$7,839	\$3,315	\$0	\$97,846	\$80,629	1.214
140-D05-000-016-00	1 ROECKER CHRISTOPHER & ANNIK	WD 03-ARM'S LENGTH	1.37	159.86	10/14/2021	\$146,000	\$7,993	\$8,950	\$0	\$129,057	\$110,604	1.167
140-D05-000-018-00	1 KERSEY JOHN & GLORIA	WD 03-ARM'S LENGTH	6.98	357.38	7/22/2021	\$220,000	\$17,869	\$2,009	\$0	\$200,122	\$164,702	1.215
140-D05-000-024-00	1 GUIHER RANDALL & WENDY	WD 03-ARM'S LENGTH	3.26	220	6/24/2021	\$175,000	\$11,000	\$3,678	\$8,552	\$151,770	\$159,907	0.949
140-G07-000-007-00	1 LEMMON ALEX	WD 03-ARM'S LENGTH	0.97	165	4/7/2021	\$172,500	\$8,250	\$0	\$6,070	\$158,180	\$175,543	0.901
										\$1,822,796	\$2,041,305	0.893