

Neighborhoods Used: 25 - COM 2, 20 - COM 1, 30 - IND/COM, 10 - ACREAGE, 20 - 20 - COM 1, 25 - COM 2, 30 - IND/COM, 10 - ACREAGE

912 LUDINGTON ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-010-2930-428-012      03/24/2021      20      201      65,000      17,100  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   47900      47975      0.998



1106 1ST AVE S  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-010-2930-429-015      02/05/2021      25      201      220,000      32,320  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   187680      277310      0.677



3011 N LINCOLN RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-420-2812-400-004      02/01/2021      20      201      304,800      187,920  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   116880      175031      0.668



2415 N LINCOLN RD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-420-2813-200-013      10/23/2020      20      201      1,317,500      336,440  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   981060      1480461      0.663



230 STEPHENSON AVE  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-360-2930-184-001      10/19/2020      20      201      57,700      6,080  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   51620      79838      0.647



808 LUDINGTON ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-010-2929-301-009      10/09/2020      20      201      85,000      16,625  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   68375      118159      0.579



1016 LUDINGTON ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-010-2930-427-006      09/01/2020      20      201      300,000      32,250  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   267750      222214      1.205



2010 15TH AVE N  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
051-370-2919-106-009      08/25/2020      25      201      150,000      60,329  
Commercial Buildings:      ResidualValue      CostByManual      E.C.F.  
   89671      125109      0.717



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 25 - COM 2, 20 - COM 1, 30 - IND/COM, 10 - ACREAGE, 20 - 20 - COM 1, 25 - COM 2, 30 - IND/COM, 10 - ACREAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-120-2825-429-003	07/23/2020 20	201	300,000	52,289
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	247711	335416	0.739	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-010-2929-329-015	07/14/2020 20	201	157,000	17,050
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	139950	205953	0.680	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-050-2919-303-008	02/28/2020 20	201	200,000	145,951
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	54049	102482	0.527	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-420-2824-400-018	02/28/2020 25	201	122,547	58,940
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	63607	134559	0.473	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-320-2930-407-001	02/21/2020 20	201	700,000	107,807
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	592193	675221	0.877	



!!MULTI-PARCEL SALE!!

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-420-2824-400-013	11/04/2019 25	201	58,500	20,112
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	38388	47784	0.803	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-010-2929-305-015	08/08/2019 25	201	48,000	16,036
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	31964	25612	1.248	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-120-2825-429-002	07/24/2019 20	201	320,000	154,189
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	165811	307502	0.539	



Neighborhoods Used: 25 - COM 2, 20 - COM 1, 30 - IND/COM, 10 - ACREAGE, 20 - 20 - COM 1, 25 - COM 2, 30 - IND/COM, 10 - ACREAGE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-370-2919-203-001	07/23/2019 25	201	75,000	23,106
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	51894	70269	0.739	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-010-2930-430-010	07/02/2019 20	201	122,870	32,300
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	90570	154244	0.587	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-120-2825-428-013	05/01/2019 20	201	625,000	175,490
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	449510	501991	0.895	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-310-2919-351-009	04/15/2019 20	201	239,500	90,686
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	148814	129864	1.146	



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
051-225-2919-300-903	04/08/2019 20	201	135,000	81,468
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	53532	113510	0.472	



!!MULTI-PARCEL SALE!!





01/05/2022  
11:20 AM

ECF Analysis for: 051 - City of Escanaba

Page: 5/5  
DB: Escanaba City 2022

Neighborhoods Used: 25 - COM 2, 20 - COM 1, 30 - IND/COM, 10 - ACREAGE, 20 - 20 - COM 1, 25 - COM 2, 30 -  
IND/COM, 10 - ACREAGE

---

Starting Date: 04/01/2019

Ending Date: 03/31/2021

Terms Selected: All

Analyze by Style:

Analyze by %Good:

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 25 - COM 2, 20 - COM 1, 30 - IND/COM, 10 - ACREAGE, 20 - 20 - COM 1, 25 - COM 2,  
30 - IND/COM, 10 - ACREAGE

---

Max # of Res. Buildings: 10

Minimum E.C.F. (Residential): 0.10  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 30

Minimum E.C.F. (Agricultural): 0.10  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 30

Minimum E.C.F. (Commercial): 0.10  
Maximum E.C.F. (Commercial): 3.00